524/3603

Wednesday,February 14 ,2024
11:35 AM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 3931 दिनांक: 14/02/2024

गावाचे नाव: मुंढवा
दस्तऐवजाचा अनुक्रमांक: हवल23-3603-2024
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: प्रशांत प्रदीप सुर्वे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1800.00
पृष्ठांची संख्या: 90	
एकूण:	रु. 31800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
11:54 AM ह्या वेळेस मिळेल.

Jt. Sub Registrar Haveli 23
सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २३, पुणे

बाजार मुल्य: रु.7490759.04 /-
मोबदला रु.7680820/-
भरलेले मुद्रांक शुल्क : रु. 537700/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224132300936 दिनांक: 14/02/2024
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015582701202324P दिनांक: 14/02/2024
बँकेचे नाव व पत्ता:

मुळ दस्त परत मिळाला

14/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 23
दस्त क्रमांक : 3603/2024
नोंदणी :
Regn:63m

गावाचे नाव : मुंढवा

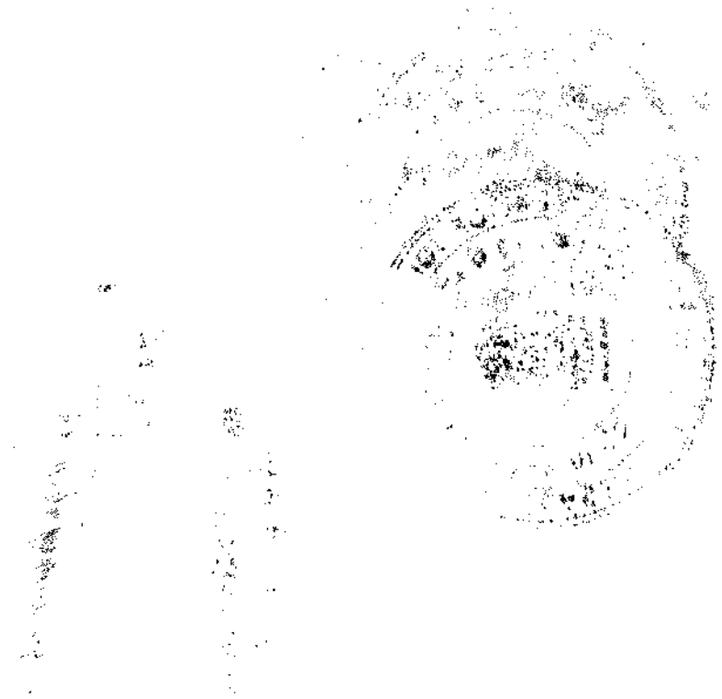
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	7680820
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	7490759.04
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: गाव मौजे - मुंढवा,तालुका - हवेली,जिल्हा - पुणे,येथील सर्व्हे नं. 52/1 पार्ट यासी सि.टी.एस. नं. 1938 पार्ट,सर्व्हे नं. 54/1/25 यासी सि.टी.एस. नं. 1933 पार्ट,सर्व्हे नं. 54/1/26 यासी सि.टी.एस. नं. 1933 पार्ट,सर्व्हे नं. 54/1/27 यासी सि.टी.एस. नं. 1934 पार्ट,सर्व्हे नं. 54/1/29 यासी सि.टी.एस. नं. 1936 पार्ट यांसी एकूण क्षेत्र 27850 चौ.मी. पैकी 2185 चौ.मी. या मिळकतीवर बांधण्यात येणाऱ्या "मंत्रा मॅगनस फेज 3" या प्रकल्पामधील बिल्डिंग "सी" मधील महाव्या मजल्यावरील सदनिका क्र. 602 यांसी क्षेत्र 67.28 चौ.मी. कारपेट(रेरा प्रमाणे)व लगतची ओपन बाल्कनी यांसी क्षेत्र 5.29 चौ.मी. व ड्राय बाल्कनी यांसी क्षेत्र 3.64 चौ.मी. व एक कव्हर्ड कार पार्किंग सह मिळकत. (महारेरा नोंदणी क्र. P52100054483)((Survey Number : 52/1 Part ; C.T.S. Number : 1938 Part ;))
(5) क्षेत्रफळ	1) 67.28 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-स्पेसिलीटी लँडमार्कस प्रा. ली. तर्फे डायरेक्टर श्री. संदेश दिनेश गुप्ता तर्फे नो. कु. मु. म्हणून अमित बाजीराव बडेकर वय:-38; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: टी४ टी५, मेट्रोपोले बिल्डिंग, बंड गार्डन रोड, कॅम्प, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AAVCS4973N 2): नाव:-मा. दे. अशोक निवृत्ती कोद्रे व इतर तर्फे कु. मु. म्हणून स्पेसिलीटी लँडमार्कस प्रा. ली. तर्फे डायरेक्टर श्री. रोहित गुप्ता तर्फे नो. कु. मु. म्हणून अमित बाजीराव बडेकर वय:-38; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: टी४ टी५, मेट्रोपोले बिल्डिंग, बंड गार्डन रोड, कॅम्प, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AAVCS4973N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत प्रदीप सुर्वे वय:-35; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: २/१४ केदार दर्शन सोसायटी, आकाशगंगा रोड, पंचगंगा सोसायटी जवळ, शिवाजी नगर, राबोडी नं.२, ठाणे वेस्ट, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-BYQPS4357F 2): नाव:-शिल्पा भोजराज शेट्टी वय:-31; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: २/१४ केदार दर्शन सोसायटी, आकाशगंगा रोड, पंचगंगा सोसायटी जवळ, शिवाजी नगर, राबोडी नं.२, ठाणे वेस्ट, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-DZLPS5128G
(9) दस्तऐवज करुन दिल्याचा दिनांक	14/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3603/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	537700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक वर्ग-२
हवेली क्र. २३, पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-23 * हवेली क्र. २३ चे सह. दुय्यम निबंधक वर्ग-२



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हवेली — २३		
३६०३	१	८०
२०२४		

Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0224132300936	**Receipt Date**	14/02/2024

Received from Mantra, Mobile number 9999999999, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 3603 dated 14/02/2024 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune.

DEFACED
₹ 1800
DEFACED

Payment Details

Bank Name	SBIN	**Payment Date**	13/02/2024
Bank CIN	10004152024021300885	**REF No.**	IGAQVUGDH7
Deface No	0224132300936D	**Deface Date**	14/02/2024

This is computer generated receipt, hence no signature is required.

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2024

CHALLAN
MTR Form Number-6

GRN MH015582701202324P	**BARCODE**	**Date** 14/02/2024-09:20:23	**Form ID** 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	BYQPS4357F
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	PRASHANT PRADEEP SURVE
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	C-602 MANTRA MAGNUS PHASE 3
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	537700.00	**Road/Street**	Mundhwa
0030063301 Registration Fee	30000.00	**Area/Locality**	PUNE
		Town/City/District	
		PIN	4 1 1 0 3 6
		Remarks (If Any)	
		PAN2=AAVCS4973N~SecondPartyName=SPECIALITY LANDMARKS PVT LTD~	
Total	5,67,700.00	**Amount In Words**	Five Lakh Sixty Seven Thousand Seven Hundred Rupees Only

DEFACED ₹567700.00 DEFACED

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024021400346	6797850272317
Cheque/DD No.		Bank Date	RBI Date	14/02/2024-09:20:36	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9004360357
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-524-3603	0008236174202324	14/02/2024-11:34:45	IGR564	30000.00
2	(iS)-524-3603	0008236174202324	14/02/2024-11:34:45	IGR564	537700.00
			Total Defacement Amount		5,67,700.00

Print Date 14-02-2024 11:36:05

CHALLAN
MTR Form Number-6

GRN	MH015582701202324P	**BARCODE**		**Date** 14/02/2024-09:20:23	**Form ID** 25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	हवेली - २३
		PAN No.(If Applicable)	BYOPS4357E 2605 3 e0
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	PRASHANT PRADEEP SURVE
Location	PUNE		२०२४
Year	2023-2024 One Time	**Flat/Block No.**	C-602 MANTRA MAGNUS PHASE 3
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	537700.00	**Road/Street**	Mundhwa
0030063301 Registration Fee	30000.00	**Area/Locality**	PUNE
		Town/City/District	
		PIN	4 1 1 0 3 6
		Remarks (If Any)	
		PAN2=AAVCS4973N~SecondPartyName=SPECIALITY LANDMARKS PVT LTD~	
		Amount In Words	Five Lakh Sixty Seven Thousand Seven Hundred Rupees Only
Total	5,67,700.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	10000502024021400346	6797850272317
Cheque/DD No.		Bank Date	RBI Date	14/02/2024-09:20:36	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9004360357

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 14-02-2024 09:31:52

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२०२४		

ARTICLES OF AGREEMENT

ARTICLES OF AGREEMENT MADE AT PUNE THIS 14th DAY OF Feb IN THE YEAR TWO THOUSAND AND TWENTY FOUR

BETWEEN

Speciality Landmarks Pvt. Ltd. , **PAN No. AAVCS4973N,** a company limited by shares incorporated under the provisions of the Companies Act, 2013, having its Registered Office at T4/T5, The Metropole, Bundgarden Road, Pune by the hand of one of its Directors, Mr. Sandesh Dinesh Gupta 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 partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of such last survivor or his / her / their assigns) of the One Part;

AND

1. Mr. Ashok Nivrutti Kodre
2. Mr. Nilesh Ashok Kodre
3. Mr. Shailesh Ashok Kodre
4. Mrs. Archana Anil Saykar
5. Mr. Vilas Nivrutti Kodre
6. Mrs. Jayshri Vilas Kodre Alias Jayashri Vilas Kodre
7. Mr. Amol Vilas Kodre
8. Mr. Nikit Vilas Kodre
9. Mrs. Ahilya Govardhan Shinde
10. Mr. Manik Nivrutti Kodre
11. Mrs. Kalpana Manik Kodre
12. Mr. Anup Manik Kodre
13. Mr. Nitish Manik Kodre
14. Mrs. Amruta Satish Badhe Alias Amruta Bhushan Shinde
15. Mr. Mayur Satish Badhe
16. Mrs. Jayashree Satish Badhe

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17. Mr. Vanita Vijay Birmal

(Which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title and assigns)

All of the above represented through their Power of Attorney holder, Speciality Landmarks Pvt. Ltd a company limited by shares incorporated under the provisions of the Companies Act, 2013, having its Registered Office at T4/T5, The Metropole, Bundgarden Road, Pune . by the hand of one of its Directors, Mr. Rohit Gupta hereinafter referred to collectively as **"the Confirming Parties"** of the Second **Part;**

AND

1. **MR. PRASHANT PRADEEP SURVE**
   AGE: 35 YEARS, OCCUPATION: SERVICE
   PAN NO. BYQPS4357F

2. **MS. SHILPA BHOJARAJ SHETTY**
   AGE: 31 YEARS, OCCUPATION: SERVICE
   PAN NO. DZLPS5128G

R/AT: S/O: PRADEEP SURVE , 2/14 KEDAR DARSHAN SOCIETY , AKASHGANGA ROAD , NEAR PANCHAGANGA SOCIETY , SHIVAJI NAGAR , RABODI NO.2 , THANE WEST , THANE-400601.

Hereinafter referred to as the **"Allottee/s"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include, in the case of a/an: (i) individual or individuals, his, her or their respective heirs, legal representatives, executors, administrators, successors and permitted assigns,) of the Third Part.

All capitalized terms in this Agreement shall have the meanings as respectively assigned to them in Article (1). Any word or phrase defined in the body, or schedules, or annexure, of this Agreement, as opposed to being defined in Article (1), shall have the meaning assigned to such word or phrase in this Agreement.

WHEREAS:

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A. By and under diverse deed and document/s as set out in the Statement annexed hereto and marked Annexure 'A', **Speciality Landmarks Pvt. Ltd** became the developer and the promoter of the Entire Land more particularly described in First Schedule hereunder written.

B. The Confirming Parties are the owners of the Entire Land and granted the rights of development to the Promoter vide a Development Agreement dated 27/09/2023, (duly registered under serial No. 18772/2023 of, with Sub-registrar Haveli No.12, Pune) in respect of land bearing Survey No.52/1(P) , Survey No.54/1/25, Survey No.54 /1/26 , Survey No.54/1/27 , Survey No.54/1/29 , (P) ,CTS No. 1933(P) , 1934(P),1936(P) 1938(P) totally admeasuring Hectares 02-78.50 Ares .,Village Mundhwa, Taluka Pune City , District- Pune, situated within the Revenue jurisdiction of the Office of Sub-Registrar of Assurances of Taluka Pune City District Pune and within the administrative limits of Pune Municipal Corporation hereinafter referred to as the "Said Entire Land" by and under the Deeds / Documents mentioned in Annexure "A". Simultaneously, with the said Deeds / Documents, the Confirming Parties also executed Powers of Attorney in favour of the Promoter to develop and to sell and dispose -off the structures constructed thereon or part thereof to respective purchasers/allottees and to receive consideration amount for the same and to appropriate it for themselves and to hand over possession thereof to such respective purchasers/allottees. The Said Entire Land is more particularly described in First Schedule hereunder written and shown on the Plan annexed hereto and marked as Annexure 'C-1';

C. The lands described in First Schedule have been amalgamated and amalgamated land/ said Larger Land, is more particularly described in the Second Schedule hereunder written'. Photocopy of the 7/12 Extracts/Property Card in respect of the same are marked and annexed as Annexure 'B'.

D. The Promoter/s applied for and obtained sanction of the Municipal Corporation of Pune (vide its Commencement Certificate dated 23/11/2023 bearing No. CC/2130/23 for the building plans and specifications in respect of the construction of a Complex consisting of buildings containing Residential Flats /Shops/ Villas and other structures on the said Larger Land.

E. The Office of the Collector, Pune vide his Order dated 28 /11/2023 bearing No. Jamin /SR/30/2023 permitted for conversion of the user of the said land from "agricultural" to "non-agricultural" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966.

F. AND WHEREAS due to proposed applicability of Unified Development Control and Promotion Regulations (UDCPR) additional F.S.I in the form of paid F.S.I, / T.D.R. shall be applicable to the said land and this additional F.S.I/ T.D.R as and when sanctioned by the local authority shall be used for the future phase said land. The Promoter will apply for revision of plans. The said proposed full potential layout plan of the said Larger Project is subject to necessary sanctions and approvals from the concern local authorities and is subject to such changes as may be suggested by the authority.

G. after deducting from the area of the said Larger Land [i.e.27,850 Sq. Mtrs] the areas of the following i.e.

(a) Area under 24 Mtr. D P Road – 5021.72+1334.77=6356.48 Sq.mtrs

(b) Area under 30 Mtr. D P Road – 40.59 Sq.mtrs.

(c) Area Under Reservation – 1503.72 Sq.mtrs.

(d) Amenity Space admeasuring - 1094.96 sq.mtrs.

the net area of the Land is 18854.25 sq. mtrs;

H. AND WHEREAS the Promoter based on availability of TDR and additional FSI shall construct the above building/s on the said project land. The Promoter is desirous of developing a entire project on the said land in phase wise manner, by constructing various building/s of a numbers of floors comprising of number of residential Flat/Units and/or commercial units in the said Land (hereinafter the said entire Project collectively referred to as the "Whole Project").

I. The Promoter has envisaged to develop the Whole Project on the said Land in multiple phases over a period of time, by constructing a complex to be known as "MANTRA MAGNUS" ("Whole Project"), that is, the development and construction of multi-storied Towers Residential cum Commercial, the Common Areas & Amenities and the Limited Common Areas & Amenities.

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J. The said Whole Project known as "Mantra Magnus" ~~has been divided into Nine~~ projects "Mantra Magnus Phase 1", "Mantra Magnus Phase 2", "Mantra Magnus Phase 3", "Mantra Magnus Phase 5", "Mantra Magnus Phase 6", "Mantra Magnus Phase 7", "Mantra Magnus Phase 8" & "Mantra Magnus Phase 9" , "Mantra Magnus Phase 10" as shown below:-

Sr No	Phase Name	BLDG. NAME
1	Mantra Magnus Phase 1	A Wing
2	Mantra Magnus Phase 2	B Wing
3	Mantra Magnus Phase 3	C Wing
4	Mantra Magnus Phase 5	D Wing
5	Mantra Magnus Phase 6	Villa
6	Mantra Magnus Phase 7	E Wing
7	Mantra Magnus Phase 8	F Wing
8	Mantra Magnus Phase 9	G Wing
9	Mantra Magnus Phase 10	H Wing

Project "Mantra Magnus Phase 1" Building/Wing "A" consists of Three Basement + Ground floor and Mezzanine floor containing Commercial Shops and Twenty Two Floors above First floor containing Residential Flats/units.

Project "Mantra Magnus Phase 2"Building/Wing "B" consists of Three Basement +Ground floor and Mezzanine floor containing Commercial Shops and Twenty Two Floors above First floor containing Residential Flats/units.

Project "Mantra Magnus Phase 3" Building/Wing "C" consists of Three Basement +Ground floor and Mezzanine floor containing Commercial Shops and Twenty Two Floors above First floor containing Residential Flats/units

Project "Mantra Magnus Phase 5"Building "D" Future Development.

Project "Mantra Magnus Phase 6" Building "Villa" Future Development

Project "Mantra Magnus Phase 7"Building "E" Future Development.

Project "Mantra Magnus Phase 8" Building "F" Future Development.

Project "Mantra Magnus Phase 9" Building "G" Future Development

Project "Mantra Magnus Phase 10" Building "H" Future Development

AND ALL COMMON AMENITIES on the First floor shall be developed by Phase wise manner as shown below:-

On the "Mantra Magnus Phase 1"- Society office & Children's Play area

On the "Mantra Magnus Phase 2"- Co-Working Area

On the "Mantra Magnus Phase 3" & "Mantra Magnus Phase 5" (Future Development) -Gymnasium

On the "Mantra Magnus Phase 7"(Future Development)- Dance Studio and Part of Indoor Games

On the "Mantra Magnus Phase 8" (Future Development) - Part of Indoor Games & Practice Badminton Court

On the "Mantra Magnus Phase 9" (Future Development)- Out door cafeteria, Lounge, Home Theatre, SPA

Excluding the amenities provided in the "Mantra Magnus Phase 9" remaining the above all amenities shall be for the common use of the flats/units holders/occupiers only of the Whole/Entire Project known as "Mantra Magnus" including by the allottee/s of Residential Flats selected by MHADA/Inclusive Housing.

It is disclosed by the Promoter and Accepted by the Allottee/s that he/she/they are not permitted to use the amenities provided in the Mantra Magnus Phase 9 i.e. in the Proposed building 'G". Only the owners of Building "G" and "Villa" i.e. Phase 6 are entitled to use these amenities.

Further it is disclosed by the Promoter and agreed by the allottee/s that the Promoter shall interchange or change the amenities to be developed in Phase 1, Phase 2, Phase 3, Phase 5, Phase 7 & Phase 8 at his sole discretion and the allottee shall not raise any concern regarding the same.

MR. PRASHANT PRADEEP SURVE & MS. SHILPA BHOJARAJ SHETTY
(Signature of Allottee/s)

(This consent shall be construed as informed consent)

K. The fact that the open space of the Sanctioned layout by the competent authority in respect of the said land and certain infrastructure facilities an amenities shall be for the common use of the flats/units holders/occupiers only of the Whole/Entire Project known as "Mantra Magnus" including by the allottees of Residential Flats

selected by MHADA.

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L. The Covered/Stack/dependent Parking Spaces in the Basement/Ground level as the case may be are meant for the whole/Entire project "Mantra Magnus "and the exclusive right and sole discretion of the user of such Parking Spaces will be available for allotment by the Promoter to any of the unit purchaser/allottee in any of the building and commercial unit of the Entire/Whole Project "Mantra Magnus".

AND WHEREAS, the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

AND WHEREAS, the Promoter is in possession of the project land;

AND WHEREAS the Promoter has registered Building/Wing "**C**" containing Residential Flats/Units being part of the said Whole Project to be known as "Mantra Magnus" as aforesaid. The said Project known as "Mantra Magnus Phase 3" has been so registered as a "Real Estate Project" as defined under the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Rules thereunder ("RERA") with the Maharashtra Real Estate Regulatory Authority under its Certificate bearing Registration No. P52100054483. The said Project known as "Mantra Magnus Phase 3" is hereinafter referred to as "the said Project/Whole Project". The authenticated copy of the RERA certificate for the Project is annexed hereto and marked as Annexure 'D'.

AND WHEREAS, the Promoter intends to develop the said Entire land in Phase wise manner. AND WHERES the Promoter hereby assures to provide Common areas and facilities of the said project and its nature, extent and description is more particularly described in second Schedule written hereunder. All Amenities / Utilities / Services to be constructed in all phases which are mentioned in these presents, are common to be used for all the Allottee/s of the Residential buildings of all phases.

AND WHEREAS, the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per

the Agreement prescribed by the Council of Architects;

AND WHEREAS, the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

AND WHEREAS, by virtue of the Development Agreement/ Power of Attorney the Promoter has sole and exclusive right to sell the Flat/Units/Flats /Units in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Flat/Units to receive the sale consideration in respect thereof;

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

AND WHEREAS, the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property Card or extract of Village Forms-VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Flat/Units are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS, the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure 'C-1'.

AND WHEREAS, the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure 'C-2';

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AND WHEREAS, the authenticated copies of the plans of the Flat/Unit agreed to be purchased by the Allotte/s, as sanctioned and approved by the local authority have been annexed and marked as Annexure 'E';

AND WHEREAS, the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building;

AND WHEREAS, while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority;

AND WHEREAS, the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans;

AND WHEREAS, the Allottee has applied to the Promoter for allotment of an Flat/Unit Unit No. **602** on **06TH FLOOR** in Wing / Building No . **"C"** being constructed in the phase 3 of the said Project;

AND WHEREAS, the carpet area of the said Flat/Unit is **67.28** Square Meters and "Carpet Area" means the net usable floor area of an Flat/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Unit for exclusive use of the Allottee/s or Verandah area and exclusive open terrace area appurtenant to the said Flat/Unit for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the Flat/Unit.

AND WHEREAS, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and

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stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Allottee/s has paid to the Promoter a sum of **Rs. 7,68,082/- (Rupees Seven Lakh Sixty Eight Thousand Eighty Two only)** being part payment of the sale consideration of the Flat/Unit agreed to be sold by the Promoter to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

In addition to the above said lump-sum agreed consideration, the Purchaser shall separately bear and pay all the amounts towards Stamp Duty, Registration Charges, Goods and Services Tax ("GST"), common area maintenance charges, Society Deposits, Share Money and other charges etc. specified herein in the Agreement. The Purchaser/s agree that in the event of any change of rules or otherwise, the purchaser shall within 15 working days of being called upon, make payment of any demand raised by the concerned governmental authority for payment of deficit/additional amount of Stamp duty or registration fee/s etc payable on this agreement and shall also reimburse the same along with bank interest to the Promoter in case such deficit amount is paid by the Promoter for and on behalf of the Purchaser/s.

The sale of the said unit is on the basis of Carpet area only. The purchaser shall make payment of the said agreed consideration amount along with the applicable taxes by local cheques/ demand drafts/Bank Pay orders/any other immediate electronic mode of transfer like RTGS. Purchaser/s undertake not to object demand/direct payment to adjust his payments in any manner.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat/Unit with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the flat.

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

1. The Promoter shall construct the said building/s consisting of basement and ground/stilt/ podiums, and upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

1(a)

i) The Allottee/Purchaser/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/Purchaser/s the said Flat/unit/Flat/Unit as shown in the floor plan thereof hereto annexed for the agreed consideration which includes the proportionate price of the common areas and facilities appurtenant to the premises.

ii) The Allottee/Purchaser/s hereby agrees to get allotment from the Promoter and the Promoter hereby agrees to allot **ONE COVERED CAR PARKING** spaces (without Monetary Consideration) being constructed in the layout, at the time of possession as per the agreement between the parties.

iii) Since there are limited number of Car Parkings, Allottee would only exercises to use the common area parkings till the right to use the open parkings has been ratified by the Society /Flat/Unit/ condominium or Association or Limited Company and handed over to the purchaser/allottees.

The Allottee/s hereby agrees that due to structural columns and shear walls, the parking sizes may vary. The allotment of covered parking space shall be at the sole discretion of the Promoter and Allottee/s shall not raise any dispute regarding the size and location of the parking. The Promoter at its own discretion may allot / provide parking space to the Allottee/s below / near any building within the amalgamated layout of the project. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat/Unit of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1(b) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, Flat/Unit/Flat/ Unit No. **602** admeasuring carpet area **67.28** Sq.Mtrs, along with open balcony admeasuring area **5.29** Sq.Mtrs,, along with dry balcony admeasuring area **3.64** Sq.Mtrs, on **06TH FLOOR** in the

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building (hereinafter referred to as "the Unit") as shown in the Floor plan thereof hereto annexed and marked Annexures 'C- 1' and 'C-2' for the consideration of **Rs. 76,80,820/- (Rupees Seventy Six Lakh Eighty Thousand Eight Hundred Twenty only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (The price of the Flat/Unit including the proportionate price of the common areas and facilities).

1 (c) The total aggregate consideration amount for the Flat/Unit /Flat/Unit is **Rs. 76,80,820/- (Rupees Seventy Six Lakh Eighty Thousand Eight Hundred Twenty only)**

1(d) The Allottee/s hereby agrees that the clauses mentioned in the agreement more particularly pertaining to consideration, other charges, amenities, specifications, utilities and services shall be final and conclusive and shall supersede any verbal and commitment through digital platform/website/walk through/ Scale Model and brochure description.

Whatever design, elevation, layout, trees, lawns colour scheme etc. shown in Brochure & Pamphlet of this scheme are only for aesthetic value and advertisement and the Promoter has explained this fact to the Allottee/s and is not bound to provide the same and except as expressly provided under this agreement. It is specifically understood that the Brochure/s published by Promoter from time to time in respect of the scheme is just an advertisement material and contain various features such as furniture in tenement, vegetation and plantation shown around the building, scheme, colour scheme, vehicles etc. to increase the aesthetic value only and the Promoter are not obliged to / nor have agreed to provide the same. It is specifically understood and agreed by the Allottee/s that the prospectus other advertising material published by the Promoter from time to time in respect of the project contain various features such as furniture's, plantation, colors, vehicles, etc. and the same shall not be considered in any manner as agreement between Promoter and Allottee/s.

MR. PRASHANT PRADEEP SURVE & MS. SHILPA BHOJARAJ SHETTY

(Signature of Allottee/s)

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(This consent shall be construed as informed consent)

1(e) The Details of the payment received from the allottee and the Schedule is mentioned in annexure "F"

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

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

1(h) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee/Purchaser/s by discounting such early payments as maybe agreed upon by the promoters herein for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision / withdrawal, once granted to an Allottee/Purchaser/s by the Promoter.

1(i) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty- five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the carpet area allotted to Allottee/s the Promoter shall demand additional amount from the

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Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(b) of this Agreement.

1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

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

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the unit/flat to the Allottee and the common areas to the association of the allottee/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Annexure "F". The Allottee/s shall pay the aforesaid due amount of consideration within 7 days from the receipt of demand intimation. Payment is the essence of contract.

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land (Mantra Magnus Phase 3) is **9448.38** Square meters only and Promoter has planned to utilize Floor Space Index of **9448.38** Sq.Mtrs by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of **9448.38** Sq. Mtrs as proposed to be utilized by him on the project land in the said Project and Allottee has

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agreed to purchase the said Flat/Unit based on the proposed construction and sale of Flat/Units to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

AND WHEREAS the allottee is aware that as per Development plan of Pune Municipal Corporation, 24 Mtr. & 30 Mtr. wide road going from the Entire project Land which will be handed over to the concerned authority/ies in lieu of FSI/TDR/Compensation in any form, benefits of which shall be with the Promoter alone. Further only the competitive authority is responsible for the construction of this DP Road and Promoter shall not held responsible for the construction and maintenance of this Road. The promoter shall be entitled to claim and receive compensation for any portion of the Said Land / building/s that may be notified for setback and claim the FSI / benefits & compensation available for areas under reservation for School/community center, D. P. Roads/any other as per Development plan and then allottee/society/federation shall not raise any dispute for the same.

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

4. 2 Without prejudice to the right of promoter to charge interest in terms of sub Clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach

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or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Flat/Unit which may till then have been paid by the Allottee to the Promoter.

The Purchaser hereby agrees/s to pay all amounts due and payable under this agreement within 15 days from the date of intimation by way of E-mail on the e-mail id mentioned in this agreement and /or under Registered Post/Private courier at the address provided in this agreement of the purchaser/allottee . It is hereby agreed that the time for payment of all dues under this agreement by the allottee is the essence of the contract. It is hereby expressly agreed that if, for any reason whatsoever, the allottee fails or delays to make payment of all the amounts due and payable under this Agreement within a period of fifteen days from the date of receipt of intimation given by the Promoter from the date of receipt of intimation given by the Promoter, then Allottee agrees to pay interest as specified in the rules (2%+State Bank of India highest Marginal Rate of Interest) on all the delayed payments from the date the said amount is payable till the date of Payment. However of the Purchaser commits three defaults of any such payment of amounts, the promoter shall his own discretion may terminate this agreement.

CONSEQUENCES OF TERMINATION

a. Upon termination of this Agreement, the parties shall follow the procedure as under:

(1) Notwithstanding anything contained in this agreement, the Promoter shall forfeit 10% of the consideration amount plus brokerage charges paid, if any, as liquidated damages for breach of the terms of the agreement and also interest amounts and other charges paid under the payment scheme above and refund the balance amounts (if any – in the manner set out below) to the Allottee/s without any interest, compensation or claim for any damage or costs, charges and expenses whatsoeverto the Allottee.

(2) Upon termination of this Agreement, the Parties shall execute and register a Deed of Cancellation. The refund amount set out above shall be made by the Promoter to the Allottee/s within 30 days from the date of registration of the Deed of Cancellation in favour of the Promoter. Expenses shall be borne by the allottee alone.

(3) In case of a loan outstanding, the amount due to the Allottee/s as aforesaid shall first be utilized to clear such loan and only the balance, if any, shall be payable to the Allottee/s. In the event such payment does not cover the outstanding loan, the responsibility of payment of the balance amount shall be of the Allottee/s alone.

(4) Further, in the event of the price agreed to be received on transfer/sale/assignment of the Flat/Unit in favour of a third party is less than thetotal price of the Flat/Unit specified above, and the termination is caused due to a breach of the Allottee/s or by the Allottee/s with no fault of the Promoter, the Promoter shall have the right to recover the shortfall amount from the Allottee/s, or adjust the same against the amounts refundable to the Allottee/s as above in the sub clause of this clause.

(5) The Parties agree and confirm that the forfeiture amount and any differential amount estimated after transfer of the Flat/Unit in favour of a third party recovered and/or adjusted from the amounts refundable to the Allottee/s shall be construed as pre-estimated liquidated damages and Allottee/s shall not at any time hereafter raise objections or dispute the same.

b. The Allottee/s agrees that upon termination of this Agreement as aforesaid, the Promoter shall be released and discharged of any and all liabilities and obligations under this Agreement, save and except what is stated herein, and the Allottee/s hereby irrevocably authorizes the Promoter to dispose off and sell the Flat/Unit and all rights incidental thereto to such person or persons at such price and on such terms and conditions as the Promoter may deem and think fit in its absolute discretion and the Allottee/s shall not be entitled to raise any objection to the sameand this Agreement (and related documents, if any) shall be deemed to stand cancelled and the Allottee/s shall cease to have any right title interest claim

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demand of any nature whatsoever against the Flat/Unit (including rights incidental thereto)or any part thereof and/or against the Promoter.

c. The Promoter (if the cancellation is caused due to a fault of the Allottee/s or the Allottee/s cancels the agreement without a breach by the Promoter) shall not be liable to pay to the Allottee/s any interest, compensation, damages, costs or otherwise. In any event the Promoter shall not be liable to reimburse to the Allottee/s any government charges, stamp duty, registration fees, taxes etc. The amount specified above shall be accepted by the Allottee/s in full satisfaction of all his/her/its/their claim under this Agreement and/or in or to the Flat/Unit.

d. It is agreed between the Parties hereto, that in case of termination of this Agreement by the Promoter, the notice of termination itself would be treated as cancellation of this Agreement without there being any necessity of execution of any such separate document for cancellation of this agreement. However, this does not absolve the obligation of the Allottee to execute and register the cancellation agreement as stated hereinabove, and the Allottee's refund, if any, shall be subject to the cancellation being registered. The stamp duty and registration charges for such cancellation shall be borne by the Allottee/s. The process of refund of stamp duty shall be done by the Allottee/purchaser alone.

e. No interest shall be payable if the termination is due to the breach of the Allottee/s which is not cured in spite of a notice.

f. Without prejudice to whatever stated in this clause, none of the other rights, remedies, contentions, compensation and claims available to the Promoter against the Allottee/s on facts and in law and/or as a result of such termination, shall however, be adversely affected or prejudiced.

g. The refund shall be strictly restricted and shall not include any amount paid towards stamp duty, registration charges, LBT, legal charges, electricity charges, deposits paid to any body / or authority, GST, or any other tax whatsoever, or any amount not received by the Promoter towards the consideration of the said Flat/Unit payable to and paid to the Promoter and retained by them.

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h. The Allottee confirms that he/she/they will not be entitled to terminate this Agreement for any reason whatsoever, other than on account of Promoter's failure to handover possession of said Flat/Unit within the stipulated period in this Agreement/Unit.

i. In case refund for the amounts paid such as government charges, stamp duty, GST, LBT, registration fees etc. shall have to be claimed directly by the Allottee/s from the concerned authority. The Promoter shall not be liable to pay any compensation to the Allottee/s on any account or for whatsoever reason.

In the event there is a dispute whether there is a legitimate delay or not, the samelifts with particular shall be referred to the Mediator or Conciliator.

5. The fixtures and fittings with regard to the flooring and fittings and amenities to be provided by the Promoter in the said building and the Flat/Unit as are set out in Annexure 'G', annexed hereto.

6. The Promoter shall give possession of the Flat/Unit to the Allottee on or before day of 31/12/2028 .If the Promoter fails or neglects to give possession of the Flat/Unit to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date, then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Flat/Unit with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat/Unit on the aforesaid date, if the completion of building in which the Flat/Unit is to be situated is delayed on account of

i) war, civil commotion or act of God ;

ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

It is further agreed by the allottee/s herein that the amenities mentioned herein below will be built and delivered to the projects/federation in a phased manner. Details of the phasing of the amenities is understood by the allottee and

he/she/they shall not raise any issue in future.

MR. PRASHANT PRADEEP SURVE & MS. SHILPA BHOJARAJ SHETTY

(Signature of Allottee/s)

(This consent shall be construed as informed consent)

7.1 Procedure for taking possession –

a. Once the Flat/Unit is ready for occupation, the Promoter shall offer the same to the Allottee/s in writing. The Allottee/s shall, within 15 days of such offer, pay the balance due to the Promoter under all heads whatsoever. Only upon the payment of all dues by the Allottee/s, shall the Promoter handover possession of the said Flat/Unit to the Allottee/s.

b. The Promoter shall invite and the Allottee/s shall inspect the Flat/Unit and take possession. The Allottee/s may exercise its right to inspect, measure, and confirm that the Allottee is satisfied with the Flat/Unit. Subject to sub-clause (d) below, upon the Allottee/s taking possession, it shall be deemed to be to the satisfaction of the Allottee/s.

c. Upon written request by the Allottee/s, the Promoter shall confirm the final carpet and usable area that has been allotted to the Allottee/s after the construction of the building in which the Flat/Unit is located or the Unit is complete and the occupancy certificate or completion certificate is granted by the competent authority. In the event of any variation in the carpet area, the Promoter shall furnish details of the variation, subject to a maximum of three percent on account of plaster, skirting, ledges and structural members etc. The total price payable for the carpet and usable area shall be recalculated upon confirmation by the Promoter.

d. At the time of being invited to take possession, the Allottee/s may express in writing his/her/their dis-satisfaction with the said Flat/Unit or upon possession (having been taken by the Allottee/s after inspection and satisfaction regarding the materials, carpet and usable area and workmanship) the Allottee/s may

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express, in writing within 14 days from the possession date, his/her/their dis-satisfaction with the said Flat/Unit/s/Unit. In such a case of receiving the note of dis-satisfaction, the Promoter, at its sole discretion, (without assigning any reason thereof) have the right to terminate this Agreement and in case of such termination, the Promoter shall refund the amounts paid by the Allottee/s to the Promoter along with the interest mentioned in the rules of the Act, from the date of termination till its realization and Allottee/s shall be bound to accept the same and return the possession and cancel these presents as per the provisions of termination stated herein.

e. After the expiry of period of 14 days from date of possession it shall be presumed that the Allottee/s is/are fully satisfied with the said Flat/Unit and the development.

f. Promoter shall give possession of the Flat/Unit to the Allottee/s as per the provisions of this Agreement. In case the Allottee/s fails to take possession within the time provided, the Allottee/s shall nevertheless be liable to pay maintenance charges as applicable from 15 days after the date of receipt of notice by the Promoter to take the possession of the said Flat/Unit. Allottee/s shall also liable to pay to the Promoter Holding Charges as mentioned in 7.2 written hereunder.

7.2 **Failure of Allottee to take Possession of Unit:** Upon receiving a written intimation from the Promoter as per Clause 7.1, the Allottee shall take possession of the unit from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the unit to the Allottee. In case the Allottee fails to take possession within the time provided in Clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable from the date of Intimation for possession.

The Allottee/s hereby assures that they shall take possession of the said Flat/Unit within 15 days upon receiving informed by email or written notice regarding readiness of the said Flat/Unit for occupation. The possession will be given only after clearing Total cost of Said Flat/Unit, Other Charges, Extra Work Charges, if any, Interest on due amounts, delayed and unpaid instalments, etc. The Allottee/s shall obtain the Possession Letter from the Promoter otherwise without the

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Possession Letter: Possession of the Said Flat/Unit will be treated as illegal. After the possession of the Said Flat/Unit/building handed over, if any kind of extra work required to be carried out, then same shall be carried out by the Allottee/s in co-operation with the other Allottee/s of the said building at their own costs and the Promoter shall not be in any manner liable or responsible for the same. If the Allottee/s fails to take the possession of the said Flat/Unit within such period then the Allottee/s shall in addition to below mentioned, pay to the Promoter holding charges at the rate of Rs. 110/- (Rupees One Hundred & Ten only) per month per square meter of the total area of the Said Flat/Unit ("Holding Charges") and applicable maintenance charges towards upkeep and maintenance of the common areas and facilities for the period of such delay. During the period of said delay the Said Flat/Unit shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility and cost of the Allottee/s in relation to its deterioration in physical condition.

7.3 If within a period of five years from the date of handing over the Flat/Unit to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat/Unit or the building in which the Flat/Unit are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

Provided however, that the Allottee/s shall not carry out any alterations of the whatsoever nature in the Said Flat/Unit of phase/wing and in specific the structure of the Said Flat/Unit /wing/phase of the said building which shall include but not limit to columns, beams etc., or in the fittings therein, in particular it is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection or alteration in the bathroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing and workmanship defect/s caused on account of willful neglect on the part of the Promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of Flat/Unit by the Occupants, vagaries of nature etc.

Since tiles are artificially manufactured, there will be a certain shade and size variation. The tiles may also have a nominal bend which happens when they are baked in a high temperature in the oven and are cooled down.

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

b) Since granite is a natural material, there may be natural patches or water lines in it if fixed.

c) After taking possession, it is normal that the paint develops minor haircracks due to temperature variation. This shall not be construed as defect.

d) As a part of good preventive maintenance practice, the Allottee/s at his own cost shall fill the joint between the granite and kitchen sink at regular intervals as and when required.

e) In case of terrace flats, the Allottee/s shall ensure that the lid for waterdrain outlet is kept open at all times to ensure that water logging does nothappen during rains. If there is water logging due to this and any leakage & seepage to adjacent or below flat then the same shall be rectified by theAllottee/s at his own cost.

f) Further where the manufacturer warranty as shown by the Promoter to the Allottee/s ends before the defects liability period and such warranties are covered under the maintenance of the Said Flat/Unit/building/phase/wing, and if the annual maintenance contracts are not done/renewed by the Allottee/s the Promoter shall not be responsible for any defects occurring due to the same.

g) That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment, fixtures, and fittings 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 flats/Flat/Units and the common project amenities wherever applicable.

h) That the Allottee/s has been made aware and that the Allottee/s expressly agrees that the regular wear and tear of the Flat/Unit/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20degree Celsius and which

do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

MR. PRASHANT PRADEEP SURVE & MS. SHILPA BHOJARAJ SHETTY

(Signature of the Allottee/s)

(I hereby give specific consent to the Construction quality guidelines as detailed above)

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

9. The Allottee along with other Allottee(s) of Flat/Units in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide. The Promoter shall form separate commercial premises society for the Commercial Shops Holders. The Promoter Shall form the Society/Flat/Unit within three months from the date or which fifty one percent of the total number of allottees in such a building or wing have booked their Flat/Unit and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Promoter in the said structure of the Building or wing in which the said

Flat/Unit is situated.

9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Promoter in the project land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Flat/Unit is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat/Unit) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill Collectors, Chowkidars, Sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that the Allottee shall pay to the Promoter Provisional Maintenance Charges of Rs. **1,40,640.00** in addition to the consideration amount Taxes & Duties mentioned above towards maintenance of the project in separate accounts as under: The details are mentioned in the Annexure "H"

1. Individual building account: **Rs 56256/-**
2. Common Area account: **Rs 42192/-**
3. Environment Management Plan account : **Rs 42192/-**

This maintenance amount shall be deposited before handing over of possession of the Said Flat/Unit. This amount is not for any specific period of years and is only a provisional amount towards maintenance charges of the project. The maintenance period shall be deemed to be started from the date of completion certificate. Further, the Allottee/s hereby agrees that the Promoter shall not charge any facilitation charges for maintenance for Six Months from the date of completion certificate of respective building.

However, if the Co-operative Society does not execute the conveyance deed within this Six months, then the Allottee/s agrees to pay 10% facilitation and administrative charges to the Promoter from the seventh month onwards which shall be deducted

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in advance from the maintenance deposit. Maintenance of all the common areas, services and facilities shall be a primary responsibility of the Co-operative Society and the Promoter shall not be liable to maintain the same, if the said provisional maintenance amount is exhausted and/or members of the said Co-operative Society has not paid 10% facilitation and administrative charges to the Promoter.

MR. PRASHANT PRADEEP SURVE & MS. SHILPA BHOJARAJ SHETTY

(Signature of Allottee/s)

(Allottee/s hereby agrees to pay the maintenance amount and facilitation charges as above)

The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure (from 2nd floor) of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

The above mentioned maintenance charges shall include, but not be restricted to following items for which it is to be utilized:-

i. Housekeeping and cleanliness;

ii. Maintenance contracts of Lifts, Generators, Sewage Treatment Plant (STP), Pumping System, Water Pumps, CCTV Cameras, Organic Tank Cleanings, Fire Fighting Equipment's, PV Solar System (whatever of the said are installed or provided);

iii. Running cost of all the equipment and instruments above (except the cost of electricity generator supply to individual Flat/Unit/s, which would be payable by the Allottee thereof in equal share together with other Allottees in the concerned building);

iv. Common electricity bills for common area of buildings and common areas of the society/Flat/Unit/condominium or Association or Limited Company;

v. Security charges;

vi. Gardening charges;

vii. Expenses of water as may be required to be purchased from private sources and all

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other related expenses;

viii. Running expenses for Clubhouse, (Gym) and Play Grounds and Equipment's thereof;

ix. Administration expenses, salaries, remunerations, commissions, payments of work orders, etc. for staff engaged in day to day expenses;

x. Non-Agricultural taxes, if any applicable and any other similar taxes;

xi. Pest Control Expenses;

xii. Expenses incurred for maintenance of common service lines &replacements of electric switches/light points;

xiii. Elevator repairs & maintenance contracts along with lift inspection charges;

xiv. Firefighting Certification;

xv. Operational and electricity charges for the sewage treatment plant for the society/Flat/Unit/condominium or Association or Limited Company;

xvi. Environment Clearance Fees;

xvii. Property Tax for Club House;

vii. Repairs of the building for leakages, seepage to the property or any part thereof;

viii. Wear and Tear Charges.

ix. all kinds of audits

It is agreed between the parties that the above maintenance amount shall not include the list mentioned below, and the Allottee and/or the society/Flat/Unit/condominium or Association or Limited Company either individually or through any appointed agency shall have to bear the following expenses, entirely from separate contribution other than the maintenance amount made by the Allottees or which may be adjusted by the Promoter from the same, if not paid by the allottees:-

i. Society/Flat/Unit/condominium or Association or Limited Company and managing committee administration;

ii. Insurance for building/ Flat/Units/ equipment's/ machinery, towards theft, fire, etc. and any other such expenses;

iv. Property Taxes of individual / Flat/Units and common amenities, etc.

v. Any other taxes, levies, cess, etc. of the property;

vi. Any other statutory charges.

vii. Maintenance Deposit

The maintenance amount mentioned above shall be maintained by the Promoter in a separate account, and shall be used and utilized by the Promoter as listed, only for common maintenance of the proposed project and building. The Promoter shall cause

maintenance of the project till handing over responsibility of the same to the society/Flat/Unit/condominium or Association or Limited Company and till the funds available from allottees.

The amount of the maintenance of area of land under the said Building, common areas etc. is to be borne by the Allottee.

The Allottees have been informed that certain services such as STP, Solar System, and Club House are common to the entire layout and, therefore until they are operated at the designated capacity and sufficient occupancy is reached, there may be variations in the performance of such services. In case there is any maintenance arising due to such variations such shall be covered from the common maintenance fund.

The fact that certain of the common areas , facilities, amenities, services and infrastructure may/can be dedicated/meant for / restricted only for the benefit of holders/occupants of only Residential flat holders or only for the benefit of holders/occupants of units in certain buildings/phases of the Whole/Entire Project known as "Mantra Magnus" and the location of such common areas, facilities, amenities, Services and infrastructure shall be decided by the Promoter from time to time and the Purchaser/s or /allottee/s or Association/society shall not object to the same.

The Purchasers of the Shops in the building forming part of the Said Whole/Entire Project "Mantra Magnus" shall not have occasion to use a substantial part of the Common areas and facilities of the aid Entire/Whole Project "Mantra Magnus" which are meant for the use of the Purchasers of Residential Flats in the said whole project "Mantra Magnus" and in the Circumstances, the quantum of the contribution to be made by the Shops in the Common Areas , Outgoings and expenses of the said Whole Project "Mantra Magnus" shall vary/differ from the Quantum contribution to be made by the Purchasers of Residential flats therein.

A. The Fact that the Promoter shall not be liable to contribute the amounts towards Maintenance amounts towards common area outgoings or otherwise for the meeting the expenses and outgoings of the Common areas, Amenities and facilities of the said Project "Mantra Magnus Phase 3" and/or the said Whole Project "Mantra Magnus".

The Allottee has understood the entire Scheme of maintenance in detail. The Allottee

admits and agrees to the same, so that the maintenance of the entire building or the project is not hampered in any way due to lack of or non-payment by the Allottees.

It is also understood that this shall not preclude such society/Flat/Unit/ condominium or Association or Limited Company or the Promoter, from claiming, demanding and raising the maintenance charges independent of such and said contribution from the Allottees provided the decision to that effect is duly taken after certified statement of accounts justifying the need for increasing the maintenance charges is circulated to the Allottee/s.

Such society/Flat/Unit/condominium or Association or Limited Company or the Promoter shall be entitled to claim interest, on the arrears of such charges from the defaulting Allottees without prejudice to the other rights and powers of the Promoter/Society/Flat/Unit/Condominium or Association or Limited Company.

Without prejudice to and notwithstanding anything contained above, in the event of the Promoter and/or society/Flat/Unit/condominium or Association or Limited Company of Allottees after entrustment of common maintenance by the Promoter to it, duly resolving that the above maintenance deposit is insufficient for the maintenance of the common areas and facilities, electricity, water, drainages, sewage, passages, gardens or repairs thereof, the Allottee shall be liable to bear, pay and contribute to such additional charges as may be levied and demanded by the Promoter and/or society/Flat/Unit/condominium or Association or Limited Company and/or federal/apex body as the case may be.

The entire operations and maintenance of the buildings and or the common amenities is being carried out either by the Promoter or the society/Flat/Unit/condominium or Association or Limited Company or PMC (Project Management Consultancy) on behalf of the Allottee and for the benefit of the residential community as a whole.

Under no circumstances and no grounds the Allottee shall avoid and fail to pay the prescribed maintenance, which otherwise shall be treated as breach of essential term of this Agreement entitling the Promoter to terminate this Agreement without prejudice to other remedies available to the Promoter in law including recovery of the said amount together with interest at the rate of 2% per month. Outstanding amount shall remain as a charge on the said Flat/Unit.

That to avoid any doubts, it is agreed and understood by the Purchasers, that the above mentioned maintenance amount is calculated and worked out on the basis of the present market conditions and, if for any reason in future, on the account of exhausting of the said maintenance charges/funds and/or due to any exigencies,

additional amounts are required to be contributed for the maintenance charges, the Purchasers agrees that he/she/they shall be bound to contribute and pay to the Promoter or the formed society/body the applicable proportionate amounts in that behalf as shall be demanded by the Promoter and or the agency carrying out the maintenance. It is further agreed upon that the Purchasers formed body, etc. shall reimburse to the Promoter the proportionate common maintenance expenses in the event if the same is in excess of the aforesaid amount and shall keep indemnified the Promoters herein.

The Allottee/Purchasers authorizes the Promoter to decide and form any number of societies on the said project which will be later incorporated into the Apex body as the Promoter deems fit. The Allottee/Purchasers shall abide by the same and shall have no objection or create any kind of hindrances for the same.

Correspondingly, the Purchaser/s covenants that they shall exercise their rights consistently with the rights of the other Purchaser/s and shall not do anything whereby the Purchaser/s of the other unit/s are prevented from using or occupying exclusively their unit/s including the open space/ terrace / garden and/or provisionally allocated car parking space or any part thereof (which is subject to ratification by the society/Flat/Unit/condominium or Association or Limited Company) or whereby the rights of the other Purchaser/s with regard to his/her/their unit/s including the open space/ terrace / garden and/or provisionally allocated car parking space or any part thereof (which is subject to ratification by the society/Flat/Unit/condominium or Association or Limited Company) as aforesaid are in any manner affected or prejudiced. Any Purchaser who has purchased covered parking will not park his/her/their vehicle in common area/Open Parking.

The Allottee/Purchaser/s shall pay separately to the Promoter as demanded by the Promoter, such applicable charges for meeting all legal costs, admin charges and expenses, including professional costs of the Attorney at Law/Advocates of the Promoter in connection with formation of the said society/Flat/Unit/condominium or Association or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

At the time of registration of conveyance or Lease of the structure of the building or

wing of the building, the Allottee/Purchaser/s shall pay to the Promoter, the Allottee/Purchaser/s share of stamp duty and registration charges payable, by the said society/Flat/Unit/condominium or Association or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/wing of the building. At the time registration of conveyance or Lease of the said Land, the Allottee/Purchaser/s shall pay to the Promoter, the Allottee/Purchaser/s share of stamp duty and registration charges payable, by the said Apex Body or Federation of such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Land to be executed in favour of the Apex Body or Federation.

All documentary formalities as may be prescribed by the Concerned Authorities under the concerned Environmental Laws and Maharashtra Pollution Board, Rules and Regulations, entered into by the Promoter shall be binding upon the Allottee and on the organization of the Allottee. The Purchaser shall be bound and hereby undertakes to and continues to observe, comply with and follow all directions issued by them.

The Allottee and the organization of the Allottee shall comply with all requisitions, terms, conditions and documentary formalities as may be prescribed by the concerned authorities under the concerned Environmental Laws, Rules and Regulations.

The Allottee hereby agrees and confirms that in the event that any water is required to be purchased from private sources; the Allottee herein shall be liable to contribute expenses thereof at actual in proportion as may be required.

The Promoter shall be liable to pay only the statutory taxes, at actual, in respect of the unsold Flat/Units and the token sum of Rs.100/- (Rs. One Hundred Rupees Only) per month towards out goings in respect of the unsold Flat/Units/Units after registration of conveyance only. In case the Deed of Conveyance is executed in favour of the Co-operative Society, the disposal by the Promoter of all the Units/Flat/Units and other premises in the said building/s, then and in such case the Promoter/Member in respect of such unsold premises and as and when such premises are sold, to the person of the choice and at the discretion of the Promoter (the realizations belonging to the Promoter alone) the Co-operative Society shall admit as members of the Allottee/s of such Flat/Unit without charging any premiums or any other extra payment of whatsoever nature. The Promoter and Land Owner/Co Promoter shall not and will not be liable or required to pay any transfer

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fees, entrance fees or any fees or charges under any head and also will not be liable or required to contribute towards the common expenses or maintenance charges or any amount under any head towards the share in common expenses in respect of the unsold units/Flat/Units other than the token sum of Rs. 100/- per month as mentioned above and also the Allottee/s of such Flat/Unit shall be liable to pay maintenance from the date of allotment and delivery of possession. After the formation of the Co-operative Society of Allottee/s all the permissions in respect of sewage treatment plant, Lifts, water and in respect of all the amenities provided by the Promoter which requires renewal of permissions from the central government, state government, local authorities, Maharashtra Pollution Control Board and permissions from fire department shall be renewed by the said Co- operative Society at its own costs and the said facilities and formalities shall be maintained by the said Co-operative Society and its own expense. The said Co-operative Society of the said project shall maintain the above mentioned common facilities at their own costs .

The Allottee/s is fully aware that since the Promoter has paid all development charges, premiums and Government taxes, the responsibility of creating external infrastructure outside the Said Land such as public transportation, roads, street lights, drainage, garbage disposal and storm water pipe belongs to the local authority and the Promoter shall not be liable or held accountable. Moreover, water connection for Said Scheme may be obtained from Pune Municipal Corporation. If the supply of the water from Pune Municipal Corporation is insufficient or irregular, then the demand of water will be fulfilled either through bore-well or tanker or any other available source. The Allottee/s agrees to pay the necessary water charges, tanker charges, etc. to the Promoter. And the Promoter is not responsible to provide the same.

MR. PRASHANT PRADEEP SURVE & MS. SHILPA BHOJARAJ SHETTY

(Signature of Allottee/s)

(Allottee/s hereby agree to pay necessary water charges as mentioned above)

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts: -

(i) Rs. 5,000 /- for share money, application entrance fee of the Society or

Limited Company/Federation/ Apex body.

(ii) Rs. 20,000/- for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs 1,50,000/-towards maintenance deposit/Corpus funds. (It is been agreed by the allottee/s that the promoter is not liable/responsible to pay any interest to the allottee/society/Federation on this amount)

11. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, which is Excluding the commercial units and first floor of the building the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/Wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

Unless prevented by circumstances beyond the control of the Promoters, it is agreed that the building structure will be conveyed to such Co- operative Society of respective building or its members within three months from and after (i) the receipt of occupation / Completion Certificate from the appropriate authority on Completion of construction of all the buildings and utilization of entire FSI and TDR permissible to be utilized in the said whole of the project on the Said Larger Land and by completing all the construction on the Said Larger Land as per Development control Rules (whether previously got sanctioned or not) and the Allottee/s shall not withhold his/her/their consent without any reasonable cause for such revision of construction / layout plans, (ii) Sale of all Flat/Units in scheme, (iii) Acceptance of the draft of sale deed by the Parties concerned (i.e. by Promoter and Co-operative Society) by their mutual consent and (iv) After payment of all the dues, amounts and considerations including stamp duty, etc. by all the members of the Co-operative Society of all the Allottee/s (whichever is later). After formation of Apex Body, the Said Project land (which more particularly

described in Schedule II) underneath of the Project along with structure of building thereon and amenities, utilities and services which more particularly described in Schedule IV hereunder shall be transferred to the said Apex Body by executing Deed of Conveyance in favour of the said Apex Body. The conveyance boundary of the said project land shall be as per the clause "G" mentioned herein above. Thereafter the said Apex Body of the said societies shall maintain the said common facilities and amenities as provided hereunder. If the formation of the Apex Body is not possible for whatever reasons, Promoter hereby represents reasons then the Promoters shall execute the Deed of conveyance of undivided land along with all common areas, facilities etc. in favour of all the building/s societies of the said project jointly after completion of the entire/Whole project.

12. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report or MahaRERA Portal;

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities

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with respect to the Project, project land and said Building/Wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said Building/Wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/Wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Flat/Unit which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat/Unit to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any

legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

13. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Flat/Unit may come, hereby covenants with the Promoter as follows: -

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

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

iii. To carry out at his own cost all internal repairs to the said Flat/Unit and maintain the Flat/Unit in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat/Unit is situated or the Flat/Unit which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the

event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Flat/Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Unit is situated and shall keep the portion, sewers, drains and pipes in the Flat/Unit and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat/Unit without the prior written permission of the Promoter and/or the Society or the Limited Company.

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

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Unit in the compound or any portion of the project land and the building in which the Flat/Unit is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat/Unit is situated.

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

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ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/Unit until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Units therein and for the observance and performance of the Building Rules, Regulations and Bye- laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/ Apex Body/Federation regarding the occupancy and use of the Flat/Unit in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Flat/Unit is situated is executed in favour of Society/Limited Society, 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 buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Flat/Unit is situated is executed in favour of Apex Body or Federation, 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 project land or any part thereof to view and examine the state and condition thereof.

xiii. The Allottee/s, if resident outside India, shall solely be responsible for complying with not do any act which the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (FEMA), Reserve Bank of India Act and Rules made there under or any statutory amendment(s) / modification(s) made thereof and all other applicable laws.

xiv. After possession of the Said Flat/Unit is handed over to the Allottee/s, the

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Allottee/s shall take all required safety precautions during the interior work of his Flat/Unit and shall may endanger life and cause any structural damage to property.

xv. The Allottee/s hereby assures to pay necessary water charges, electricity user meter charges, NA Tax and Gram Panchayat / local authority municipal tax for the project and individual property tax , Electricity bill for the said Flat/Unit as applicable from the date of occupation / completion certificate or possession date whichever is earlier.

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

15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/Units or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat/Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

16. Obligation of the Allottee/s (post O.C.):

i) The maintenance of Flat/Unit is c responsibility of the Allottee/s and he shall always take necessary precautions and preventive measures to ensure that the Flat/Unit is maintained in a good condition. He shall not cause any such activity that will be harmful to adjoining neighbors and for the building structure.

ii) No addition or alteration will be carried out in the Flat/Unit or building in which the Flat/Unit is situated without the consent of the local authorities and Promoter.

iii) The Allottee/s shall not store in the Flat/Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage

the construction or structure of the building in which the Flat/Unit is situated. In case any such damage is caused to the Flat/Unit or to the building in which the Flat/Unit is situated on account of negligence or default of the Allottee/s in this behalf, the Allottee/s shall be liable for any such consequences.

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

v) the concerned local authority and/or other public authority.

vi) The Allottee/s shall preserve the aesthetics of the elevations of the scheme no Allottee/s of the Said Flat/Unit shall be entitled to install Air Conditions Flat/Units, Window Air Conditioner Flat/Units thereby affecting the glass elevations at the frontage as well as affecting the common use of the passages, lobbies and common areas in the building. Such air conditioner Flat/Units may be installed only at the space as may be provided by the Promoter.

vii) The Allottee/s shall not demolish or cause to be demolished the Flat/Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Unit is situated and shall keep the portion, sewers, drains and pipes in the Flat/Unit and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Unit is situated and shall not chisel or in any other Manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat/Unit without the prior written permission of the Promoter and/or the Society or the Limited Company.

viii) The Allottee/s shall not to throw dirt, rubbish, rags, garbage or other refuse

or permit the same to be thrown from the Said Flat/Unit in the compound or any portion of the Said Land and the building in which the Flat/Unit is situated.

ix) The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/Unit until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoter.

x) The Allottee/s shall observe and perform all the rules and regulations which the Co-operative Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Units therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies.

xi) All notices to be served on the Allottee/s as contemplated by this agreement shall be deemed to have been duly served if sent to the Allottee/s by Under Certificate of Posting / Courier / Registered Post / Ordinary Post at his/her/their address/es specified in the title of this agreement or at the address intimated in writing by the Allottee/s after execution of this agreement. In case there is two or more Allottee/s then the notice sent to Allottee/s no. 1 shall be treated as notice sent to all the Allottee/s.

xii) The Promoter shall be entitled to claim and receive compensation for any portion of the Said Land / building/s that may be notified for setback and claim the FSI / benefits & compensation available for areas under reservation for community centre, D. P. Roads prior to the final conveyance in favour of the society/ legal entity.

xiii) In the event of the Co-operative Society being formed and registered before the sale and disposal of all the Units/Flat/Units in the building, all the power, authorities and rights of the Allottee/s herein shall be always subject to the Promoter over all, right to dispose of unsold Units/Flat/Units and all other rights thereto. It is specifically agreed between the parties hereto that for the unsold Units/Flat/Units the Promoter or Land Owner/Promoter No. 2 herein shall and will not be liable or required to contribute towards the

common expenses, or maintenance charges or any amount under any head towards the share in the common expenses in respect of the unsold premises / Flat/Units.

xiv) The Allottee/s hereby consents and authorizes the Promoter for raising any additional finance by way of mortgage of the Said Land along with structure thereon or scheme or any portion thereof as and when so deemed necessary by the Promoter. At any stage during the implementation of the scheme the Promoter shall be at liberty to sale, assign or transfer or otherwise deal with their right title and interest in the Said Land and building/s to be constructed thereon provided the same does not adversely affect or prejudice the rights granted in favour of the Allottee/s in respect of the Said Flat/Unit agreed to be purchased by him / her in terms of this agreement.

xv) If any other extra fittings, fixtures or amenities are provided by the Promoter as per the request of the Allottee/s, the Allottee/s shall be bound to pay the extra price for such additions as per the bills of the Promoter. The bills raised by Promoter shall be final. The specifications / amenities may be changed suitably by the Promoter depending on the availability of building materials, site conditions and / or changes in Government policies or laws or rules for which changes the Promoter shall not be bound or held responsible or liable for doing, providing or performing any acts, matters, services, amenities or extra works for the Allottee/s other than those expressly appearing in this Agreement. The balconies as shown in the sanctioned plan or pamphlet may be either kept as balconies or may be enclosed at discretion of the Promoter.

xvi) Within a week after notice in writing is given by the Promoter to the Allottee/s that the Said Flat/Unit is ready for use and occupancy and date of Occupancy Certificate(whichever is earlier), the Allottee/s shall be liable to bear and pay the maintenance charges proportionate share of out goings in respect of the project land and Building namely local taxes, betterment charges or such other levies by the concerned local authorities and or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers , water charges and all other maintenance expenses necessary and incidental to the management and maintenance of the project entire land and building. Until the Co-operative Society is formed and the said building is transferred to it, the Allottee/s

shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee/s share is so determined, the Allottee/s shall pay to the Promoter provisional maintenance amount mentioned herein above as advance. The amounts so paid by the Allottee/s to the Promoter towards maintenance charges/corpus funds shall not carry any interest and remain with the Promoter until a conveyance deed of the building or wing or in favor of the Federation/Association is executed in favour of the Co-operative Societies as aforesaid. Upon conveyance of Co-operative Society of the said Project, the Promoter No. shall hand over the maintenance fund of building, common and Environmental Management Plan to the said Co-operative Society of the said Project. It is hereby clarified that the said provisional maintenance charges of the Allottee/s in the outgoings and expenses of the Common Areas and Facilities of the said entire project being found to be insufficient, the Allottee/s shall be obliged to make up / pay the shortfall as and when called upon by the Promoter to do so. The Promoter shall be liable to pay only the statutory taxes, at actual, in respect of the unsold Flat/Units and the token sum of Rs.100/- (Rs. One Hundred Rupees Only) per month towards out goings in respect of the unsold Flat/Units/Units after conveyance only. In case the Deed of Conveyance is executed in favour of the Co-operative Society, the disposal by the Promoter of all the Units/Flat/Units and other premises in the said building/s, then and in such case the Promoter/Member in respect of such unsold premises and as and when such premises are sold, to the person of the choice and at the discretion of the Promoter (the realizations belonging to the Promoter alone) the Co-operative Society shall admit as members of the Allottee/s of such Flat/Unit without charging any premiums or any other extra payment of whatsoever nature. The Promoter and Land Owner/Promoter No. 2 shall not and will not be liable or required to pay any transfer fees, entrance fees or any fees or charges under any head and also will not be liable or required to contribute towards the common expenses or maintenance charges or any amount under any head towards the share in common expenses in respect of the unsold units/Flat/Units other than the token sum of Rs. 100/- per month as mentioned above and also the Allottee/s of such Flat/Unit shall be liable to pay maintenance from the date of allotment and delivery of

possession. After the formation of the Co-operative Society of Allottee/s all the permissions in respect of sewage treatment plant, organic waste converter, Lifts, water and in respect of all the amenities provided by the Promoter which requires renewal of permissions from the central government, state government, local authorities, Maharashtra Pollution Control Board and permissions from fire department shall be renewed by the said Co- operative Society at its own costs and the said facilities and formalities shall be maintained by the said Co-operative Society and its own expense. The said Co-operative Society of the said project shall maintain the above mentioned common facilities at their own costs as mentioned in Annexure "H"

xvii) The Allottee/s hereby agrees and undertakes that wherever required the society shall renew all Government permissions taken by the Promoter at the cost of the Allottee/ society fund. Further, the Allottee/s hereby agrees that the undertakings submitted by the Promoter in obtaining various permissions and sanctions are binding on the Allottee/s and the Society.

xviii) The Allottee hereby agrees to pay Rs. 5000/- as moving in and out charges to the society towards damage / wear and tear caused to the common areas due to furniture, appliances shifting process. The Allottee further agrees to pay Rs. 15,000/- as refundable deposit towards any additional damages which may during the moving in and out period. The Allottee/s hereby agrees to adhere to the Society resolution regarding amendment of these charges.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE –

After the Promoter executes this Agreement he shall not mortgage or create a charge on the unit 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 who has taken or agreed to take such unit.

18. BINDING EFFECT –

Forwarding 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 all the schedules along with the payments due as stipulated in the Payment Plan within 7 (Seven) days from the date of receipt by the Allottee and secondly, appears for

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registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 7 (Seven) 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 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.

19. ENTIRE AGREEMENT –

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

20. RIGHT TO AMEND –

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

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE**/SUBSEQUENT ALLOTTEES –

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the unit, in case of a transfer, as the said obligations go along with the unit for all intents and purposes.

22. SEVERABILITY –

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder

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

23. 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 Allottee(s) in Project, the same shall be in proportion to the carpet area of the unit to the total carpet area of all the unit in the Project.

24. FURTHER ASSURANCES –

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

25. PLACE OF EXECUTION –

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Pune .

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

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27. That 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.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee : MR. PRASHANT PRADEEP SURVE & MS. SHILPA BHOJARAJ SHETTY
(Allottee's Address) : S/O: PRADEEP SURVE , 2/14 KEDAR DARSHAN SOCIETY , AKASHGANGA ROAD , NEAR PANCHAGANGA SOCIETY , SHIVAJI NAGAR , RABODI NO.2 , THANE WEST , THANE-400601.
Notified Email ID: surveprashant12@gmail.com

Speciality Landmarks Pvt. Ltd.
T4/T5, The Metropole, Bundgarden Road Pune
Notified Email ID: care@mantraproperties.in

The Allottee/s and the Promoter shall keep each other informed on any change in e-mail and/or postal address. In case the Allottee/s or the Promoter changes his/her/their e-mail and/or postal address subsequent to the execution of this Agreement and fails to inform the other party in writing by Registered Post and/or email, then dispatch to the old e-mail and/ or postal address of the other party shall be deemed to have been received by the Promoter or the Allottee and the same shall be considered valid and binding.

28. JOINT ALLOTTEES –

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

29. STAMP DUTY AND REGISTRATION –

The charges towards stamp and Registration of this Agreement shall be borne by the Allottee/Purchaser/sand further the Allottee/s has informed the Promoter/s that the Allottee/s may act as an Investor and hence the Allottee/s

reserve his/her/its/their right to claim Stamp Duty set off/adjustment of Stamp Duty paid by the Allottee on these present in terms of Article 5 (g-a) (ii) of schedule to the Bombay Stamp Act, 1958 in the event the allottee assigns the benefit of this Agreement and his/her/their/its interest in the said Flat/Unit to a subsequent Allottee/s. Stamp duty herein is affixed on the market value/document value which is more than market value as adjudicated by the Registrar of Assurances, Pune.

30. DISPUTE RESOLUTION –

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

In case the Allottee/s has grievance regarding any issue then he shall write an email to care@mantraproperties.in and allow the Promoter to respond within 15 working days. Thereafter, if the Allottee/s does not get proper response then he can email an appeal request to the Promoter on grievance@mantraproperties.in Thereafter, if the Allottee/s is not satisfied then he can refer the issue to the reconciliatory forum constituted by RERA authority. The Courts of Pune shall have exclusive jurisdiction to try and entertain the dispute/s arising out of these presents. If the Allottee/s fails to carry out above procedure and tries to harm / tarnish / disrepute the image of the Promoters / Project / Brand in any form of digital social / print / electronic media, then the Promoter reserves the right to take appropriate legal action against the Allottee/s.

31. GOVERNING LAW –

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the said Entire Land)

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a) All that piece and parcel of land admeasuring 02 Hector 34 Ares bearing Survey No.52/1(P) , (CTS No.1938(P) of Village Mundhwa, Taluka Haveli, District Pune, situated within the Revenue jurisdiction of the Office of Sub-Registrar of Assurances of Taluka Haveli, District Pune and within the administrative limits of Pune Municipal Corporation and falling in the residential zone and is bounded as under;

On or towards North : By land bearing S. No. 53 bearing Corresponding CTS No. 1937

On or towards East : By Odha

On or towards West : By land bearing S. No. 54 (Corresponding CTS No. 1936

On or towards South : By remaining portion of land adm. 1000 sq, mtrs. Owned and possessed by Mr. Anil Saykar and Mrs. Archana Saykar out of S. No. 52/1 and land bearing S. No. 52(Part) bearing corresponding CTS No. 1938(Part)

b) All that piece and parcel of land admeasuring 00 Hector 5 Ares bearing Survey No.54/1/25 (CTS No.1933(P) of Village Mundhwa, Taluka Haveli, District Pune, situated within the Revenue jurisdiction of the Office of Sub-Registrar of Assurances of Taluka Haveli, District Pune and within the administrative limits of Pune Municipal Corporation and falling in the residential zone and is bounded as under;

On or towards North : By land bearing S. No. 54/1/26 bearing Corresponding CTS No. 1933

On or towards East : By Land bearing S. No. 54/1/29 (CTS No. 1936 owned by Mr. Manik Kodre

On or towards West : By land bearing S. No. 54/1/21 (Corresponding CTS No. 1932

On or towards South : By land bearing S. No. 54/1/24 bearing corresponding CTS No. 1933

c) All that piece and parcel of land admeasuring 00 Hector 7 Ares bearing Survey No.54 /1/26 (CTS No.1933(P) of Village Mundhwa, Taluka Haveli, District Pune, situated within the Revenue jurisdiction of the Office of Sub-Registrar of Assurances of Taluka Haveli, District Pune and within the administrative limits of Pune Municipal Corporation and falling in the residential zone and is bounded as under;

On or towards North : By land bearing S. No. 54/1/27 bearing Corresponding CTS No. 1934 owned by Mayur Badhe

On or towards East : By Land bearing S. No. 54/1/29 (CTS No. 1936 owned by Vanita Birmal

On or towards West : By land bearing S. No. 54/1/21 (Corresponding CTS No. 1932

On or towards South : By land bearing S. No. 54/1/25 bearing corresponding CTS No. 1933 owned by Amruta Shinde

d) All that piece and parcel of land admeasuring 00 Hector 5.50 Ares bearing Survey No.54/1/27 (CTS No.1934) of Village Mundhwa, Taluka Haveli, District Pune, situated within the Revenue jurisdiction of the Office of Sub-Registrar of Assurances of Taluka Haveli, District Pune and within the administrative limits of Pune Municipal Corporation and falling in the residential zone and is bounded as under;

On or towards North : By land bearing S. No. 54/1/27 bearing Corresponding CTS No. 1934

On or towards East : By part of Land bearing S. No. 54/1/29 (CTS No. 1936 owned by Vanita Birmal

On or towards West : By land bearing S. No. 54/1/21 Corresponding CTS No. 1932

On or towards South : By land bearing S. No. 54/1/26 bearing corresponding CTS No. 1933

e) All that piece and parcel of land admeasuring 00 Hector 16 Ares bearing Survey No. 54 Hissa No. 1/27 (CTS No. 1936) of Village Mundhwa, Taluka Haveli, District Pune, situated within the Revenue jurisdiction of the Office of Sub-Registrar of Assurances of Taluka Haveli, District Pune and within the administrative limits of Pune Municipal Corporation and falling in the residential zone and is bounded as under;

On or towards North : By land bearing S. No. 54/1/29 bearing Corresponding CTS No. 1936 owned by Kisan Sathe

On or towards East : By Land bearing S. No. 53 CTS No. 1937

On or towards West : By land bearing S. No. 54/1/24 Corresponding CTS No. 1933

On or towards South : By part of land bearing S. No. 54/1/29 owned by Manik Kodre

f) All that piece and parcel of land admeasuring 00 Hector 11 Ares bearing Survey No.54/1/29 (CTS No.1936 (P) of Village Mundhwa, Taluka Haveli, District Pune, situated within the Revenue jurisdiction of the Office of Sub-Registrar of Assurances of Taluka Haveli, District Pune and within the administrative limits of Pune Municipal Corporation and falling in the residential zone and is bounded as under;

On or towards North : By part of land bearing S. No. 54/1/29 owned by Vanita Birmal

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On or towards East : By Land bearing S. No. 53 CTS No. 1937

On or towards West : By land bearing S. No. 54/1/24 Corresponding CTS No. 1933

On or towards South : By land bearing S. No. 52/2 Corresponding CTS No. 1938

Second Schedule Above Referred to

(Description of the Said Amalgamated/Whole Project Land)

All that piece and parcel or ground admeasuring 27850.00sq.mtrs being a part or portion out of the said contiguous block of land admeasuring about 02 Hector 78.50 Ares of bearing (Survey No.52/1(P) (CTS No.1938(P) , Survey No.54/1/25 (CTS No.1933(P) .Survey No.54 /1/26 (CTS No.1933(P)) .Survey No.54/1/27 (CTS No.1934 (P)) Survey No.54/1/29 (CTS No.1936 (P) of Village Mundhwa, Tal-Haveli, District- Pune and within the limits of Pune Municipal Corporation, forming a part of the Said Entire Land, described in the First Schedule hereinabove written, and bounded as the follows:

On or towards the North: By 30Mtr. D.P.Road and S. No.53(Part)

On or towards the South : By Land bearing S.No. 52/2

On or towards the East :-By 24 Mtr. D.P.Road and Odha

On or towards the West :- By S. No. 54 (Part)

THE THIRD SCHEDULE ABOVE REFERRED TO

(Description of the said Project Land Mantra Magnus Phase 3)

ALL THAT piece or parcel of non-agricultural land admeasuring about **2185** square meters, bearing (Survey No.52/1(P) (CTS No.1938(P) , Survey No.54/1/25 (CTS No.1933(P) .Survey No.54 /1/26 (CTS No.1933(P)) .Survey No.54/1/27 (CTS No.1934 (P)) Survey No.54/1/29 (CTS No.1936 (P) of Village Mundhwa, Tal-Haveli, District- Pune and within the limits of Pune Municipal Corporation, forming a part of the Said Entire Land, described in the First Schedule hereinabove written, and bounded as the follows:

On or towards the North: Adjacent S.No. 53, CTS No. 1937

On or towards the South : 24 Mtr. Wide Road

On or towards the East :- B Wing/Building of the project

On or towards the West :- D Wing/Building of the project

THE FOURTH SCHEDULE ABOVE REFERED TO

Description of the Flat/Unit and Parking Space/s)

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All that the proposed Flat/Unit bearing no. **602** in the Wing/building **"C"** admeasuring approximately **67.28** square meters Carpet Area (RERA), on **06TH FLOOR** habitable floor of Wing/Building **"C"**, of the said Project known as "Mantra Magnus Phase 3", together with **ONE COVERED CAR PARKING** Space/s (Without Monetary Consideration) in the Entire Project known as "MANTRA MAGNUS". Balcony (Open) area attached to the Flat/Unit is approximately **5.29** square meters; Balcony (Dry) area attached to the Flat/Unit is approximately **3.64** square meters.

THE FIFTH SCHEDULE ABOVE REFERED TO

The said Project is being developed by consuming 9448.38 Square Meter FSI on the said Land.

THE SIXTH SCHEDULE ABOVE REFERED TO

The Open Space area admeasuring 1994.92 square meters proposed to be utilized for construction of amenities and common facilities and said open space area is bounded as:-

ON OR TOWARDS THE:-

On or towards the North: On or Towards Sr.No.53 CTS .1937

On or towards the South : Proposed Wing C, Wing D , Wing E & Wing F

On or towards the East: On or Towards 24 Mtrs Road

On or towards the West: Proposed Wing G

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IN WITNESS WHEREOF the parties hereto have signed this Agreement to sale for Flat No. **602** in the building **"C"** in the Project "Mantra Magnus Phase 3" and set their/his/her hands on the day and date first hereinabove mentioned

Sr. No	Name	Photo	Signature	L.H.T.I
1	Mantra Speciality Landmarks Pvt. Ltd. , by the hand of one of its Directors,Mr. Sandesh Dinesh Gupta Promoter Party of the First Part			
2	1. Mr. Ashok Nivrutti Kodre 2. Mr. Nilesh Ashok Kodre 3. Mr. Shailesh Ashok Kodre 4. Mrs. Archana Anil Saykar 5. Mr. Vilas Nivrutti Kodre 6. Mrs. Jayshri Vilas Kodre Alias Jayashri Vilas Kodre 7. Mr. Amol Vilas Kodre 8. Mr. Nikit Vilas Kodre 9. Mrs. Ahilya Govardhan Shinde 10. Mr. Manik Nivrutti Kodre 11. Mrs. Kalpana Manik Kodre 12. Mr. Anup Manik Kodre 13. Mr. Nitish Manik Kodre 14. Mrs. Amruta Satish Badhe Alias Amruta Bhushan Shinde 15. Mr. Mayur Satish Badhe			

	16. Mrs. Jayashree Satish Badhe 17. Mr. Vanita Vijay Birmal All of the above represented through their Power of Attorney holder, Speciality Landmarks Pvt. Ltd by the hand of one of its Directors, Mr. Rohit Gupta hereinafter referred to collectively as "the Confirming Parties" of the Second Part;			
3	**MR. PRASHANT PRADEEP SURVE** Allottee /Purchaser			
4	**MS. SHILPA BHOJARAJ SHETTY** Allottee /Purchaser Party of the Third Part			
5	Witnesses : 1 Name: Shiny Jassy Address : pune ccs Sign : Shiny		Witnesses: 2 Name: Pritu Kaul Address : pune ccs Sign: Pritu	

THE SEAL OF JOINT SUB-REGISTRAR

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Annexure "F"

RECEIPT

Prior to the execution of these presents the Allottee/Purchaser/s has paid to the Promoter a sum of **Rs. 7,68,082/- (Rupees Seven Lakh Sixty Eight Thousand Eighty Two only** being part payment of the sale consideration of the Flat/Unit agreed to be sold by the Promoter to the Allottee/Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge)

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UNIT AND ALLOTTEE/S DETAILS

Sr.		Particulars
(1).	Whole Project	MANTRA MAGNUS
(2).	Project/Wing	Wing/Building "C" of "**Mantra Magnus Phase 3**"MAHARERA Reg. No. **P52100054483**
(3).	Unit	**C -602**
		Square Meters
		Carpet Area(RERA)of Unit: **67.28**
		Open balcony area attached tothe Unit: **5.29**
		Balcony (Dry) area attached tothe Unit: **3.64**
(4)	Parking Space/s (Without Monetary Consideration)	**ONE COVERED CAR PARKING**
(5).	Purchase Price	**Rs. 76,80,820/- (Rupees Seventy Six Lakh Eighty Thousand Eight Hundred Twenty only)**
(6).	Date of Offer of Possession the Unit	On or before 31/12/2028
(7).	Postal address of the Allottee/s	**S/O: PRADEEP SURVE , 2/14 KEDAR DARSHAN SOCIETY , AKASHGANGA ROAD , NEAR PANCHAGANGA SOCIETY , SHIVAJI NAGAR , RABODI NO.2 , THANE WEST , THANE-400601.**
(8).	Postal address of the Promoter	T4-T5, Third floor, Metropole Building, Camp, Pune 411001
(9).	E-mail address of the Allottee/s.	**surveprashant12@gmail.com**
(10).	E-mail address of the Promoter.	**Care@mantraproperties.in**
(11).	Permanent Account Numbers of the Promoter	**AAVCS4973N**
(12).	Permanent Account Numbers of the Allottee/s	BYQPS4357F DZLPS5128G

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The Total Purchase Price **Rs. 76,80,820/- (Rupees Seventy Six Lakh Eighty Thousand Eight Hundred Twenty only)** including the proportionate price of the common areas and facilities appurtenant to the premises, amounting to **Rs. 7,25,000/- (Rupees Seven Lakh Twenty Five Thousand only)** the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule I but excluding the government taxes as applicable to be paid in installments against the following milestones:

Sr. No	Milestones	%	Amount
1	On or before Signing of Agreement	10%	7,68,082
2	Immediately after registration of Agreement	20%	15,36,164
3	On Completion of Raft slab of the Wing/Building	10%	7,68,082
4	On Completion of 1st Slab of the Wing/Building	10%	7,68,082
5	On Completion of 5th Slab of the Wing/Building	10%	7,68,082
6	On Completion of 9th Slab of the Wing/Building	10%	7,68,082
7	On Completion of 13th Slab of the Wing/Building	10%	7,68,082
8	On Completion of 17th Slab of the Wing/Building	10%	7,68,082
9	On Completion of flooring work of the Flat/unit	5%	3,84,041
10	At the time of Handing over of the possession of the Flat/Unit to the Allottee on or after receipt of OC/CC.	5%	3,84,04
	Total	100%	**76,80,820.00**

Annexure 'G'

COMMON AMENITIES AND FACILITIES

1. Staircases, lifts, lift lobbies, fire escape and common entrance and exits of buildings.
2. Open space
3. landscape area
4. Multipurpose Hall
5. Children's Play Area
6. Indoor Games
7. Gymnasium
8. Co- Working Space
9. Lawn
10. Kids Play Area
11. Splash Pool
12. Entrance Gate and Security cabin
13. Electricity meter room
14. Water tanks, sumps, motors, ducts and all apparatus connected with installation for common use.
15. Firefighting system
16. Internal roads and driveways

A) COMMON UTILITIES AND SERVICES

1. Transformer Room and HT metering kiosk
2. Drainage System & Sewage treatment plant
3. Underground water tank & pump room

Abovementioned common utilities and services will be completed in Phase wise manner and the allottee shall not raise any issue/concern in future or at the time of possession.

INTERNAL SPECIFICATIONS OF APARTMENT

Sr.No.	
A	Specifications
1	Structure
	RCC structure designed with earthquake resistant frame
2	Masonry
	Concrete Partition Wall
3	Wall Finish
	Texture Paint for Exterior Surface
	OBD Paint on Interior Walls
4	Electrification
	Concealed internal Electrical wiring
	Modular switches

	Power point for washing machine in dry balcony
	Provision for AC points in all bedroom
	Provision for TV points in Living & Master bedroom
5	Kitchen:
	Granite Kitchen Platform with SS Sink
	Dado up to 2' height
6	Bathrooms:
	Concealed plumbing
	Premium C.P. Fittings
	Premium Sanitary fittings – Floor / Wall mounted
	Designer Dado wall tiles up to Lintel Level
	Provision for Electric geyser
	Provision for exhaust fan
7	Flooring
	Vitrified Tiles across the apartment unit
	Anti-Skid ceramic tiles for bathroom & terraces
8	Doors & Windows
	Main door: Modular Laminated Flush Door with safety locks
	Internal room doors: Flush doors
	Bathroom doors: Flush doors and granite frames
	Three Track Powder Coated Aluminium Sliding Windows with mosquito nets
	Natural stone window sill
	Door hardware – Cylindrical Lock
11	Balcony Railing
	SS with Glass Railing Fittings
12	Elevators
	Passenger lifts

Annexure "H"

(MAINTENANCE SCHEDULE)

Following are the particulars and cost heads under each maintenance account

Individual/Respective building Maintenance

Sr. No.	Cost Head

1	Building housekeeping
2	Building security
3	Electricity charges for: Lift Passage area lighting Any other electrical appliance meant for the respective building
4	Annual maintenance charges for: Lift Solar water heater Any fire related equipment for respective building
5	Repair and maintenance cost and replacement cost of all equipment which will be used for Respective building
6	All other maintenance cost head which are comes under the scope of Individual building Maintenance

Common Area Maintenance

Sr. No.	Cost Head
1	Common area housekeeping
2	Common area security
3	Electricity charges for: Street lighting Open space, podium lighting Club house Amenities Basement of all buildings
4	Annual maintenance charges for: Fire fighting for the all the common area Water pumps Diesel generator
5	Water charges for tanker, water tax etc.
6	Diesel expenses for generator
7	Facility Manager & supervisory staff and its admin expenses
8	Repair and maintenance cost and replacement cost of all equipment which will be used for common area
9	All other maintenance cost head which are comes under the scope of Common area Maintenance

Environment Management Plan/ Infrastructure

Sr. No.	Cost Head
1	Sewage treatment plant Electricity charges for STP Day to day Maintenance charges for STP Operator charges Water testing charges

	Spares & hardware and other cot related to STP

2	Repair and maintenance cost and replacement cost of all equipment which will be used for EMP
3	Landscaping charges: Gardner Fertilizer Red soil New plantation (if needed)
4	Solid waste management Waste segregation at OWC Garbage handling charges Handing over charges on Non-biodegradable waste. Disposal of e-waste in accordance with Rules.
5	Rain water harvesting : Rain water harvesting tank cleaning Recharge pits cleaning (pre and post monsoon) Flushing of bores
6	All other maintenance cost head which are comes under the scope of EMP/Infrastructure Maintenance

THE SEAL OF JOINT SUB-REGISTRAR HAVELI

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घोषणापत्र

मी **स्पेशालिटी लॅन्डमार्क्स प्रा.लि. तर्फे संचालक श्री. रोहित घनश्याम गुप्ता**, याव्दारे असे घोषित करतो की, दुय्यम निबंधक ...23..., यांचे कार्यालयांत ...दस्त नं.141... या शिर्षकाच्या दस्त नोंदणीसाठी सादर करणेत आला आहे. **श्री. अशोक निवृत्ती कोद्रे व इतर** यांनी दिनांक ०४/१०/२०२३ रोजी हवेली क्र. १२ येथे रजिस्टर केलेल्या, दस्त क्र. १८७७३/२०२३ अन्वये मला दिलेल्या कुलमुखत्यापत्राचे आधारे सदर दस्त नोंदणीसाठी सादर केलेला आहे/निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तींपैकी कुणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही.

सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करणेस मी पुर्णत: सक्षम आहे. सदरचे कथन चुकीचे आढळुन आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन यांची मला जाणिव आहे.

दिनांक –14/02/२०२४

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स्पेशालिटी लॅन्डमार्क्स प्रा.लि.
तर्फे संचालक
श्री. रोहित घनश्याम गुप्ता
(कुलमुखत्यारपत्रधारकाचे नांव व सही)

SPECIALITY LANDMARKS PRIVATE LIMITED

REGISTERED OFFICE: D 58/53 54 F F R, RATHYATRA, SIGRA, VARANASI, 221010

EXTRACT FROM THE MINUTES OF THE MEETING OF THE MEMBERS OF SPECIALITY LANDMARKS PRIVATE LIMITED HELD ON MONDAY, 08TH DAY OF JANUARY, 2024 AT THE CORPORATE OFFICE OF THE COMPANY AT T-4 T-5 3RD FLOOR METROPOLE BUILDING BUND GARDEN ROAD, PUNE - 411001 AT 10.00 A.M.

APPOINTMENT OF MR. SANDESH GUPTA AS A DIRECTOR OF THE COMPANY:

"**RESOLVED THAT** pursuant to applicable provisions of Section 152 of the Companies Act, 2013, and any other applicable provisions if any, Consent of the Members of the Company be and is hereby accorded for appointment of Mr. Sandesh Gupta, as Director of the Company with immediate effect.

RESOLVED FURTHER THAT any of the Directors of the Company be and are hereby authorized to file all the necessary forms and documents to Registrar of Company and authorised to do all acts, deeds, things and matters which are necessary, expedient, ancillary and incidental to give effect to this resolution."

************CERTIFIED TRUE COPY************

FOR AND ON BEHALF OF THE BOARD OF DIRECTORS OF SPECIALITY LANDMARKS PRIVATE LIMITED

ROHIT GHANSHYAM GUPTA
DIRECTOR
(DIN: 02090089)

Add: C 601, Marvel Aurum,
Lane No. 7, Koregaon Park,
Near Rohi Villa Garden, Pune -411001

Date: 08/01/2024
Place: Pune

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3803	33	00
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

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This registration is granted under section 5 of the Act to the following project under project registration number : **P52100054483**

Project: ***MANTRA MAGNUS PHASE 3****, Plot Bearing / CTS / Survey / Final Plot No.:****SURVEY NO 52/1 (P), 54/1/25, 54/1/26, 54/1/27, 54/1/29 (P) CTS NO 1933 (P), 1934 (P), 1936 (P), 1938 (P) AT MUNDHWA TAL PUNE CITY DIST PUNE 411036*** *at* ***Mundhawa, Haveli, Pune, 411036****;*

1. **Speciality Landmarks Private Limited** having its registered office / principal place of business at *Tehsil:* ***Pune City****, District:* ***Pune****, Pin:* ***411001****.*
2. This registration is granted subject to the following conditions, namely:-
   - The promoter shall enter into an agreement for sale with the allottees;
   - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
   - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (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 **25/01/2024** and ending with **31/12/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:25-01-2024 14:17:21

Dated: **25/01/2024**
Place: **Mumbai**

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

THE SEAL OF JOINT SUB-REGISTRAR

HAVELI

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आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

AAVSG9[illegible]

LANDMARK [illegible] LIMITED

तहसिल कार्यालय पुणेशहर

१३१, शुक्रवार पेठ, पुणे ४११ ००२

Email ID : tahsildarpunecity@gmail.com Phone No. ०२० - २४४७२८५०

क्र.जमीन/एसआर/३०/२०२३ दिनांक :-२८/११/२०२३

प्रति,

मा. कामगार तलाठी मुंढवा,
पुणे

विषय - जमिनीचे वापरातील बदलासाठी रुपांतरणकर व अकृषिक सारा निश्चित करणेबाबत.

मौजे मुंढवा, ता. पुणेशहर जि. पुणे येथील जमीन
स.नं. ५२/१ यासी क्षेत्र २३४००.०० चौ.मी.,
स.नं.५४/१/२५ यासी क्षेत्र ५००.०० चौ.मी.,
स.नं.५४/१/२६ यासी न.भू.क्र. १९३३ यासी क्षेत्र ७००.०० चौ.मी.,
स.नं.५४/१/२७ यासी न.भू.क्र. १९३४ यासी क्षेत्र ५५०.०० चौ.मी.,
स.नं.५४/१/२९ यासी न.भू.क्र. १९३६ यासी क्षेत्र २७००.०० चौ.मी.,
असे एकुण क्षेत्र २७८५०.०० चौ.मी. असुन सदर क्षेत्र मंजुर रेखाकलात नमुद आहे त्यापैकी (-) २४.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र ५०२१.७९ चौ.मी. व २४.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र १३३४.७७ चौ.मी. (-) ३६.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र ४०.५९ चौ.मी. व (-) आरक्षणा खालील वजा क्षेत्र १५०३.७२ चौ.मी. वजा जाता १९९४९.२१ चौ.मी. अकृषिक प्रयोजनाचे क्षेत्र असुन त्यापैकी रहिवास प्रयोजनाचे क्षेत्र १६३६२.३३ चौ.मी. व वाणिज्य प्रयोजनाचे क्षेत्र ३५८६.८८ चौ.मी. असे महाराष्ट्र जमिन महसुल अधिनियम 1966 चे कलम 42 व नुसार रुपांतरण कर व अकृषिक सारा निश्चित करणेबाबत.

संदर्भ - १. स्पेशलिटी लँडमार्क्स प्रायव्हेट लिमिटेड तर्फे कुलमुखत्यारधारक श्री. रोहित घनश्याम गुप्ता यांचा दिनांक - ९/१०/2023 रोजीचा अर्ज.
२.महाराष्ट्र शासन, महसूल व वनविभाग यांचेकडील दिनांक 05/01/2017 रोजीची अधिसूचना व शासन परिपत्रक क्र. एनए/2017/प्र.क्र.115 टी-1, दिनांक 19/08/2017.

१/- मौजे मुंढवा, ता. पुणेशहर जि. पुणे येथील जमीन स.नं. ५२/१ यासी क्षेत्र २३४००.०० चौ.मी.,स.नं.५४/१/२५ यासी क्षेत्र ५००.०० चौ.मी.,स.नं.५४/१/२६ यासी न.भू.क्र. १९३३ यासी क्षेत्र ७००.०० चौ.मी.,स.नं.५४/१/२७ यासी न.भू.क्र. १९३४ यासी क्षेत्र ५५०.०० चौ.मी.,स.नं.५४/१/२९ यासी न.भू.क्र. १९३६ यासी क्षेत्र २७००.०० चौ.मी.,असे एकुण क्षेत्र २७८५०.०० चौ.मी. असुन सदर क्षेत्र मंजुर रेखाकलात नमुद आहे त्यापैकी (-) २४.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र ५०२१.७९ चौ.मी. व २४.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र १३३४.७७ चौ.मी. (-) ३६.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र ४०.५९ चौ.मी. व (-) आरक्षणा खालील वजा क्षेत्र १५०३.७२ चौ.मी. वजा जाता १९९४९.२१ चौ.मी. अकृषिक प्रयोजनाचे क्षेत्र असुन त्यापैकी रहिवास प्रयोजनाचे क्षेत्र १६३६२.३३ चौ.मी. व वाणिज्य प्रयोजनाचे क्षेत्र ३५८६.८८ चौ.मी. असे महाराष्ट्र जमिन महसुल अधिनियम 1966 चे कलम 42 व नुसार रुपांतरण व अकृषिक सारा निश्चित करण्याबाबत अर्जदार यांना दिनांक 09/10/2023 अन्वये या कार्यालयास प्राप्त झाला आहे.

अर्जदार यांनी त्यांचे अर्जासोबत सादर केलेले रेखाकलात नकाशे हे पुणे महानगरपालिका, पुणे /यांनी त्यांचेकडील कंपोस्टमेंट सर्टिफिकेट प्र.क्र.सीसी/1057/23, दिनांक 07/08/2023 अन्वये (रहिवास + वाणिज्य) मंजुर केलेले आहेत.

अर्जदार यांनी केलेल्या विनंतीच्या अनुषंगाने आगाऊ बिनशेतसारा शासन जमा करणेबाबतच्या मिळकतीचे वर्णन खालील प्रमाणे.

(जमीनीचे वर्णन)

गावाचे नाव - मुंढवा
भुधारकाचे नाव - कोद्रे व इतर
जमीनीचा तपशिल - मौजे मुंढवा, ता. पुणेशहर जि. पुणे येथील जमीन स.नं. ५२/१ यासी क्षेत्र २३४००.०० चौ.मी., स.नं.५४/१/२५ यासी क्षेत्र ५००.०० चौ.मी., स.नं.५४/१/२६ यासी न.भू.क्र. १९३३ यासी क्षेत्र ७००.०० चौ.मी., व स.नं.५४/१/२७ यासी न.भू.क्र. १९३४ यासी क्षेत्र ५५०.०० चौ.मी. व स.नं.५४/१/२९ यासी न.भू.क्र. १९३६ यासी क्षेत्र २७००.०० चौ.मी.,असे एकुण क्षेत्र २७८५०.०० चौ.मी. असुन सदर क्षेत्र मंजुर रेखाकलात नमुद आहे त्यापैकी (-) २४.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र ५०२१.७९ चौ.मी. व २४.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र १३३४.७७ चौ.मी. (-) ३६.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र ४०.५९ चौ.मी. व (-) आरक्षणा खालील वजा क्षेत्र १५०३.७२ चौ.मी. वजा जाता १९९४९.२१ चौ.मी. अकृषिक प्रयोजनाचे क्षेत्र असुन त्यापैकी रहिवास प्रयोजनाचे क्षेत्र १६३६२.३३ चौ.मी. व वाणिज्य प्रयोजनाचे क्षेत्र ३५८६.८८ चौ.मी. असे

अर्जदार यांना या कार्यालयाकडील पत्र क्रमांक जमीन/एन/एसआर/३०/२०२३, दि.२६/११/२०२३ अन्वये खालील प्रमाणे बिनशेतसारा रुपांतरीत करापोटी रक्कम शासन जमा करणेबाबत कळविण्यात आलेले होते.

बिनशेती आकारणीसह एकुण अनुषंगाने रक्कम :-

अ.क्र.	प्रयोजन	प्रयोजन चौ.मी.	
१	रेखाकलात समाविष्ट केलेले क्षेत्र	२७८५०.०० चौ.मी.	
२	(-) २४.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र	५०२१.७९ चौ.मी.	
३	(-) २४.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र	१३३४.७७ चौ.मी.	
४	(-) ३६.०० मी.डी.पी.रस्त्याखालील वजा क्षेत्र	४०.५९ चौ.मी.	
५	(-) आरक्षणा खालील वजा क्षेत्र	१५०३.७२ चौ.मी.	
६	अकृषक प्रयोजनाचे क्षेत्र	१९९४९.२१ चौ.मी.	
७	प्रयोजन	रहिवास	वाणिज्य
८	अ.क्र.६ पैकी (रहिवास + वाणिज्य) प्रयोजनाचे क्षेत्र	१६३६२.३३ चौ.मी.	३५८६.८८ चौ.मी.
९	प्रयोजनासाठी बिनशेती आकरणीचा दर (प्रति चौ.मी)	१.८४/-	३.६६/-
१०	प्रयोजनासाठी बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी	२९९४४/-	१३,१२८/-
११	प्रयोजनासाठी रुपांतरीत करावी आकारणी	९,४९,७२०/-	६५,५४०/-
१२	एकुण रक्कम रुपये	९,७९,६६४/-	७८,७६८/-
	वसुल करावयाची एकुण रक्कम रुपये	२,५८,४३२/-	

(अक्षरी दोन लाख आठ्यावन्न हजार चारशे बत्तीस रुपये फक्त)

अर्जदार यांनी वरीलप्रमाणे बिनशेतसा-याची व रुपांतरीत करापोटी अशी एकुण रक्कम रु. २,५८,४३२/- (अक्षरी दोन लाख आठ्यावन्न हजार चारशे बत्तीस रुपये फक्त) चलन क्रमांक GRN MH०११२८५२७८२०२३२४E, दिनांक २२/११/२०२३ रोजी शासकीय कोषागारात जमा करून चलनाची प्रत या कार्यालयास सादर केलेली आहे. त्याचप्रमाणे विषयांकित मिळकतीवरील बांधकाम नकाशास पुणे महानगरपालिका, पुणे यांनी त्यांचेकडील प्र.क्र.सीसी/1057/23, दिनांक 07/08/2023 अन्वये दिलेल्या प्रारंभ प्रमाणपत्राची व बांधकाम नकाशाची प्रत सादर केलेली आहे.

सबब, आपणास याद्वारे कळविणेत येते की विषयांकित जमिनीच्या गाव नमुना नंबर २ मध्ये अकृषिक झाल्याची नोंद घेऊन शरत्वी अकृषिक आकारणीची कार्यवाही करावी. सोबत चलनाची व बांधकाम नकाशाची प्रत सोबत जोडली आहे.

तहसिलदार पुणे शहर

प्रत- स्पेशलिटी लँडमार्क्स प्रायव्हेट लिमिटेड तर्फे कुलमुखत्यारधारक
श्री. रोहित घनश्याम गुप्ता, रा.टी ४, टी ५, मेट्रोपोल बिल्डींग,
३ रा मजला, आयकॉन्स थिएटर शेजारी, बंडगार्डन रोड, पुणे ०१

प्रत- मा. उप- अभियंता, बांधकाम विकास विभाग, पुणे महानगरपालिका, पुणे-५ यांस माहितीसाठी.

तहसिलदार पुणे शहर

३६०३ ६९ ९०

तहसिल कार्यालय पुणेशहर

९३९, शुक्रवार पेठ, पुणे ४११ ००२

Email ID: tahsildarpunecity@gmail.com Phone No: ०२० - २४४७२८५०

क्र.जमीनपरवाना/ /२०२३ दिनांक :- ३१/१/२०२३

प्रति,

प्रपोनेंट (तहसिलदार) लॅन्डमार्क प्रायव्हेट लिमिटेड तर्फे कृष्णमुरारी कारक
श्री. रोहित मनसुखलाल गुप्ता, वा.डी.४, डी.५ नेट्रोपोल बिल्डींग,
१ ला मजला, आयकॉन क्लिअर सेलसी, औंध रोड, पुणे ०८

विषय: जमिनीचे खरपोतील बदलासाठी रूपांतरणकर.म अकृषिक वापर निश्चित करणेबाबत.

मौजे मुंढवा, ता. पुणेशहर जि. पुणे येथील जमीन
स.नं. ५२६ मधील क्षेत्र ११४००.०० चौ.मी.,
क्र.न.५४/१/५ मधील क्षेत्र ५०००.०० चौ.मी.,
स.नं.५४/१/२४ मधील न.भू.क्र. १९३४ मधील क्षेत्र ७००.०० चौ.मी.,
स.नं.५४/१/२५ मधील न.भू.क्र. १९३५ मधील क्षेत्र ५५०.०० चौ.मी.,
स.नं.५४/१/२६ मधील न.भू.क्र. १९३६ मधील क्षेत्र २०००.०० चौ.मी.
असे एकूण क्षेत्र २७८५०.०० चौ.मी. असून सदर क्षेत्र मंजूर रेखांकनात नमूद असे त्यापैकी (-) २४.०० मी.डी.पी.रस्त्याखालील बाधित क्षेत्र ५०३१.७९ चौ.मी. व १४.०० मी.डी.पी.रस्त्याखालील बाधित क्षेत्र १२१४.७७ चौ.मी.
(-) १६.०० मी.डी.पी.रस्त्याखालील बाधित क्षेत्र ४०.५१ चौ.मी. व (-) आरक्षण खालील बाधित क्षेत्र १५०३.७२ चौ.मी. बाधित क्षेत्र १९६४.२१ चौ.मी. अकृषिक प्रयोजनाचे क्षेत्र असून त्यापैकी रहिवास प्रयोजनाचे क्षेत्र १६३९३.३३ चौ.मी. व वाणिज्य प्रयोजनाचे क्षेत्र १५८६.८८ चौ.मी. असे महाराष्ट्र जमिन महसूल अधिनियम २५६६ चे कलम ४२ अ नुसार रूपांतरण कर व अकृषिक वापर निश्चिती करणेबाबत.

१)- रूपांतरण विषयाचे अनुषंगाने शासन दिनांक ०५/०१/२०२३ रोजीचे मार्गदर्शक तत्त्वांमधील पोट क्रं. विषयांकित शीर्षकाखालील विषय वेळोवेळी रूपांतर करणेबाबत महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२ अ मधील तरतुदीनुसार खालील प्रमाणे बाधीत रक्कम शासन अकृषक, किंवा शेतीसाठी व व्यापारी वापरासाठी रूपांतर करत आहे. तरी सदरची रक्कम शासन शासनाकडे ७ दिवसाच्या आत शासकीय तिजोरीत भरावी व रक्कम भरल्याबाबत चलन आणि पावती या कार्यालयाकडे सादर करावी. जेणेकरून नमूद तरतुदीनुसार विषयांकित मिळकतीच्या अधिकार अभिलेखात अकृषक वापरेबाबतच्या नोंदी घेणेबाबत संबंधित कार्यालयास सूचना देता येईल.

मिळालेले आकारणीतून एकूण वसूलपात्र रक्कम :

अ.क्र.	प्रकरण	प्रयोजन चौ.मी.	
१.	रेखांकनात समाविष्ट केलेले क्षेत्र	२७८५०.०० चौ.मी.	
२.	(-) १४.०० मी.डी.पी.रस्त्याखालील बाधित क्षेत्र	५०३१.७९ चौ.मी.	
३.	(-) २४.०० मी.डी.पी.रस्त्याखालील बाधित क्षेत्र	१२१४.७७ चौ.मी.	
४.	(-) १६.०० मी.डी.पी.रस्त्याखालील बाधित क्षेत्र	४०.५१ चौ.मी.	
५.	(-) आरक्षण खालील बाधित क्षेत्र	१५०३.७२ चौ.मी.	
६.	अकृषक प्रयोजनाचे क्षेत्र	१९६४.२१ चौ.मी.	
७.	प्रयोजन	रहिवास	वाणिज्य
८.	अ.क्र.६ पैकी (रहिवास + वाणिज्य) प्रयोजनाचे क्षेत्र	१६३९३.३३ चौ.मी.	१५८६.८८ चौ.मी.
९.	प्रयोजनासाठी किंमतीचा आकारणीचा दर (प्रति चौ.मी.)	१.८१/-	३.६९/-
१०.	प्रयोजनासाठी किंमतीचा रूपांतरणाच्या टक्केवारीचे वार्षिक आकारणी	२९९४४/-	२६,२२८/-
११.	प्रयोजनासाठी रूपांतरीत करावयाची आकारणी	५,२९,७३०/-	५५,६४०/-
१२.	एकूण रक्कम रुपये	३,०३,६६४/-	५८,०६८/-
	वसूल करावयाची एकूण रक्कम रुपये	२,४८,४३२/-	

(अक्षरी दोन लाख अठ्ठेचाळीस हजार चारशे बत्तीस रुपये फक्त)

तहसिलदार पुणेशहर, पुणे

३६०३ | ७० | ९०

२०२४

CHALLAN
MTR Form Number-6

GRN: MH032023280202202E	BARCODE	Date: 22/11/2023-14:47:07	Form ID
Department: Revenue Department		Payer Details	
Type of Payment: Land and Revenue / Non Agricultural Assessment		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name: TAHSILDAR AND TEH PUNE CITY		Full Name:	SPECIALITY LANDMARKS PRIVATE LIMITED TARFE FOR ROHIT GUPTA
Location: PUNE			
Year: 2023-2024 One Time		Flat/Block No.	PUNE
Account Head Details / Amount In Rs.		Premises/Building	
0029317400 Amount Of Tax / 2,50,432.00		Road/Street	
		Area/Locality	PUNE
		Town/City/District	
		PIN	
		Remarks (If Any)	JAMIN NA.PUNDHWA SR NO 52 PART AND OTHER.
		Amount In Words:	Two Lakh Fifty Eight Thousand Four Hundred Thirty Two Rupees Only
Total / 2,50,432.00			
Payment Details: BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque/DD Details		Bank CIN / Ref. No.	00280420231122090087 / 2320620500102
Cheque/DD No.		Bank Date / RBI Date	22/11/2023-14:49:14 / 23/11/2023
Name of Bank		Bank Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	51123 , 23/11/2023

Department ID: Mobile No: 6328626206

Validity unknown

Page 1/1 Print Date 28-11-2023 09:13:06

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (संकेत स्थळ व जमीन मूल्यांकन) नियम, १९७१ च्या नियम ७ च्या पोट-नियम (२) अन्वये]

गाव/शहर : मुंबईकर					जिल्हा : मुंबई
गाव/मुल्यांकन क्षेत्राचे नाव	हिस्सा क्रमांक	आकारी पड/	क्षेत्र चौ.मी.	आकारणीचा दर	महाराष्ट्र जिल्हा जमाबंदी विभाग नगरपालिका हद्दीतील आणि नगरपालिका क्षेत्राबाहेरील जिल्हा नियम
५१३५			एकूण.००	०	

मुद्रांकशुल्क :

१) मुद्रांक शुल्क आकार : ४

२) : अदाकार

३) दिनांक :

४) दस्त क्र. :

५) दस्त क्षेत्र :

दिनांक	तपशील	क्षेत्र आकार	महसूल विभाग, मुंबईकरता जिल्हा नगर [३]	संकीर्ण
[illegible]	[illegible]			[illegible]
[illegible]	[illegible]		[illegible]	[illegible]
[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]		[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

शेरा : [illegible] पत्रिकेवर पुढील फेरफार घ्यावेत जो, कृपया नवीन घर प्राप्त करून घ्या.

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THE SEAL OF JOINT SUB-REGISTRAR

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२०२४

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (संकेत स्थळ व जमीन मूल्यांकन) नियम, १९७१ च्या नियम ७ च्या पोट-नियम (२)]

गाव/शहर : मुंबईकर					जिल्हा : मुंबई
गाव/मुल्यांकन क्षेत्राचे नाव	हिस्सा क्रमांक	आकारी पड/	क्षेत्र चौ.मी.	आकारणीचा दर	महाराष्ट्र जिल्हा जमाबंदी विभाग नगरपालिका हद्दीतील आणि नगरपालिका क्षेत्राबाहेरील जिल्हा नियम
५१३५			एकूण.००	०	

मुद्रांकशुल्क :

१) मुद्रांक शुल्क आकार : ४

२) : अदाकार

३) दिनांक :

४) दस्त क्र. :

५) दस्त क्षेत्र :

दिनांक	तपशील	क्षेत्र आकार	महसूल विभाग, मुंबईकरता जिल्हा नगर [३]	संकीर्ण
[illegible]	[illegible]			[illegible]
[illegible]	[illegible]		[illegible]	[illegible]

Page 1 of 1

महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (संकेत स्थळ व जमीन मूल्यांकन) नियम, १९७१ च्या नियम ७ च्या पोट-नियम (२)]

गाव/शहर : मुंबईकर					जिल्हा : मुंबई
गाव/मुल्यांकन क्षेत्राचे नाव	हिस्सा क्रमांक	आकारी पड/	क्षेत्र चौ.मी.	आकारणीचा दर	महाराष्ट्र जिल्हा जमाबंदी विभाग नगरपालिका हद्दीतील आणि नगरपालिका क्षेत्राबाहेरील जिल्हा नियम
५१३५			एकूण.००	०	

मुद्रांकशुल्क :

१) मुद्रांक शुल्क आकार : ४

२) : अदाकार

३) दिनांक :

४) दस्त क्र. :

५) दस्त क्षेत्र :

दिनांक	तपशील	क्षेत्र आकार	महसूल विभाग, मुंबईकरता जिल्हा नगर [३]	संकीर्ण
[illegible]	[illegible]			[illegible]
[illegible]	[illegible]		[illegible]	[illegible]

Page 1 of 1

महाराष्ट्र शासन

मालमत्ता पत्रक

[illegible]

गाव/पेठ : मुंढवा			तालुका/न.भू.मा. कार्यालय : नगर भूमापन अधिकारी, क्र.२ पुणे		जिल्हा : पुणे
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
१९३८			[illegible]	[illegible]	

सुविधाधिकार :

हक्काचा मूळ धारक : [illegible]

वर्ष : [illegible]

पट्टेदार :

इतर भार :

इतर शेरे :

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक(धा), पट्टेदार(प) किंवा भार(इ)	साक्षांकन
20/04/2019	[illegible]			[illegible] 20/04/2019 [illegible]
11/02/2020	[illegible]		[illegible]	[illegible] 11/02/2020 [illegible]

[illegible] ✓

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04/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 12

दस्त क्रमांक : 18772/2023

नोदंणी :

Regn:63m

गावाचे नाव : मुंढवा

(1)विलेखाचा प्रकार : डेव्हलपमेंट अॅग्रीमेंट

(2)मोबदला : 502806000

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे) : 504573270

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) : 1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: गाव मौजे मुंढवा येथील 1)सर्व्हे न.52 हिस्सा न.1 यासी सी टी एस न 1938 एकुण क्षेत्र 02 हे 44 आर पैकी 02 हे 34 आर 2)सर्व्हे न.54 हिस्सा न.1/25 यासी सी टी एस न 1933 एकुण क्षेत्र 00 हे 05 आर 3)सर्व्हे न 54 हिस्सा न 1/26 यासी सी टी एस न 1933 एकुण क्षेत्र 00 हे 07 आर 4)सर्व्हे न 54 हिस्सा न 1/27 यासी सी टी एस न 1934 एकुण क्षेत्र 00 हे 07 आर पैकी 00 हे 05.5 आर 5)सर्व्हे न 54 हिस्सा न 1/29 यासी सी टी एस न 1936 एकुण क्षेत्र 00 हे 35 आर पैकी 00 हे 16 आर 6)सर्व्हे न 54 हिस्सा न 1/29 यासी सी टी एस न 1936 एकुण क्षेत्र 00 हे 35 आर पैकी 00 हे 11 आर, असे एकत्रित सर्व्हे न मिळून एकुण क्षेत्र 03 हे 33 आर पैकी 02 हे 78.5 आर म्हणजेच 27850 चौ मी [illegible] (अभिनिर्णित प्रकरण क्र 924/2023)((C.T.S. Number : 1933,1934,1936and 1938 ;))

(5) क्षेत्रफळ : 1) 27850 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-[illegible] निवृत्ती कोद्रे - - वय:-75; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] मुंढवा पुणे ३६, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411036 पॅन नं:-AQKPK7226A

2): नाव:-[illegible] कोद्रे - - वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] मुंढवा पुणे ३६, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411036 पॅन नं:-AQKPK7226Q

3): नाव:-[illegible] कोद्रे - - वय:-44; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] मुंढवा पुणे ३६, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411036 पॅन नं:-AQKPK7225P

4): नाव:-[illegible] - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे २८, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411028 पॅन नं:-ATFPS1747J

5): नाव:-[illegible] निवृत्ती कोद्रे - - वय:-69; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible], रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-412214 पॅन नं:-AGWPK6523Q

6): नाव:-[illegible] कोद्रे - - वय:-62; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-412214 पॅन नं:-AKZPK5850R

7): नाव:-[illegible] कोद्रे - - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-412214 पॅन नं:-AGWPK6524F

8): नाव:-[illegible] कोद्रे - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411028 पॅन नं:-AGWPK6525E

9): नाव:-[illegible] शिंदे - - वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411001 पॅन नं:-BZOPS2126F

10): नाव:-[illegible] कोद्रे - - वय:-82; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411040 पॅन नं:-ABGPK1437L

11): नाव:-[illegible] कोद्रे - - वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411040 पॅन नं:-AJCPK9305P

12): नाव:-[illegible] कोद्रे - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411040 पॅन नं:-BTRPK2839Q

13): नाव:-[illegible] कोद्रे - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411040 पॅन नं:-AVZPK6423H

14): नाव:-[illegible] - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411004 पॅन नं:-EMEPS5655K

15): नाव:-[illegible] - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411004 पॅन नं:-AKYPB6533F

16): नाव:-[illegible] - - वय:-58; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411004 पॅन नं:-ALGPB0578H

17): नाव:-[illegible] - - वय:-71; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: [illegible] पुणे, रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411048 पॅन नं:-AMNPB1134H

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता : 1): नाव:-स्पेशालिटी लँडमार्क्स प्रा लि तर्फे संचालक रोहित घनश्याम गुप्ता [illegible] - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: टी ४ टी ५ [illegible] पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411001 पॅन नं:-AAVCS4973N

(9) दस्तऐवज करुन दिल्याचा दिनांक : 27/09/2023

(10)दस्त नोंदणी केल्याचा दिनांक : 03/10/2023

(11)अनुक्रमांक,खंड व पृष्ठ : 18772/2023

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क : 25640400

(13)बाजारभावाप्रमाणे नोंदणी शुल्क : 30000

(14)शेरा

मुल्यांकनासाठी विचारात घेतलेला तपशील:- : मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील ADJ02/924/2023.

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

मी. नक्कल वाचणार
नक्कल तपासणी
[illegible] }

सदर साक्षांकित नक्कल
श्री. [illegible]
[illegible]
दिनांक 3 /10/२०२३

सह.दुय्यम निबंधक वर्ग-२
हवेली क्र. १२, पुणे

सह.दुय्यम निबंधक वर्ग-२
हवेली क्र. १२, पुणे

SANDEEP MALI
ADVOCATE
B.A. LL.M.

A-103, 1st Floor, "Sigma Blossom",
Opp. Mahadev Mandir, Kale-Borate Nagar,
Kale-Padal, Hadapsar, Pune - 411 028.
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SEARCH AND TITLE REPORT

Date: 26/10/2023

Re.: (1) All that piece and parcel of land admeasuring 02 Hectares= 34 Ares out of 02 Hectares= 44 Ares bearing Survey No.52/1, Corresponding CTS No.1938, situated at Village Mundhwa, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation and Registration and Sub-Registration Haveli and Registration District Pune (hereinafter referred to as "said Land No.1" for the sake of brevity).

(2) All that piece and parcels of lands, total adm. 00 Hectare= 44.50 Ares as follows: -

a) land admeasuring 00 Hectare= 05 Ares bearing Survey No.54/1/25, Corresponding CTS No.1933,
b) land admeasuring 00 Hectare= 07 Ares bearing Survey No.54/1/26, Corresponding CTS No.1933,
c) land admeasuring 00 Hectare= 05.50 Ares, out of 00 Hectare= 07 Ares bearing Survey No.54/1/27, Corresponding CTS No.1934, and
d) land admeasuring 00 Hectare= 27 Ares out of 00 Hectare= 35 Ares bearing Survey No.54/1/29, Corresponding CTS No.1936,

all situated at Village Mundhwa, Taluka Pune City, District Pune and within the limits of Pune Municipal Corporation and Registration and Sub-Registration Haveli and Registration District Pune (hereinafter referred to as "said Land No.2" for the sake of brevity).

The said Land No.1 and said Land No.2 are hereinafter collectively referred to as the **"said Lands"** for the sake of brevity.

I have caused investigation of title of the said Lands on the request of **Speciality Landmarks Private Limited**, a company registered under the Companies Act, through its Director- Mr. Rohit Ghanshyam Gupta, having office at T4 - T5, Metropole Building, Next to Inox Multiplex, Bund Garden Road, Pune - 411001, and also taken search of the said Lands for the period of 30 years. I have carried out such investigation & search and my observations in respect thereof are as under: -

I] Survey No.52, Hissa No.1 - Corresponding CTS No.1938: -

1. From perusal of 7/12 Extract of Survey No.52/1 of Village Mundhwa for the years 1930 to 1942, it appears that name of Mr. Narayan Sakharam Gaikwad was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 32 Guntha.

2. It appears that vide Mortgage Deed dated 13/08/1941 (registered under Serial No.520/1941, with the office of Sub-Registrar, Haveli No.2, Pune), the said Mr. Narayan Sakharam Gaikwad and Mr. Jagannath Namdeo Gaikwad had mortgaged the said land bearing S. No.52/1 in favour of Mr. Sadhaba Balaji Kodre for the amount mentioned therein. Accordingly, name of said Mr. Sadhaba Balaji Kodre was entered on Kabjedar/ Occupancy column and name of said Mr. Narayan Sakharam Gaikwad was shifted in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.1322 dated 09/09/1941.

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3. It appears that vide Sale Deed dated 26/05/1955 (registered under Serial No.793/1955, with the office of Sub-Registrar, Haveli No.1, Pune), the said Mr. Jagannath Namdeo Gaikwad, Mr. Ramchandra Namdeo Gaikwad and Mr. Haribhau Narayan Gaikwad sold, assigned, transferred and conveyed the said land bearing S. No.52/1 in favour of Mr. Nivrutti Sadhuba @ Sadaba Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre was entered on 7/12 Extract of S. No.52/1, as the Owner thereof, vide Mutation Entry No.1950 dated 18/07/1955. From the said M. E. No.1950, it further appears that the Circle Officer notified that since the names of Sellers/s were not appeared on Kabjedar/Occupancy column of 7/12 Extract, the transaction was reported for verification and thereupon, it was verified that the aforesaid loan/mortgage was repaid and hence, effect of the same would firstly be given accordingly.

4. It appears that said Mr. Haribhau Narayan Gaikwad & Mr. Jagannath Namdeo Gaikwad had repaid the aforesaid loan/ mortgage to the said Mr. Sadaba Balaji Kodre on 26/05/1955 vide Release/ Re-conveyance Deed of Mortgage. Accordingly, names of said Mr. Haribhau Narayan Gaikwad & Mr. Jagannath Namdeo Gaikwad were entered on Kabjedar/Occupancy column of 7/12 Extract, by deleting the name of said Mr. Sadaba Balaji Kodre therefrom and by deleting name of said Mr. Narayan Sakharam Gaikwad from Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.2008 dated 19/11/1956.

5. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1955 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.52/1 was shown from 00 Acre= 32 Guntha to 00 Hectare= 32 Ares, vide Mutation Entry No.3083 dated 30/01/1971.

6. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre made an application to village Talathi stating that, separate entries regarding S. Nos.52/1, 52/2 and 52/3 are recorded in village/ revenue record and hence, the same be corrected and merged together. Accordingly, the correction was made out as to S. No.52/1+2+3 for area admeasuring 02 Hectares= 44 Ares and separate 7/12 Extract thereof was generated in the name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, vide Mutation Entry No.3189 dated 01/07/1972.

7. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre had obtained loan from Bank of Maharashtra on 10/12/1974 and accordingly, charge of said Bank of Maharashtra was entered in Other Rights column of 7/12 Extract of S. No.52/1+2+3, vide Mutation Entry No.3466 dated 03/07/1976.

8. It appears that said Mr. Nivrutti Sadhuba @ Sadaba Kodre had repaid the aforesaid loan to said Bank of Maharashtra, vide Letter bearing No.26/72 dated 03/04/1979, issued by the said bank and accordingly, charge of the said bank was deleted from Other Rights column of 7/12 Extract of S. No.52/1+2+3, vide Mutation Entry No.3584 dated 5/01/1979.

9. It appears that vide Partition Deed dated 22/08/1991 (registered under Serial No.1379/1991, with the office of Sub-Registrar, Haveli No.1, Pune) executed by and between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various

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properties held by them, including the said land bearing S. No.52/1+2+3. By virtue of the said partition, the aforesaid entire land admeasuring 02 Hectares= 44 Ares bearing S. No.52/1+2+3 exclusively came to the share of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of the said Partition was given on revenue record/ 7/12 Extract of S. No.52/1+2+3, as per remark of Hon'ble Tahasildar, Pune city, bearing No. TASAHA/408/92 dated 21/03/1992, vide Mutation Entry No.4416 dated 06/05/1992.

10. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre died on 06/06/2000, leaving behind him, his three sons- Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre & Mr. Manik Nivrutti Kodre, widow- Smt. Chandrabhaga Nivrutti Kodre and three daughters- Mrs. Vanita Vijay Bimal, Mrs. Sunita Suryakant Hegade & Mrs. Ashilya Govardhan Shinde, as his legal heirs. The said late Nivrutti Sadhuba @ Sadaba Kodre had executed his last Will and Testament dated 19/08/1997 (registered under Serial No.5527/1997, with the office of Sub-Registrar, Haveli No.3, Pune) and as per the said Will, the said Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre and Ashilya Govardhan Shinde got an area admeasuring 00 Hectare= 61 Ares each in the said land bearing S. No.52/1+2+3. Accordingly, effect of the same was given on revenue record/ 7/12 Extract of S. No.52/1+2+3, vide Mutation Entry No.7004 dated 18/09/2000.

11. It appears that vide the Order bearing No. RTS/7-12/Comp/1438/04 dated 21/10/2004 issued by Hon'ble Tahasildar, Pune city, the corrections have been made in revenue record of Village Mundhwa and accordingly, S. No.52/1+2+3 has been re-numbered as S. No.52/1, vide Mutation Entry No.8220 dated 25/10/2004.

12. It appears that vide Sale Deed dated 13/08/2006 (registered under Serial No.6496/2006, with the office of Sub-Registrar, Haveli No.3, Pune on 18/08/2006), the said Mrs. Ashilya Govardhan Shinde sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 10 Ares out of her share/ area totally admeasuring 00 Hectare= 61 Ares out of the said land bearing S. No.52/1 in favour of Mr. Anil Shriang Saykar and Mrs. Archana Anil Saykar at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, names of the said Mr. Anil Shriang Saykar and Mrs. Archana Anil Saykar were entered on 7/12 Extract of S. No.52/1 for the aforesaid area admeasuring 00 Hectare= 10 Ares, as the Owners thereof, vide Mutation Entry No.9907 dated 01/10/2006.

13. It appears that the said Mr. Ashok Nivrutti Kodre had obtained loan of the amount of Rs.5,00,000/- (Rupees Five Lakhs only) from Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa was entered in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.10205 dated 27/04/2009.

14. It appears that the said Mr. Vilas Nivrutti Kodre had also obtained loan of the amount of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand only) from said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa was entered in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.10205 dated 27/04/2009.

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15. It appears that the said Mr. Ashok Nivrutti Kodre had further obtained loan of the amount of Rs.5,00,000/- (Rupees Five Lakhs only) from said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa was entered in Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.12046 dated 19/03/2013.

16. It appears that the said Mr. Vilas Nivrutti Kodre have repaid aforesaid loans to said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charge of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa has been deleted from Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.12780 dated 15/09/2014.

17. It appears that in due course, Property Register Card (PRC) bearing CTS No.1938 allotted to the said land bearing S. No.52/1 of Village Mundhwa i.e. the said Land No.1, has been generated in the revenue record of Village Mundhwa.

18. It appears that as per Notification Letter bearing No. NA.BHU.NI.PA.AKSHARI-NONE/ 2015 PUNE dated 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1938) have been entered in words, vide Mutation Entry No.328 dated 30/04/2015.

19. It appears that the said Mr. Ashok Nivrutti Kodre and Mr. Vilas Nivrutti Kodre have repaid their aforesaid loans to said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa and accordingly, charges of said Mundhwa Vikas Karyakari Seva Santha Maryadit, Mundhwa have been deleted from Other Rights column of 7/12 Extract of S. No.52/1, vide Mutation Entry No.13282 dated 25/08/2015.

20. It appears that vide Order bearing Outward No. 652/C.S./Couble Entry Close/Mundhwa/2018 dated 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.52/1) and the same has been recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13610 dated 23/05/2018.

21. It appears that the mutations reflecting on 7/12 Extract of S. No.52/1 have been recorded on PRC bearing CTS No.1938 i.e. the said Land No.1, vide Mutation Entry No.775 dated 03/03/2020.

22. It appears that vide Deed of Gift dtd. 08/09/2022 (registered under Serial No.9547/2022, with the office of Sub-Registrar, Haveli No.14, Pune), the said Mr. Vilas Nivrutti Kodre gifted and transferred an area admeasuring 00 Hectare= 30 Ares out of his share/ area totally admeasuring 00 Hectare= 61 Ares out of the said Land No.1 in favour of Mrs. Jayshri Vilas Kodre, Mr. Amol Vilas Kodre and Mr. Nikit Vilas Kodre. Effect of the said Deed of Gift is given on revenue record and accordingly, names of the said Mrs. Jayshri Vilas Kodre & others are entered on 7/12 Extract of S. No.52/1 for aforesaid area admeasuring 00 Hectare= 30 Ares, as Owners thereof, vide Mutation Entry No.15162 dated 20/09/2022.

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23. It appears that vide Deed of Gift dtd. 08/09/2022 (registered under Serial No.9554/2022, with the office of Sub-Registrar, Haveli No.14, Pune), the said Mr. Manik Nivrutti Kodre gifted and transferred an area admeasuring 00 Hectare= 30 Ares out of his share/ area totally admeasuring 00 Hectare= 61 Ares out of the said Land No.1 in favour of Mrs. Kalpana Manik Kodre, Mr. Anup Manik Kodre and Mr. Nilesh Manik Kodre. Effect of the said Deed of Gift is given on revenue record and accordingly, names of the said Mrs. Kalpana Manik Kodre & others are entered on 7/12 Extract of S. No.52/1 for the aforesaid area admeasuring 00 Hectare= 30 Ares, as the Owners thereof, vide Mutation Entry No.15163 dated 20/09/2022.

24. It appears that vide Deed of Gift dtd. 15/09/2022 (registered under Serial No.17677/2022, with the office of Sub-Registrar, Haveli No.5, Pune), the said Mr. Ashok Nivrutti Kodre gifted and transferred an area admeasuring 00 Hectare= 30 Ares out of his share/ area totally admeasuring 00 Hectare= 61 Ares out of the said Land No.1 in favour of Mr. Nilesh Ashok Kodre, Mr. Shailesh Ashok Kodre and Mrs. Archana Anil Saykar. Effect of the said Deed of Gift is given on revenue record and accordingly, names of the said Mr. Nilesh Ashok Kodre & others are entered on 7/12 Extract of S. No.52/1 for the aforesaid area admeasuring 00 Hectare= 30 Ares, as the Owners thereof, vide Mutation Entry No.15166 dated 20/09/2022.

II] Survey No.54, Hissa No.1/25 - Corresponding CTS No.1933: -

1. From perusal of 7/12 Extract of Survey No.54/1/25 of Village Mundhwa for the years 1930 to 1942, it appears that name of Rahi Kom Kesu Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 05 Guntha, and subsequently her name was struck off.

2. It appears that name of Kiandu Shivram Gaikwad since minor through guardian Mr. Shivram Mahadu Gaikwad was mutated on 7/12 Extract in respect of the said land bearing S. No.54/1/25, vide Mutation Entry No.980. It appears from Letter dated 27/07/2023 bearing No. Record/Kavi/947/2023, issued by Tahasil Office, Pune city, Pune that Mutation Entry No.980 is not available in the revenue record.

3. It appears that name of Mr. Babu Kashiba Kodre was mutated in Other Rights column of 7/12 Extract of S. No.54/1/25 with a remark of sale without possession.

4. It appears that vide Sale Deed dated 23/06/1938 (registered under Serial No.616/1938, with the office of Sub-Registrar, Haveli No.2, Pune), Sou. Shantabai Bhaltar Shankar Fulmamdikar sold, assigned, transferred and conveyed the said land bearing S. No.54/1/25 in favour of Mr. Sadhu Balaji Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Sadhu Balaji Kodre was entered on 7/12 Extract of S. No.54/1/25, as the Owner thereof, vide Mutation Entry No.1192 dated 25/04/1938.

5. It appears that as the said land bearing S. No.54/1/25 was owned and possessed by the said Mr. Sadhu Balaji Kodre, the *poklat* (redundant/hollow) name of the said Mr. Babu Kashiba Kodre was deleted from Other Rights column of 7/12 Extract of S. No.54/1/25, vide Mutation Entry No.2172 dated 01/06/1960.

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6. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1958 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.54/1/25 was shown from 00 Acre= 05 Guntha to 00 Hectare= 05 Ares, vide Mutation Entry No.3083 dated 30/01/1971.

7. It appears that Mr. Nivrutti Sadhuba @ Sadaba Kodre made application to village Talathi, Mundhwa stating that, said land bearing S. No.54/1/25 was owned and possessed by his deceased father- late Sadaba Balaji Kodre and now, he is in actual occupation and possession of the said land. As per the Will dated 01/10/1979 (registered at Sr. No. 6746/ 1979, with the office of Sub-Registrar, Haveli No.2, Pune) made by said late Sadaba Balaji Kodre, the said land bearing S. No.54/1/25 was allotted to Mr. Prakash Dnyanoba Kodre and Mr. Vasant Dnyanoba Kodre as the owners and accordingly, their names were recorded in the revenue record vide one Mutation Entry bearing No.3947. The said Mr. Nivrutti Sadhuba @ Sadaba Kodre had taken objection and challenged the aforesaid mutation. In pursuance of said objection, due enquiry was conducted. Thereafter, the settlement was mutually and amicably taken place by and between said Mr. Nivrutti Sadhuba @ Sadaba Kodre and Mr. Prakash Dnyanoba Kodre & Mr. Vasant Dnyanoba Kodre and as per the said settlement, said Mr. Prakash Dnyanoba Kodre & Mr. Vasant Dnyanoba Kodre released and/or relinquished their rights. The aforesaid settlement was accepted by Hon'ble Resident Naib Tahasildar and accordingly, he had cancelled the said M. E. No.3947. As per the accepted settlement, name of Mr. Nivrutti Sadhuba @ Sadaba Kodre was recorded on 7/12 Extract of S. No.54/1/25, as the Owner thereof, vide Mutation Entry No.3996 dated 24/01/1985.

8. It appears that vide Partition Deed dated 22/08/1991 (registered at Sr. No. 11379/ 1991, with the office of Sub-Registrar, Haveli No.1, Pune) executed by and between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including the said land bearing S. No.54/1/25. By virtue of the said partition, the said land admeasuring 00 Hectare= 05 Ares bearing S. No.54/1/25 came to share of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of the said Partition was given on revenue record/ 7/12 Extract of S. No.54/1/25 as per remark of Hon'ble Tahasildar, Pune city, bearing No. TASAHA/406/92 dated 21/03/1992, vide Mutation Entry No.4416 dated 06/05/1992.

9. It appears that vide Sale Deed dated 11/02/1999 (registered under Serial No.821/1999, with the office of Sub-Registrar, Haveli No.3, Pune on 12/02/1999), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed the said land bearing S. No.54/1/25 in favour of Mr. Tukaram Dashrath Badhe at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Tukaram Dashrath Badhe was entered on 7/12 Extract of S. No.54/1/25, as the Owner thereof, vide Mutation Entry No.6949 dated 02/02/2000.

10. It appears that vide Deed of Gift dated 29/11/2006 (registered under Serial No.10169/2006, with office of Sub-Registrar, Haveli No.6, Pune), the said Mr. Tukaram Dashrath Badhe gifted and transferred the said land bearing S. No.54/1/25 in favour of Mrs. Amruta Satish Badhe. Effect of the said Gift Deed was given on revenue record and accordingly, name of the said Mrs. Amruta Satish Badhe was entered on 7/12 Extract of S. No.54/1/25, as the Owner thereof, vide Mutation Entry No.9112 dated 09/04/2007.

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11. It appears that in due course, Property Register Card [PRC] bearing CTS No.1933 allotted to the said land bearing S. No. 54/1/25 of Village Mundhwa i.e. the said Land No. (2-a), has been generated in the revenue record of Village Mundhwa.

12. It appears that as per Notification Letter bearing No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dated 18/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1933) have been entered in words, vide Mutation Entry No.326 dated 30/04/2015.

13. It appears that vide Order of Tahasildar dated 25/12/2018 that technical corrections were made in computerized 7/12 Extract of S. No.54/1/25, vide Mutation Entry No.13549 dated 31/12/2016.

14. It appears that vide Order bearing Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dated 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/25) and the same has been recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13810 dated 23/05/2018.

15. It appears that the mutations reflecting on 7/12 Extract of S. No.54/1/25 have been recorded on PRC bearing CTS No.1933 i.e. the said Land No. (2-a), vide Mutation Entry No.796 dated 20/03/2020.

III] Survey No.54, Hissa No.1/26 - Correspondence CTS No.1933: -

1. From perusal of 7/12 Extract of Survey No.54/1/26 of Village Mundhwa for the years 1930 to 1942, it appears that name of Mr. Sadu Balaji Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 07 Guntha.

2. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1958 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.54/1/26 was shown from 00 Acre= 07 Guntha to 00 Hectare= 07 Ares, vide Mutation Entry No.3083 dated 30/01/1971.

3. It appears that Mr. Dnyanoba Sadaba Kodre made application to village Talathi, Mundhwa stating that, his father Sadu Balaji Kodre died intestate on 03/07/1984, leaving behind him, his two sons viz. Mr. Nivrutti Sadhuba @ Sadaba Kodre & Mr. Dnyanoba Sadaba Kodre, four daughters viz. Mrs. Draupadabai Dattatraya Borawake, Mrs. Kusum Dattatraya Gaikwad, Mrs. Vimal Tukaram Gaikwad & Mrs. Suman Bhalchandra Darkat and widow Smt. Vithabai Sadaba Kodre, as his legal heirs; and out of them, said Mrs. Draupadabai Dattatraya Borawake, Mrs. Kusum Dattatraya Gaikwad, Mrs. Vimal Tukaram Gaikwad, Mrs. Suman Bhalchandra Darkat and Smt. Vithabai Sadaba Kodre released their rights in respect of their ancestral properties including the said land bearing S. No.54/1/26 as per their Affidavit. It also appears that according to the aforesaid Application, Affidavit and the settlement taken place before Hon'ble Resident Naib Tahasildar, Pune city vide Settlement Deed dated 20/12/1985 as well as according to the Order bearing No.2078/85 dated

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16/12/1985 passed by Hon'ble Tahasildar, Pune city about recording the heirs, name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre was recorded on 7/12 Extract of S. No.54/1/26, as the Owner thereof, vide Mutation Entry No.3998 dated 27/02/1986.

4. It appears that vide Partition Deed dated 22/08/1991 (registered at Sr. No. 11379/ 1991, with the office of Sub-Registrar, Haveli No.1, Pune) executed by and between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including the said land bearing S. No.54/1/26. By virtue of the said partition, the said land admeasuring 00 Hectare= 07 Ares bearing S. No.54/1/26 came to share of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of the said Partition was given on revenue record/ 7/12 Extract of S. No.54/1/26, as per remark of Hon'ble Tahasildar, Pune city, bearing No. TASAHA/406/92 dated 21/03/1992, vide Mutation Entry No.4416 dated 06/05/1992.

5. It appears that vide Sale Deed dated 10/05/1999 (registered under Serial No.2502/1999, with the office of Sub-Registrar, Haveli No.3, Pune), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed the said land bearing S. No.54/1/26 in favour of Mr. Amol Vilas Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Amol Vilas Kodre was entered on 7/12 Extract of S. No.54/1/26, as the Owner thereof, vide Mutation Entry No.6848 dated 02/02/2000.

6. It appears that vide Sale Deed dated 29/12/2007 (registered by virtue of Deed of Confirmation dated 30/08/2008 at Sr. No.6890/2008, with the office of Sub-Registrar, Haveli No.1, Pune on 01/09/2008), the said Mr. Amol Vilas Kodre sold, assigned, transferred and conveyed the said land bearing S. No.54/1/26 in favour of Mr. Mayur Satish Badhe at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Mayur Satish Badhe was entered on 7/12 Extract of S. No.54/1/26, as Owner thereof, vide Mutation Entry No.9906 dated 01/10/2008.

7. It appears that vide Deed of Confirmation dated 30/08/2008 (registered under Serial No.6890/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 01/09/2008), executed by and between the said Mr. Amol Vilas Kodre and Mr. Mayur Satish Badhe, the parties paid deficit stamp duty payable on the aforesaid Sale Deed dated 29/12/2007 executed by and between them and confirmed the said Sale Deed dated 29/12/2007.

8. It appears that in due course, Property Register Card [PRC] bearing CTS No.1933 allotted to the said land bearing S. No.54/1/26 of Village Mundhwa i.e. the said Land No. (2-b), has been generated in the revenue record of Village Mundhwa.

9. It appears that as per Notification Letter No. NA.BHU./NI.PA.AKSHARI-NOND/ 2015 PUNE dated 18/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1933) have been entered in words, vide Mutation Entry No.326 dated 30/04/2015.

10. It appears that vide Order of Tahasildar dated 25/12/2018 that technical corrections were made in computerized 7/12 Extract of S. No.54/1/26, vide Mutation Entry No.13549 dated 31/12/2016.

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11. It appears that vide Order bearing Outward No. 652/C.S./Double Entry Close/Mundhwa/2018 dated 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/25) and the same has been recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13810 dated 23/05/2018.

12. It appears that the mutations reflecting on 7/12 Extract of S. No.54/1/26 have been recorded on PRC bearing CTS No.1933 i.e. the said Land No. (2-b), vide Mutation Entry No.796 dated 20/03/2020.

IV] Survey No.54, Hissa No.1/27 - Correspondence CTS No.1934: -

1. From perusal of 7/12 Extract of Survey No.54/1/27 of Village Mundhwa for the years 1930 to 1942, it appears that name of Manjula Kom Savla Kodre was mutated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 07 Guntha, and subsequently her name was struck off.

2. It appears that name of Mr. Dhondiba Savala Kodre was mutated on 7/12 Extract in respect of the said land bearing S. No.54/1/27, vide Mutation Entry No.995. It appears from Letter dated 21/01/2022 bearing No. Record/Kavi/100/2022, issued by Tehasil Office, Pune city, Pune that Mutation Entry No.995 is not available in the revenue record.

3. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1958 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the land bearing S. No.54/1/27 was shown from 00 Acre= 07 Guntha to 00 Hectare= 07 Ares, vide Mutation Entry No.3083 dated 30/01/1971.

4. It appears that the said Mr. Dhondiba Savala Kodre died intestate on 02/11/1973, leaving behind him, his three sons viz. (i) Pandurang Dhondiba Kodre, since deceased, through his two sons, one married daughter & wife viz. (i-a) Mr. Govind Pandurang Kodre, Mr. Bhausaheb Pandurang Kodre, Mrs. Parvati Narayan Gaikwad and Smt. Krishnabai Pandurang Kodre respectively, Mr. Kisan Dhondiba Kodre and Mr. Vithal Dhondiba Kodre and two married daughters viz. Mrs. Vaisala Eknath Hole & Mrs. Sushila Shyam Borawake, as his legal heirs. Accordingly, names of the said Mr. Kisan Dhondiba Kodre, Mr. Vithal Dhondiba Kodre, Mr. Govind Pandurang Kodre, Mr. Bhausaheb Pandurang Kodre and Smt. Krishnabai Pandurange Kodre have been entered in Kabjedar column of 7/12 Extract and names of Mrs. Vaisala Eknath Hole, Mrs. Sushila Shyam Borawake and Mrs. Parvati Narayan Gaikwad have been entered in Other Rights column of 7/12 Extract of S. No.54/1/27, vide Mutation Entry No.4322 dated 28/08/1990.

5. It appears that vide Partition Deed dated 22/08/1991 (registered under Serial No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune) executed by and between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including the said land bearing S. No.54/1/27. By virtue of the said partition, the said land admeasuring 00 Hectare= 07 Ares bearing S. No.54/1/27 came to

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share of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Though the said Partition Deed was recorded vide Mutation Entry No.4416 dated 06/05/1992, as per remark of Hon'ble Tahasildar, Pune city, bearing No. TASAHA/406/92 dated 21/03/1992, effect of the same was not given to the 7/12 Extract and hence, name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre was not recorded in 7/12 Extract of the said land as per said Mutation Entry.

6. From perusal of Mutation Entry No.4487 dated 24/07/1992, it appears that vide Sale Deed dated 07/01/1992, the said entire land was purchased by the said Mr. Ashok Nivrutti Kodre from Mr. Vithal Dhondiba Kodre, Mr. Vasant Kisan Kodre and Smt. Draupadi Kisan Kodre. However, the effect of the said transaction was given to the record of rights vide said mutation entry after Mutation Entry No.4416.

7. From perusal of Mutation Entry No.4537 dated 23/10/1992, it appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre executed Partition Deed dated 22/08/1991 (registered under Serial No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune) and accordingly to the said Partition Deed the said entire land came to the share of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Accordingly, as per remark of Hon'ble Tahasildar, Pune city bearing No.1428/92 dated 23/09/1992, the effect of the said Partition Deed was given to the record of rights and the name of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre was recorded to the 7/12 Extract of the said entire land.

8. It appears that vide Sale Deed dated 15/02/2000 (registered at Sr. No.1219/2000, with the office of Sub-Registrar, Haveli No.3, Pune), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 05.5 Ares out of the said land bearing S. No.54/1/27 in favour of Mr. Amol Vilas Kodre at & for the consideration as setout therein. Effect of said Sale Deed was given on revenue record and name of said Mr. Amol Vilas Kodre was entered on 7/12 Extract of S. No.54/1/27, as Owner of aforesaid area adm. 00 H.= 05.5 Ares, vide Mutation Entry No.6737 dated 18/03/2000.

9. It appears that vide Sale Deed dated 15/01/1998 (registered at Serial No.268/1998, with the office of Sub-Registrar, Haveli No.3, Pune), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 01.5 Ares out of the said land bearing S. No.54/1/27 in favour of Mr. Ravindra Bankrao Kamble at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Ravindra Bankrao Kamble was entered on 7/12 Extract of S. No.54/1/27, as the Owner of the aforesaid area admeasuring 00 Hectare= 01.5 Ares, vide Mutation Entry No.9078 dated 14/03/2007.

10. It appears that vide Sale Deed dated 21/12/2007 (registered under Deed of Confirmation dated 30/08/2008 at Sr. No. 6890/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 01/09/2008), the said Mr. Amol Vilas Kodre sold, assigned, transferred and conveyed his aforesaid area admeasuring 00 Hectare= 05.5 Ares out of the said land bearing S. No.54/1/27 in favour of Mrs. Jayashree Satish Badhe at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mrs. Jayashree Satish Badhe was entered on 7/12 Extract of S. No.54/1/27, as the Owner of the aforesaid area admeasuring 00 Hectare= 05.5 Ares, vide Mutation Entry No.9908 dated 01/10/2008.

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11. It appears that vide Deed of Confirmation dated 30/08/2008 (registered under Serial No.6890/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 01/09/2008), executed by and between the said Mr. Amol Vilas Kodre and Mrs. Jayashree Satish Badhe, the parties paid deficit stamp duty payable on the aforesaid Sale Deed dated 21/12/2007 executed by and between them and confirmed the said Sale Deed dated 21/12/2007.

12. From perusal of 7/12 Extract of S. No.54/1/27 for the years 2004 to 2017, it appears that charge of Pune Cantonment Co. Op. Bank Ltd, Pune for Rs.5,00,000/- in the name of the said Mr. Ravindra Bankrao Kamble is appearing in Other Rights column of the said 7/12 Extract. It is learnt that the said Mr. Ravindra Bankrao Kamble has executed Mortgage Deed dated 12/06/2008 (registered under Serial No.4792/2008, with the office of Sub-Registrar, Haveli No.3, Pune) and Correction Deed dated 16/06/2008 (registered under Serial No.4873/2008, with the office of Sub-Registrar, Haveli No.3, Pune) in regard to the aforesaid loan/ mortgage in favour of the said bank.

13. It appears that in due course, Property Register Card (PRC) bearing CTS No.1934 allotted to the said land bearing S. No.54/1/27 of Village Mundhwa i.e. the said Land No. (2-c), has been generated in the revenue record of Village Mundhwa.

14. It appears that as per Notification Letter bearing No. NA.BHU./M.PA.AKSHARI-NOND/ 2015 PUNE dated 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1934) have been entered in words, vide Mutation Entry No.328 dated 30/04/2015.

15. It appears that vide Order of Tahasildar dated 25/12/2016 that technical corrections were made in computerized 7/12 Extract of S. No.54/1/27, vide Mutation Entry No.13554 dated 30/01/2017.

16. It appears that vide Order bearing Outward No. 852/C.S./Couble Entry Close/Mundhwa/2018 dated 17/05/2018, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/27) and the same has been recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dated 23/05/2018.

17. It appears that the mutations reflecting on 7/12 Extract of S. No.54/1/27 have been recorded on PRC bearing CTS No.1934 i.e. the said Land No. (2-c), vide Mutation Entry No.796 dated 20/03/2020.

V) **Survey No.54, Hissa No.1/29 - Correspondence CTS No.1936:** -

1. From perusal of 7/12 Extract of Survey No.54/1/29 of Village Mundhwa for the years 1943 to 1952, it appears that name of Mr. Ramchandra Shivram Kodre was setuated on 7/12 Extract in respect of the said land, totally admeasuring 00 Acre= 36 Guntha, vide Mutation Entry No.1000. It appears from Letter dated 21/01/2022 bearing No. Record/Kavi/100/2022, issued by Tahasil Office, Pune city, Pune that Mutation Entry No.1000 is not available in the revenue record.

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2. It appears that name of Chandrabhaga Shivram Kodre towards settlement deed was entered in Other Rights column of 7/12 Extract of S. No.54/1/29, vide Mutation Entry No.1055. It appears from Letter dated 21/01/2022 bearing No. Record/Kavi/100/2022, issued by Tahasil Office, Pune city, Pune that Mutation Entry No.1055 is not available in the revenue record.

3. It appears that name of Mr. Mhasku Laxman Kodre was entered in Other Rights column of 7/12 Extract of S. No.54/1/29, as protected tenant, vide Mutation Entry No.88.

4. It appears that subsequently, name of the said Mr. Mhasku Laxman Kodre was entered in Other Rights column of 7/12 Extract of S. No.54/1/29, as simple tenant as per Section 2A of ET&AL Act, 1946 thereof, vide Mutation Entry No.1846 dated 08/04/1953.

5. From perusal of Mutation Entry No.2248 dated 22/08/1960, it appears that vide Mutation Entry No.2089 the said land alongwith other properties were partitioned. However, some of the properties including the said land were within Corporation limits and other properties were outside Corporation limits and as the Tenancy Act was applicable to the said properties, the said Mutation Entry No.2089 was cancelled. Hence, as per Order dated 02/08/1960 bearing No. WS/2070/60, passed by Hon'ble Mamaledar, Pune city, separate Mutation Entry in respect of properties within Corporation limits and properties outside Corporation limits was made. It appears that in the said partition, the said land bearing S. No.54/1/29 came to share of the said Mr. Ramchandra Shivram Kodre and effect of the same was given in the revenue record/ 7/12 Extract of S. No.54/1/29 vide the said M. E. No.2248.

6. It appears that pursuant to the Order dated 30/09/1966 in Vahivat Case No.2/65, passed by Hon'ble Mamaledar, Pune city, and thereafter, pursuant to the Order dated 25/04/1968 in Vahivat Application No.1/66, passed by Hon'ble Sub-Divisional Officer, Pune city and as per Order bearing No. HU.NA.M.A.G.WS/599/68 dated 31/05/1968, passed by Hon'ble Tahasildar, Pune city, the possession of the said land was given to the said Mr. Ramchandra Shivram Kodre and the name of the said Mr. Mhasku Laxman Kodre was deleted from Other Rights column of 7/12 Extract of S. No.54/1/29, vide Mutation Entry No.2832 dated 12/06/1968.

7. It appears that the provisions of the Maharashtra Weights and Measures Act, 1958 and the Indian Coinage Act, 1956 were made applicable to Village Mundhwa and due effect of the same was given in the revenue record of the said village Mundhwa. Accordingly, the area of the said land bearing S. No.54/1/29 was shown from 00 Acre= 35 Guntha to 00 Hectare= 35 Ares, vide Mutation Entry No.3083 dated 20/01/1971.

8. It appears that vide Sale Deed dated 23/05/1977 (registered with the office of Sub-Registrar, Haveli No.2, Pune), the said Mr. Ramchandra Shivram Kodre and others sold, assigned, transferred and conveyed the said land bearing S. No.54/1/29 in favour of Mr. Ashok Nivrutti Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Ashok Nivrutti Kodre was entered on 7/12 Extract of S. No.54/1/29, as the Owner thereof, and since the said Mr. Chandrabhaga Shivram Kodre dead and the vendors were her legal heirs, her name was deleted from Other Rights column of 7/12 Extract of S. No.54/1/29 as per Order bearing No. JAMABANDI VASHI. 5177/1977 dated 22/06/1977, passed by Hon'ble Tahasildar, Pune, vide Mutation Entry No.3520 dated 25/07/1977.

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9. It appears that vide Partition Deed dated 22/08/1991 (registered under Serial No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune), executed by and between the said Mr. Nivrutti Sadhuba @ Sadaba Kodre, Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre, Mr. Manik Nivrutti Kodre, Mrs. Chandrabhaga Nivrutti Kodre, Mrs. Minakshi Ashok Kodre, Mrs. Jayashri Vilas Kodre and Mrs. Kalpana Manik Kodre in respect of various properties held by them, including the said land bearing S. No.54/1/29. By virtue of the said partition, the said land admeasuring 00 Hectare= 35 Ares bearing S. No.54/1/29 came to share of the said Mr. Nivrutti Sadhuba @ Sadaba Kodre. Effect of the said Partition was given on revenue record/ 7/12 Extract of S. No.54/1/29, as per remark of Hon'ble Tahasildar, Pune city, bearing No. TASAHA/406/92 dated 21/03/1992, vide Mutation Entry No.4416 dated 06/05/1992.

10. It appears that vide Sale Deed dated 02/08/1994 (registered under Serial No.4204/1994, with the office of Sub-Registrar, Haveli No.3, Pune), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 01 Are out of the said land bearing S. No.54/1/29 in favour of Smt. Rekha Namdeo Gaikwad at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record, and accordingly, name of the said Smt. Rekha Namdeo Gaikwad was entered on 7/12 Extract of S. No.54/1/29, as the Owner of the aforesaid area admeasuring 00 Hectare= 01 Are, vide Mutation Entry No.4606 dated 27/09/1994.

11. It appears that vide Sale Deed dated 14/07/1994 (registered under Serial No.3785/1994, with the office of Sub-Registrar, Haveli No.3, Pune), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 03 Ares out of the said land bearing S. No.54/1/29 in favor of Mr. Vikas Devidas Gadhave and Mr. Pradip Devidas Gadhave at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, names of the said Mr. Vikas Devidas Gadhave and Mr. Pradip Devidas Gadhave were entered on 7/12 Extract of S. No.54/1/29, as the Owners of the aforesaid area admeasuring 00 Hectare= 03 Ares, vide Mutation Entry No.4827 dated 21/10/1994.

12. It appears that vide Sale Deed dated 15/12/1995 (registered at Serial No.10111/1995, with the office of Sub-Registrar, Haveli No.3, Pune), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 03 Ares out of the said land bearing S. No.54/1/29 in favour of Mr. Hemant Vijay Udawant and Mr. Anant Vijay Udawant at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Hemant Vijay Udawant was entered on 7/12 Extract of S. No.54/1/29, as the Owner of the aforesaid area admeasuring 00 Hectare= 03 Ares, vide Mutation Entry No.5627 dated 21/07/1997.

13. It appears that vide Sale Deed dated 18/10/1997 (registered under Serial No.8858/1997, with the office of Sub-Registrar, Haveli No.3, Pune), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 11 Ares out of the said land bearing S. No.54/1/29 in favour of Mr. Manik Nivrutti Kodre at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Manik Nivrutti Kodre was entered on 7/12 Extract of S. No.54/1/29, as the Owner of the aforesaid area admeasuring 00 Hectare= 11 Ares, vide Mutation Entry No.5834 dated 21/10/1997.

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14. It appears that vide Sale Deed dated 15/02/2000 (registered under Serial No.1219/2000, with the office of Sub-Registrar, Haveli No.3, Pune on 16/02/2000), the said Mr. Nivrutti Sadhuba @ Sadaba Kodre sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 01 Are out of the said land bearing S. No.54/1/29 in favour of Mr. Kisan Raghu Sathe at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, name of the said Mr. Kisan Raghu Sathe was entered on 7/12 Extract of S. No.54/1/29, as the Owner of the aforesaid area admeasuring 00 Hectare= 01 Are, vide Mutation Entry No.8750 dated 18/03/2000.

15. It appears that vide Sale Deed dated 17/04/2000 (registered under Serial No.2608/2000, with the office of Sub-Registrar, Haveli No.3, Pune), the said Smt. Rekha Namdeo Gaikwad sold, assigned, transferred and conveyed an area admeasuring 00 Hectare= 01 Are out of the said land bearing S. No.54/1/29 in favour of Mr. Vikas Devidas Gadhave and Mr. Pradip Devidas Gadhave at and for the consideration as setout therein. Effect of the said Sale Deed was given on revenue record and accordingly, names of the said Mr. Vikas Devidas Gadhave and Mr. Pradip Devidas Gadhave were entered on 7/12 Extract of S. No.54/1/29, as the Owner of the aforesaid area admeasuring 00 Hectare= 01 Are, vide Mutation Entry No.6841 dated 16/05/2000.

16. It appears that the said Mr. Nivrutti Sadhuba @ Sadaba Kodre died on 06/08/2000, leaving behind him, his three sons- Mr. Ashok Nivrutti Kodre, Mr. Vilas Nivrutti Kodre & Mr. Manik Nivrutti Kodre, widow- Smt. Chandrabhaga Nivrutti Kodre and three daughters- Mrs. Vanita Vijay Birmal, Mrs. Sunita Suryakant Hegade & Mrs. Ashiya Govardhan Shinde, as his legal heirs. The said late Nivrutti Sadhuba @ Sadaba Kodre had executed his last Will and Testament dated 19/08/1997 (registered under Serial No.5527/1997, with the office of Sub-Registrar, Haveli No.3, Pune) and as per the said Will, the said Mrs. Vanita Vijay Birmal got the unsold area admeasuring 00 Hectare= 16 Ares out of the said land bearing S. No.54/1/29, together with the equal right of way and 20 feet road for access from West side to South-North side of the said land to all legal heirs. Accordingly, effect of the same was given on revenue record/ 7/12 Extract of S. No.54/1/29 as per remark of Hon'ble Tahasildar, Pune city dated 05/08/2000 bearing No. HANO/VASHI/1012-2000, vide Mutation Entry No.7004 dated 18/09/2000.

17. It is learnt that the said Mr. Vikas Devidas Gadhave had obtained a loan from Pune Cantonment Co. Op. Bank Ltd. and in due course, he has repaid the aforesaid loan to the said bank vide Re-conveyance Deed dated 03/09/2004 (registered under Serial No.5487/2004, with the office of Sub-Registrar, Haveli No.3, Pune).

18. From perusal of Mutation Entry No.10973 dated 17/08/2010, it appears that as per Order of Hon'ble Tahasildar, Pune city dated 13/08/2010 bearing No. HANO/DURUSTI S R/68/10, the name of the said Mrs. Vanita Vijay Birmal was mutated for her aforesaid area admeasuring 00 Hectare= 16 Ares out of the said land bearing S. No.54/1/29 by keeping the effect of the said Mutation Entry No.7004 intact. It further appears from the said Mutation Entry No.10973 that vide the Order dated 13/08/2010 bearing No. JA.KR.HANO/DURUSTI S R/68/10, passed by Hon'ble Tahasildar, Pune city, the entry of the aforesaid area admeasuring 00 Hectare= 16 Ares was ordered to be made in 7/12 Extract of S. No.54/1/29 against the name of the said Mrs. Vanita Vijay Birmal and accordingly, effect of the aforesaid Order was given to the record of rights vide the said M. E. No.10973.

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A-103, 1st Floor, "Sigma Blossom",
Opp. Mahadev Mandir, Kale-Borate Nagar,
Kale-Padal, Hadapsar, Pune - 411 028.
Contact No. 9922689622
Email: advocatemali.sandeep@gmail.com

19. It appears that the said Mrs. Vanita Vijay Birmal had obtained a loan of Rs.35,00,000/- from Sanmitra Co-Operative Bank Ltd., Hadapsar Branch and accordingly, name of the said bank was mutated in Other Rights column of 7/12 Extract of S. No.54/1/29 for her aforesaid area, vide Mutation Entry No.10974 dated 17/08/2010. It is learnt that the said Mrs. Vanita Vijay Birmal had executed Mortgage Deed dated 17/07/2010 (registered under Serial No.8227/2010, with the office of Sub-Registrar, Haveli No.6, Pune on 17/07/2010) in regard to the aforesaid loan/ mortgage in favour of the said bank. It also appears that vide Re-conveyance Deed dated 13/03/2018 (registered under Serial No.1812/2018, with the office of Sub-Registrar, Haveli No.6, Pune), the said Mrs. Vanita Vijay Birmal repaid the aforesaid loan to the said bank, however, effect of the same is yet to be given in revenue record/ 7/12 Extract of S. No.54/1/29 and/or in the PRC of CTS No.1936.

20. It appears that in due course, Property Register Card [PRC] bearing CTS No.1936 allotted to the said land bearing S. No.54/1/29 of Village Mundhwa i.e. the said Land No. (2-d), has been generated in the revenue record of Village Mundhwa.

21. It appears that as per Notification Letter bearing No. NA.BHU/NI.PA.AKSHARI-NOND/ 2015 PUNE dated 16/02/2015, issued by Hon'ble Settlement Commissioner, the areas appearing on PRCs of CTS Nos.1 to 2258 of Village Mundhwa (which includes the said land bearing CTS No.1936) have been entered in words, vide Mutation Entry No.326 dated 30/04/2015.

22. It appears that vide Order of Tahasildar dated 26/12/2016 that technical corrections were made in computerized 7/12 Extract of S. No.54/1/29, vide Mutation Entry No.13564 dated 30/01/2017.

23. It appears that vide Order bearing Outward No. 652/C.S./Double Entry Close/Mundhwa/2016 dated 17/05/2016, passed by City Survey Officer No.2, Pune city and vide Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by Hon'ble Tahasildar, Pune city, the 7/12 Extracts in respect of various lands of Village Mundhwa would supposedly be closed (which includes the said land bearing S. No.54/1/29) and the same has been recorded in the record of rights of village Mundhwa, vide Mutation Entry No.13910 dated 23/05/2018.

24. It appears that the mutations reflecting on 7/12 Extract of S. No.54/1/29 have been recorded on PRC bearing CTS No.1936 i.e. the said Land No. (2-d), vide Mutation Entry No.811 dated 20/03/2020.

VI) Survey Nos.52/1, 54/1/25, 54/1/26, 54/1/27 & 54/1/29, Correspondence CTS Nos.1933, 1934, 1936 & 1938:-

It appears that vide Development Agreement dated 27/09/2023 (registered at Sr. No. 18772/ 2023, with office of Sub-Registrar, Haveli No.12, Pune), the said Mr. Ashok Nivrutti Kodre, Mr. Nilesh Ashok Kodre, Mr. Shailesh Ashok Kodre, Mrs. Archana Anil Saykar, Mr. Vilas Nivrutti Kodre, Mrs. Jayshri alias Jayashri Vilas Kodre, Mr. Amol Vilas Kodre, Mr. Nikit Vilas Kodre, Mrs. Ahilya Govardhan Shinde, Mr. Manik Nivrutti Kodre, Mr. Kalpana Manik Kodre, Mr. Anup Manik Kodre, Mr. Nilesh Manik Kodre, Mrs. Amruta Satish Badhe alias Amruta Bhushan Shinde, Mr. Mayur Satish Badhe, through his duly constituted attorney- Mrs. Jayashree Satish Badhe, Mrs. Jayashree Satish Badhe and Smt. Vanita Vijay Birmal have transferred and assigned development rights in respect of the said Lands in favour of

SANDEEP MALI
ADVOCATE
B.A. LL.M.

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Contact No. 9922689622
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SPECIALITY LANDMARKS PRIVATE LIMITED, a company registered under Companies Act, through its Director- Mr. Rohit Ghanshyam Gupta, on the terms and conditions contained therein. Upon execution of said Development Agreement dated 27/09/2023, it has been agreed between aforesaid parties that against the said Lands, the Developer has paid to the Owners interest free refundable security deposit and agreed to pay consideration by way of constructed area in form of "total guaranteed carpet area", as particularly stated therein, to be constructed in project on the said Lands, on the terms & conditions contained therein.

It appears that vide Irrevocable Power of Attorney dated 27/09/2023 (registered at Sr. No.18773/2023, with office of Sub-Registrar, Haveli No.12, Pune), the said Mr. Ashok Nivrutti Kodre and others have appointed the said SPECIALITY LANDMARKS PRIVATE LIMITED, through its Director- Mr. Rohit Ghanshyam Gupta, as their Attorney, to carry out development on the said Lands, by constructing buildings comprising of flats/units/shops/offices, on the terms and conditions contained in said Development Agreement dated 27/09/2023.

VII) It appears that Public Notice dated 16/02/2023 has been issued by the said Mr. Ashok Nivrutti Kodre & others, through their Advocate Mr. Murtaza Chherawala of M/s. CNS Juris, Pune, in daily newspapers- Loksatta and Indian Express in respect of their respective areas/ lands out of the said Lands, for verification of their respective title to their areas/ lands, as the case may be. From perusal of the No Objection Certificate dated 24/03/2023, issued by the aforesaid Advocate, it can be seen that in pursuance of the said Public Notice, no objections have been received till the said date.

VIII) I have prepared this Search and Title Report on the basis of the documents provided to me and on the information given to me. The scope of this Search and Title Report and the comments setout in this report are based on the documents setout in Annexure-"A" annexed herewith and the same is part & parcel of this Search and Title Report.

IX) I have carried out search of Index-II record &/or data pertaining to the said Lands for the period of 1994 to 2023 i.e. till date, through On-line e-Search process made available by Government of Maharashtra, Department of Registration & Stamps, on its official website www.igrmaharashtra.gov.in. That, I have paid search fee vide Challan bearing GRN No. MH010195417202324P dated 28/10/2023 and downloaded/ printed-copy thereof is annexed herewith as Annexure-"B" for the perusal and record, and the same is part & parcel of this Search and Title Report. In the search of Index-II record carried out by me, I have not found any adverse entry, doubts or claim in respect of the said Lands.

X) Upon the foregoing and findings based on the scrutiny of the documents given for my perusal and having regard to the legal considerations, I am of the opinion that subject to whatever stated above, SPECIALITY LANDMARKS PRIVATE LIMITED has acquired the development rights in respect of the said Lands and beneficial title of SPECIALITY LANDMARKS PRIVATE LIMITED as detailed in this Search and Title Report, appears to be clean, clear and marketable.

Date: 28/10/2023
Place: Pune

SANDEEP MALI
(ADVOCATE)

SANDEEP MALI
ADVOCATE
B.A. LL.M.

A-103, 1st Floor, "Sigma Blossom",
Opp. Mahadev Mandir, Kale-Borate Nagar,
Kale-Padal, Hadapsar, Pune - 411 028.
Contact No. 9922689622
Email: advocatemali.sandeep@gmail.com

ANNEXURE-"A"
(LIST OF DOCUMENTS)

1) Copy of 7/12 Extracts of Survey Nos.52/1, 54/1/25, 54/1/26, 54/1/27 and 54/1/29.
2) Copy of Mutation Entries bearing Nos.1192, 1322, 1848, 1960, 2006, 2172, 2248, 2632, 3083, 3189, 3466, 3520, 3584, 3921, 3947, 3996, 3998, 4322, 4416, 4487, 4537, 4608, 4627, 5648, 5649, 5737, 6750, 6841, 7004, 8220, 9078, 9112, 9906, 9907, 10206, 10208, 10973, 10974, 12048, 12760, 13282, 13549, 13564, 13910, 13911, 15162, 15163 and 15166 of 7/12 Extracts.
3) Copy of Property Register Cards [PRCs] of CTS Nos.1933, 1934, 1936 and 1938.
4) Copy of Mutation Entries bearing Nos.326, 776, 786, 798 and 811 of PRCs.
5) Copy of Order No. RTS/7-12/Comp/1436/04 dtd. 21/10/2004 of Tahasildar, Pune city.
6) Copy of Order No. Ja.Kr.Hano/Durusti-SR/68/10 dtd.13/08/2010, Tahasildar, Pune city
7) Copy of Order bearing Outward No.652/C.S./Double Entry Close/ Mundhwa/2016 dated 17/05/2016, of City Survey Officer No.2, Pune city.
8) Copy of Letter bearing No. Kavi/539/18 dated 17/05/2018, issued by the Tahasildar, Pune city.
9) Copy of Letter No. Record/Kavi/100/2022 dtd. 21/01/2022 of Tahasil Office, Pune city.
10) Copy of Letter No. Record/Kavi/947/2023 dtd. 27/07/2023 of Tahasil Office, Pune city.
11) Copy of Sale Deed dated 23/06/1939 (registered under Serial No.616/1939, with the office of Sub-Registrar, Haveli No.2, Pune), executed by Shantabai Bhatar Shankar Fulmamdikar in favour of Sadhu Balaji Kodre.
12) Copy of Mortgage Deed dated 13/06/1941 (registered under Serial No.520/1941, with the office of Sub-Registrar, Haveli No.2, Pune), executed by Narayan Sakharam Gaikwad and Jagannath Namdeo Gaikwad in favour of Sadhaba Balaji Kodre.
13) Copy of Sale Deed dated 26/05/1955 (registered under Serial No.793/1955, with the office of Sub-Registrar, Haveli No.1, Pune), executed by Jagannath Namdeo Gaikwad and others in favour of Nivrutti Sadhuba @ Sadaba Kodre.
14) Copy of Partition Deed dated 22/08/1991 (registered under Serial No.11379/1991, with the office of Sub-Registrar, Haveli No.1, Pune), executed by & between Nivrutti Sadhuba @ Sadaba Kodre and others.
15) Copy of Sale Deed dated 15/12/1995 (registered under Serial No.10111/1995, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Hemant Vijay Udawant & another.
16) Copy of Wil dated 19/08/1997 (registered under Serial No.5527/1997, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre.
17) Copy of Sale Deed dated 16/10/1997 (registered under Serial No.6856/1997, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Manik Nivrutti Kodre.
18) Copy of Sale Deed dated 15/01/1998 (registered under Serial No.288/1998, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Ravindra Bankrao Kamble.
19) Copy of Sale Deed dated 11/02/1999 (registered under Serial No.827/1999, with the office of Sub-Registrar, Haveli No.3, Pune on 12/02/1999), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Tukaram Dashrath Badhe.
20) Copy of Sale Deed dated 10/05/1999 (registered under Serial No.2502/1999, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Amol Vilas Kodre.

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ADVOCATE
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Kale-Padal, Hadapsar, Pune - 411 028.
Contact No. 9822689822
Email: advocatemali.sandeep@gmail.com

21) Copy of Sale Deed dated 15/02/2000 (registered under Serial No.1218/2000, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Amol Vilas Kodre.
22) Copy of Sale Deed dated 15/02/2000 (registered under Serial No.1219/2000, with the office of Sub-Registrar, Haveli No.3, Pune on 18/02/2000), executed by Nivrutti Sadhuba @ Sadaba Kodre in favour of Kisan Raghu Sathe.
23) Copy of Sale Deed dated 17/04/2000 (registered under Serial No.2606/2000, with the office of Sub-Registrar, Haveli No.3, Pune), executed by Rekha Namdeo Gaikwad in favour of Vikas Devidas Gadhave and another.
24) Copy of Deed of Gift dated 29/11/2006 (registered under Serial No.10169/2006, with the office of Sub-Registrar, Haveli No.6, Pune), executed by Tukaram Dasharath Badhe in favour of Amruta Satish Badhe.
25) Copy of Sale Deed dated 29/12/2007 and Deed of Confirmation dated 30/06/2008 (registered under Serial No.6890/2008, with the office of Sub-Registrar, Haveli No.1, Pune on 01/09/2008), both executed by Amol Vilas Kodre in favour of Mayur Satish Badhe & another.
26) Copy of Sale Deed dated 13/08/2008 (registered under Serial No.6495/2008, with the office of Sub-Registrar, Haveli No.3, Pune on 18/08/2008), executed by Ashilya Govardhan Shinde in favour of Anil Shrirang Saykar & another.
27) Re-conveyance Deed dated 13/03/2018 (registered under Serial No.1812/2018, with the office of Sub-Registrar, Haveli No.6, Pune), executed by Sanmitra Co-Operative Bank Ltd. in favour of Vanita Vijay Bimal.
28) Copy of Deed of Gift dtd. 08/09/2022 (registered under Serial No.9547/2022, with the office of Sub-Registrar, Haveli No.14, Pune), executed by Vilas Nivrutti Kodre in favour of Jayshri Vilas Kodre and others.
29) Copy of Deed of Gift dtd. 08/09/2022 (registered under Serial No.9554/2022, with the office of Sub-Registrar, Haveli No.14, Pune), executed by Manik Nivrutti Kodre in favour of Kalpana Manik Kodre and others.
30) Copy of Deed of Gift dtd. 15/09/2022 (registered under Serial No.17877/2022, with the office of Sub-Registrar, Haveli No.5, Pune), executed by Ashok Nivrutti Kodre in favour of Nilesh Ashok Kodre and others.
31) Copy of Public Notice dated 16/02/2023 of Advocate Murtaza Chherawala from M/s. CNS Juris, Pune, published in daily newspapers- Lokasatta and Indian Express.
32) Copy of No Objection Certificate dated 24/03/2023 of Advocate Murtaza Chherawala from M/s. CNS Juris, Pune.
33) Copy of Development Agreement dated 27/09/2023 (registered under Serial No.18772/2023, with the office of Sub-Registrar, Haveli No.12, Pune), executed by Ashok Nivrutti Kodre and others in favour of Speciality Landmarks Pvt. Ltd.
34) Copy of Power of Attorney dated 27/09/2023 (registered under Serial No.18773/2023, with the office of Sub-Registrar, Haveli No.12, Pune), executed by Ashok Nivrutti Kodre and others in favour of Speciality Landmarks Pvt. Ltd.

SANDEEP MALI ADVOCATE

ANNEXURE-"B"

CHALLAN
MTR Form Number-6

GRN: MH010164170223P	BARCODE	Date: 28/10/2023-14:36:27	Form ID
Department: Inspector General Of Registration		Payer Details	
Type of Payment: Search Fee / Other Items		Tax ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name: HVLI HAVELI NO 1 SUB REGISTRAR		Full Name	ADV. SANDEEP MALI
Location: PUNE			
Year: 2023-2024 One Time		Flat/Block No.	
Account Head Details / Amount In Rs.		Premises/Building	
0030072201 SEARCH FEE / 1500.00		Road/Street	
		Area/Locality	PUNE
		Town/City/District	
		PIN	
		Remarks (If Any)	SEARCH FEE FOR SURVEY NOS. 62 AND 63 - MUNDHWA PUNE
Total / 1,500.00		Amount In Words	One Thousand Five Hundred Rupees Only
Payment Details: SBIEPAY PAYMENT GATEWAY		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	70000002023102897327 91371181170629
Cheque/DD No.		Bank Date / RBI Date	28/10/2023-14:38:10 / Not Verified with RBI
Name of Bank		Bank-Branch	SBIEPAY PAYMENT GATEWAY
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9822689822
NOTE:- This challan is valid for receipt mentioned in Type of payment only. Not valid for other receipts or unregistered document.

Page 1/1 Print Date 28-10-2023 02:41:22

SANDEEP MALI ADVOCATE

THE SEAL OF JOINT SUB-REGISTRAR

सूचक — २३
३६०३ | ०७ | ८०
२०२४

पुणे महानगरपालिका

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)

कमेन्समेन्ट सर्टिफिकेट

प्रकरण क्रमांक : MDW/0006/23 · CC/2130/23
Proposal Type : Resi+Comm · 23/11/2023
Case Type : Revised
Project Type : Proposed Building

श्री / श्रीमती MANIK MARUTI KODRE ... / सा. क. श्री MITESH CHANDUBHAI SIDHPURA ... [illegible] ... दिनांक 23/11/2023 ... [illegible]

-: अटी :-

[illegible]

[illegible]

विशेष अटी :-

[illegible]

काही महत्त्वाच्या विशेष सूचना :-

[illegible]

हवेली-२३

3803	७८	९०
२०२४		

[illegible]

-: अटी :-

[illegible]

[illegible]

अट :- सदर मिळकतीमधील २४.० मी. डीपी रस्ता व ३०.० मी. डीपी रस्त्याचे क्षेत्र अमिनीटी स्पेस ... आरक्षण (PS/76, SM-181) १ वर्षाच्या आत पुणे महानगरपालिकेच्या ताब्यात देणार.

Signature valid
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे म न पा

Signature valid
Yogendra Sonwane
उप अभियंता
बांधकाम विकास विभाग
पुणे म न पा

THE SEAL OF JOINT SUB-REGISTRAR

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STAMP OF APPROVAL
LAYOUT

LAYOUT PLAN

PROJECT NAME & ADDRESS

OWNER/PARTI NAME

SIGNATURE

ARCHITECT

ARCHITECT SIGN

दस्त क्र. – २३		
३६०३	८१	९०
२०२४		

घोषणापत्र

मी **श्री. अमित बाजीराव बडेकर** याव्दारे असे घोषित करतो की, दुय्यम निबंधक हवेली क्र. 23, यांचे कार्यालयांत .....
या शिर्षकाच्या दस्त नोंदणीसाठी सादर करणेत आला आहे. **श्री. संदेश दिनेश गुप्ता** यांनी दिनांक ०२/०२/२०२४ रोजी हवेली क्र. २३ येथे रजिस्टर केलेल्या, दस्त क्र. २६२१/२०२४ अन्वये मला दिलेल्या कुलमुखत्यापत्राचे आधारे सदर दस्त नोंदणीसाठी सादर केलेला आहे/निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तींपैकी कुणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही.

सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करणेस मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळुन आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन यांची मला जाणिव आहे.

दिनांक – 14/02/२०२४

श्री. अमित बाजीराव बडेकर
कुलमुखत्यारपत्रधारकाचे नांव व सही

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SPECIAL POWER OF ATTORNEY

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कुलम - २३		
३८०३	८४	९०
२०२४		

घोषणापत्र

मी श्री. अमित बाजीराव बडेकर याव्दारे असे घोषित करतो की, दुय्यम निबंधक हवेली क्र. 23 यांचे कार्यालयांत 07/02/2024 ..... या शिर्षकाच्या दस्त नोंदणीसाठी सादर करणेत आला आहे. श्री. रोहित घनश्याम गुप्ता यांनी दिनांक २०/०८/२०२० रोजी हवेली क्र. १० येथे रजिस्टर केलेल्या, दस्त क्र. १०३३२/२०२० अन्वये मला दिलेल्या कुलमुखत्यापत्राचे आधारे सदर दस्त नोंदणीसाठी सादर केलेला आहे/निष्पादित करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहुन देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहुन देणार व्यक्तींपैकी कुणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द बातल ठरलेले नाही.

सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असुन उपरोक्त कृती करणेस मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळुन आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन यांची मला जाणिव आहे.

दिनांक – 14/02/~~2023~~ 2024

श्री. अमित बाजीराव बडेकर
कुलमुखत्यारपत्रधारकाचे नांव व सही

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHILPA BHOJARAJ SHETTY

BHOJARAJ NANJAPPA SHETTY

30/07/1992

DZLPS5126G

THE SEAL OF JOINT SUB-REGISTRAR
HAVELI-23

पावती — २३		
3803	८५	८०
२०१४		

THE SEAL OF JOINT SUB-REGISTRAR * HAVELI

सूचीक्रम — २३		
३८०३	८६	९०
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BYQPS4357F

नाम / Name
PRASHANT PRADEEP SURVE

पिता का नाम / Father's Name
PRADEEP BALKRISHNA SURVE

जन्म की तारीख / Date of Birth
18/06/1988

हस्ताक्षर / Signature

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID 202402141858 — 14 February 2024,11:27:33 AM

मूल्यांकनाचे वर्ष	2023
जिल्हा	पुणे
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : (वि.क्र.31) मुंढवा (पुणे महानगरपालिका)
उप मूल्य विभाग	31/471-गावठाण सोडून उर्वरित भूखंड
क्षेत्राचे नांव	Pune Muncipal Corporation — सर्व्हे नंबर /नं. भू क्रमांक : सर्व्हे नंबर#52

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
35780	88560	101840	122060	0	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-	74.008चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	67.28चौ. मीटर

Sale Type -
First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.92988/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((92988-35780) * (100 / 100)) + 35780) = Rs.92988/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 92988 * 74.008 = Rs.6881855.904/-
E) बंदिस्त वाहन तळाचे क्षेत्र	12.5चौ. मीटर
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * (88560 * 25/100) = Rs.276750/-
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	8.93चौ. मीटर
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 8.93 * (92988 * 40/100) = Rs.332153.136/-

Applicable Rules = 3, 9, 18, 19 ,14 ,15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 6881855.904 + 0 + 0 + 0 + 276750 + 332153.136 + 0 + 0 + 0 + 0
=Rs.7490759/-
= **चौऱ्याहत्तर लाख नव्वद हजार सात शे एकोणसाठ /-**

THE SEAL OF JOINT SUB-REGISTRAR

Home Print

भाग - २३
३८०३ | ८७ | ९०

524/3603
बुधवार,14 फेब्रुवारी 2024 11:35 म.पू.

दस्त गोषवारा भाग-1

हवल23 CC/E0
दस्त क्रमांक: 3603/2024

दस्त क्रमांक: हवल23 /3603/2024

बाजार मुल्य: रु. 74,90,759/- मोबदला: रु. 76,80,820/-

भरलेले मुद्रांक शुल्क: रु.5,37,700/-

दु. नि. सह. दु. नि. हवल23 यांचे कार्यालयात
अ. क्रं. 3603 वर दि.14-02-2024
रोजी 11:33 म.पू. वा. हजर केला.

पावती:3931 पावती दिनांक: 14/02/2024

सादरकरणाराचे नाव: प्रशांत प्रदीप सुर्वे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1800.00
पृष्टांची संख्या: 90	
एकुण:	31800.00

दस्त हजर करणाऱ्याची सही:

Jt. Sub Registrar Haveli 23

Jt. Sub Registrar Haveli 23

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 14 / 02 / 2024 11 : 33 : 33 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 14 / 02 / 2024 11 : 34 : 35 AM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास जोडलेली पूरक कागदपत्रे ही असल व खरी असून ती खोटी व बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यवाहीत आम्ही जबाबदार राहू.

लिहून देणार

लिहून घेणार

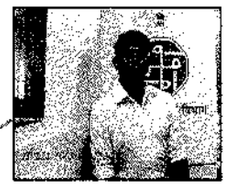
THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI-23

दस्त गोषवारा भाग-2

हवल23 ce/eo
दस्त क्रमांक:3603/2024

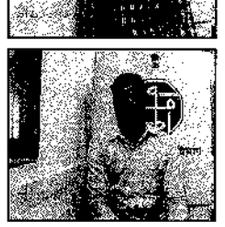
14/02/2024 11 40:51 AM

दस्त क्रमांक :हवल23/3603/2024
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:स्पेमिलीटी लँडमार्कस प्रा. ली. तर्फे डायरेक्टर श्री. संदेश दिनेश गुप्ता तर्फे नो. कु. मु. म्हणून अमित बाजीराव वडेकर पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: टी४ टी५, मेट्रोपोले बिल्डिंग, वंड गार्डन रोड, कॅम्प, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, पुणे. पॅन नंबर:AAVCS4973N	लिहून देणार वय :-38 स्वाक्षरी:-		
2	नाव:मा. दे. अशोक निवृत्ती कोद्रे व इतर तर्फे कु. मु. म्हणून स्पेमिलीटी लँडमार्कस प्रा. ली. तर्फे डायरेक्टर श्री. रोहित गुप्ता तर्फे नो. कु. मु. म्हणून अमित बाजीराव वडेकर पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: टी४ टी५, मेट्रोपोले बिल्डिंग, वंड गार्डन रोड, कॅम्प, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, पुणे. पॅन नंबर:AAVCS4973N	लिहून देणार वय :-38 स्वाक्षरी:-		
3	नाव:प्रशांत प्रदीप सुर्वे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: २/१४ केदार दर्शन सोसायटी, आकाशगंगा रोड, पंचगंगा सोसायटी जवळ, शिवाजी नगर, राबोडी नं.२, ठाणे वेस्ट, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर:BYQPS4357F	लिहून घेणार वय :-35 स्वाक्षरी:-		
4	नाव:शिल्पा भोजराज शेट्टी पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: २/१४ केदार दर्शन सोसायटी, आकाशगंगा रोड, पंचगंगा सोसायटी जवळ, शिवाजी नगर, राबोडी नं.२, ठाणे वेस्ट, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर:DZLPS5128G	लिहून घेणार वय :-31 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:14 / 02 / 2024 11 : 38 : 26 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:हमजा शेख - - वय:53 पत्ता:कॅम्प पुणे पिन कोड:411001	स्वाक्षरी		
2	नाव:विशाल वाधवा - - वय:28 पत्ता:कॅम्प पुणे पिन कोड:411001	स्वाक्षरी		

दस्तऐवज निष्पादनाचा कबुलीजवाब देणाऱ्या अनु क्र. 3, 4, या पक्षकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे,

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)	
1	**लिहून घेणार** प्रशांत प्रदीप सुर्वे	14/02/2024 11:39:17 AM	प्रशांत प्रदीप सुर्वे M 1207206901894897664	
2	**लिहून घेणार** शिल्पा भोजराज शेट्टी	14/02/2024 11:40:00 AM	शिल्पा भोजराज शेट्टी F 1207207053133172736	

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-23

शिक्का क्र.4 ची वेळ:14 / 02 / 2024 11 : 40 : 41 AM

Jt. Sub Registrar Haveli 23

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRASHANT PRADEEP SURVE	eChallan	10000502024021400346	MH015582701202324P	537700.00	SD	0008236174202324	14/02/2024
2		DHC		0224132300936	1800	RF	0224132300936D	14/02/2024
3	PRASHANT PRADEEP SURVE	eChallan		MH015582701202324P	30000	RF	0008236174202324	14/02/2024

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

3603 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

हवेली – २३		
३६०३	९०	९०
२०२४		

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण ९० पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
३६०३ नंबरी नोंदला.

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.२३
दिनांक १४ / २ /२०२४