

Date: 20/02/2024

CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Subject: Work status Certificate

This is to certify that we are an architect for the proposed scheme "Sportsville" at S.No.47(P) Maan, Taluka-Mulshi, Dist-Pune, is being done by Yellowstone Skyscrapers LLP. The construction work status of the 'Tower 2' is as mentioned below: -

- RCC work of 8th floor (10th slab) has been commenced.

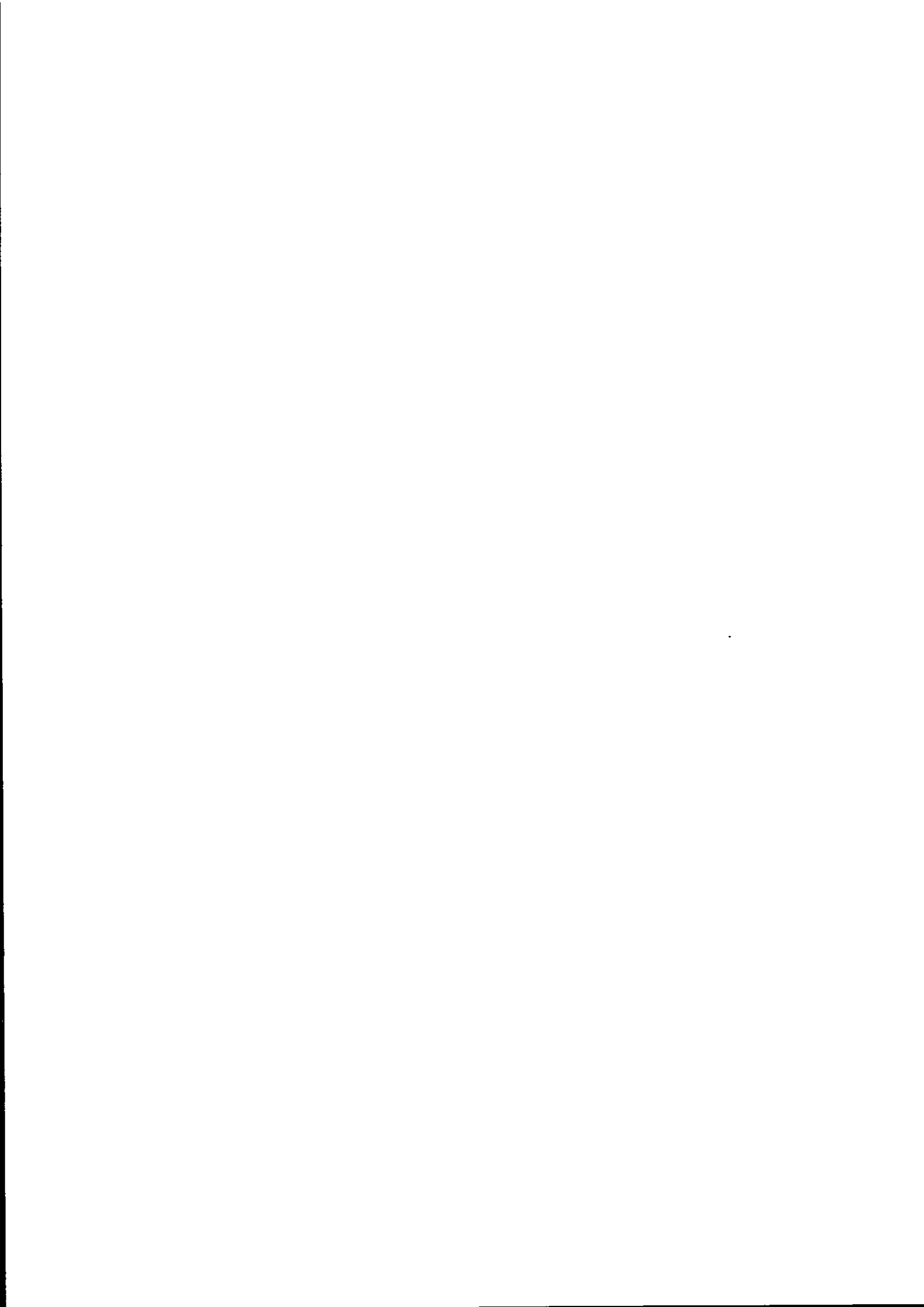
Note: This certificate is issued as per request received from client M/s. Yellowstone Skyscrapers LLP by email on dt. 19/02/2024.

Thanks & regards,



For & behalf of
VK:a architecture
t: +91 20 66268888
e: mail@vkarch.com





OCR Recd 10/12

YELLOWSTONE SKYSCRAPERS LLP - MAAN



Original Copy

Project: KOHINOOR SPORTSVILLE Building

Receipt No: 19204

Receipt Date: Dec 20, 2023

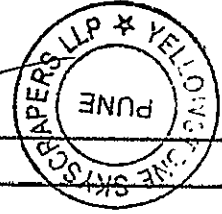
Received with thanks from: Mr. CHANDRADEV PRASAD SINGH

The sum of Rupees: Fifty Thousand Only

By Cheque /DD.No./RTGS No. 335348066842 Dated: Dec 19, 2023 Drawn on: TRANSFER

*INR
50,000.00

For YELLOWSTONE SKYSCRAPERS LLP - MAAN



Authorised Signatory

* Receipt Validity subject to realization of above mentioned instruments

Remarks :- Payment received towards Agreement cost / Taxes



YELLOWSTONE SKYSCRAPERS LLP - MAAN



Original Copy

Project: **KOHINOOR SPORTSVILLE Building**

Receipt No: 19203

Receipt Date: Dec 20, 2023

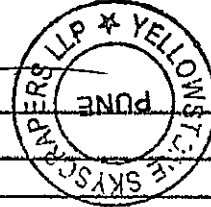
Received with thanks from: Mr. CHANDRADEV PRASAD SINGH

The sum of Rupees: Fifty Thousand Only

By Cheque /DD.No./RTGS No. 995034 Dated: Dec 19, 2023 Drawn on: STATE BANK OF INDIA

*INR
50,000.00

For YELLOWSTONE SKYSCRAPERS LLP - MAAN



Authorised Signatory

* Receipt Validity subject to realization of above mentioned instruments

Remarks :- Payment received towards Agreement cost / Taxes

YELLOWSTONE SKYSCRAPERS LLP - MAAN



Original Copy

Project: KOHINOOR SPORTSVILLE Building: TOWER-2-1502

Receipt No: 212608-SR-TCSPORTV-2023-24-641

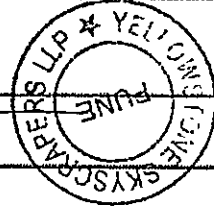
Receipt Date: Dec 28, 2023

Received with thanks from: Mr. CHANDRADEV PRASAD SINGH, Mrs. VINITA CHANDRADEV SINGH, The sum of Rupees: Five Lakh Fifty Six Thousand Six Hundred Twenty Two Only, By Cheque /DD.No./RTGS No. 995035, Dated: Dec 25, 2023, Drawn on: STATE BANK OF INDIA

INR 5,56,622 /-

For YELLOWSTONE SKYSCRAPERS LLP - MAAN

Authorised Signatory



* Receipt Validity subject to realization of above mentioned instruments
* System Generated Payment Receipt No Need of Sign & Stamp.

Remarks :- Payment received towards Agreement cost / Taxes

YELLOWSTONE SKYSCRAPERS LLP - MAAN



Duplicate Copy

Project: KOHINOOR SPORTSVILLE Building - TOWER-2-1502

Receipt No: 212574 - SR-TCSPORTV-2023-24-637

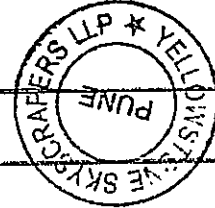
Receipt Date: Dec 28, 2023

Received with thanks from: Mr. CHANDRADEV PRASAD SINGH, Mrs. VINITA CHANDRADEV SINGH, The sum of Rupees: Fifty Thousand Only, By Cheque /DD.No./RTGS No. 335365268505, Dated: Dec 19, 2023, Drawn on: Online Payment

INR 50,000 /-

For YELLOWSTONE SKYSCRAPERS LLP - MAAN

Authorised Signatory



* Receipt Validity subject to realization of above mentioned instruments

* System Generated Payment Receipt No Need of Sign & Stamp.

Remarks :- Payment received towards Agreement cost / Taxes



YELLOWSTONE SKYSCRAPERS LLP - MAAN



Original Copy

Project: KOHINOOR SPORTSVILLE, Building: TOWER-2-1502

Receipt No: 216740-SR-TCSPORTV-2023-24-1040

Receipt Date: Feb 02, 2024

Received with thanks from: Mr. CHANDRADEV PRASAD SINGH, Mrs. VINITA CHANDRADEV SINGH, The sum of Rupees: Ten Lakh Only, By Cheque /DD.No./RTGS No. 995039, Dated: Feb 05, 2024, Drawn on: STATE BANK OF INDIA

INR 10,00,000 /-

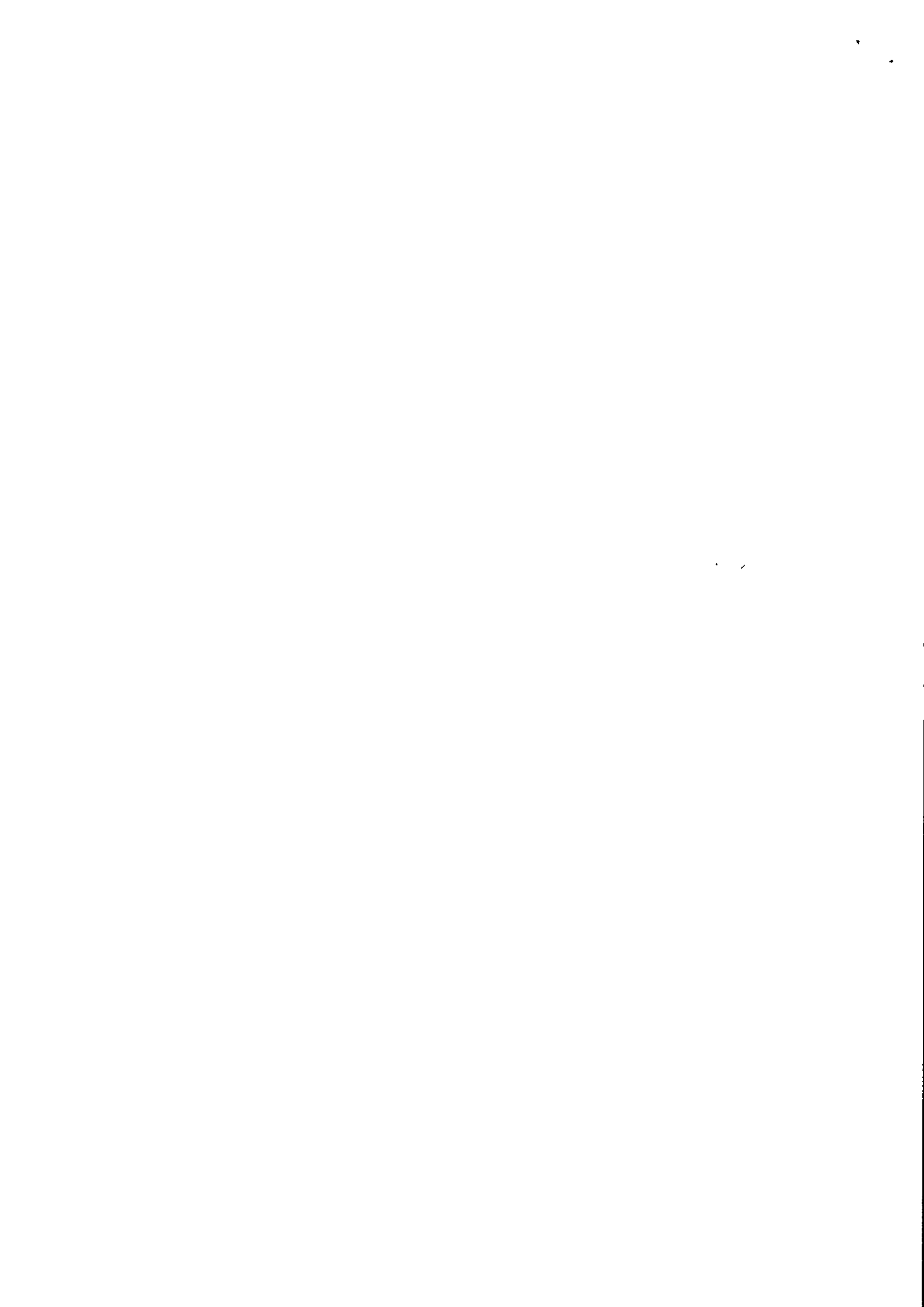
For YELLOWSTONE SKYSCRAPERS LLP - MAAN

Authorised Signatory

* Receipt Validity subject to realization of above mentioned instruments

* System Generated Payment Receipt No Need of Sign & Stamp.

Remarks :- Payment received towards Agreement cost / Taxes



YELLOWSTONE SKYSCRAPERS LLP - MAAN



Original Copy

Project: KOHINOOR SPORTSVILLE Building - TOWER-2-1502

Receipt No: 216737 SR-TGSPORTV-2023-24-1038

Receipt Date: Feb 02, 2024

Received with thanks from: Mr. CHANDRADEV PRASAD SINGH, Mrs. VINITA CHANDRADEV SINGH, The sum of Rupees: Ten Lakh Only, By Cheque /DD.No./RTGS No. 995040, Dated: Feb 04, 2024, Drawn on: STATE BANK OF INDIA

INR 10,00,000 /-

For YELLOWSTONE SKYSCRAPERS LLP - MAAN

Authorised Signatory

* Receipt Validity subject to realization of above mentioned instruments

* System Generated Payment Receipt No Need of Sign & Stamp.

Remarks :- Payment received towards Agreement cost / Taxes

YELLOWSTONE SKYSCRAPERS LLP - MAAN



Original Copy

Project: KOHINOOR SPORTSVILLE Building: TOWER-2-1502

Receipt No: 216738-SR-TCSPORTV-2023-24-1039

Receipt Date: Feb 02, 2024

Received with thanks from: Mr. CHANDRADEV PRASAD SINGH; Mrs. VINITA CHANDRADEV SINGH, The sum of Rupees: Eight Lakh Seventy Six Thousand Four Hundred Eighty Six Only, By Cheque /DD.No./RTGS No. 995041, Dated: Feb 05, 2024, Drawn on: STATE BANK OF INDIA

INR 8,76,486 /-

For YELLOWSTONE SKYSCRAPERS LLP - MAAN

Authorised Signatory

* Receipt Validity subject to realization of above mentioned instruments

* System Generated Payment Receipt No Need of Sign & Stamp.

Remarks :- Payment received towards Agreement cost / Taxes

Sportsville

Maan, Hinjawadi Ph 1.

Jan 22, 2024

To,

State Bank Of India

Customer Name : Mr. CHANDRADEV PRASAD SINGH

VINITA CHANDRADEV SINGH

ADDRESS : "KOHINOOR SPORTSVILLE", TOWER-2, Flat No.1502, Situated at SURVEY NO. 47/1 A, MAAN, Pune, MAHARASHTRA, India, PIN-411057

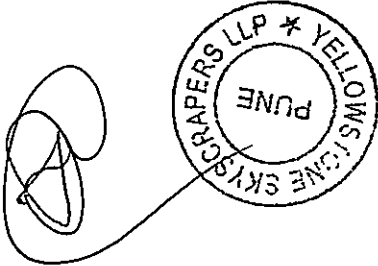
Below are the cost details of the above said Unit

1. CONSIDERATION VALUE : Rs.67,29,730.00/-
2. GST : Rs.3,36,486.00
3. Stamp Duty & Registration : Rs.4,33,800

Faithfully Yours,

YELLOWSTONE SKYSCRAPERS LLP - MAAN

Authorised Signatory





Ref. No. DL-TCSPORTV-KGTITANT-2023-24-353

Demand Letter (by Regd. Post Ack due)

Date : Feb 21, 2024

Ref.: Demand Letter for Flat/Shop 1502 Floor No. 15th in Building TOWER-2 at SURVEY NO. 47/1 A, MAAN, Pune - 411057., in our Project known as KOHINOOR SPORTSVILLE

Dear Mr. CHANDRADEV PRASAD SINGH

Mrs. VINITA CHANDRADEV SINGH

Address : FLAT NO. 304 ROSEWOOD E2 YOGIDHAM, KALYAN MURBAD ROAD, NEAR KDMC BUS DEPOT, GAURIPADA, KALYAN WEST, KALYAN, Thane - 421301

Sub : Demand Letter for Payments of due amount towards 8th Floor Slab Commencement (5.00)% of your flat/Shop No 1502 in the building TOWER-2 of the project KOHINOOR SPORTSVILLE.

Ref : Your Flat / Shop No 1502 Agreement Ref (1453/2024) dated Jan 17, 2024

Dear Sir / Madam,

Greetings from YELLOWSTONE SKYSCRAPERS LLP - MAAN

We are happy to inform you that, as per your agreement term, construction work of your Flat / Shop is 8th Floor Slab Commencement (5.00)% has been done and demand has been raised against your Flat / Shop No. 1502 in the building TOWER-2 of the project KOHINOOR SPORTSVILLE, against current stage of work completion.

Details of the payment due at this stage is as below..

SUMMARY OF CURRENT CHARGES	Amount(In Rs.)
Agreement Cost	6,729,730.00
Amount due till date	3,701,353.00
Amount Received (Subject to Realization) till date	3,364,866.00
Balance Due (Consideration Value)	336,487.00
GST Due as on Date (CGST + SGST)	185,066.00
GST Received as on Date (CGST + SGST)	168,242.00
GST Balance as on Date (CGST + SGST)	16,824.00
Maintenance Charges Due	
GST on Maintenance (CGST + SGST)	
Total Maintenance Due	0.00
Corpus Charge Due	
Total Due	353,311.00
(Total due amt in words: Rs. Three Lakh Fifty Three Thousand Three Hundred Eleven Only)	

Terms & Conditions:

1. We request you to make the above payment within 8 days from date of this demand letter / Mail as per agreement terms
2. Please pay your dues within 8 days or else interest will be charged for delay payment.
3. Kindly prepare consideration value cheque in favour of YELLOW STONE SKYSCRAPERS LLP MANN COLLECTION A/C, IDBI Bank, No. 0600102000010043; Ashok Nagar Branch; IFSC: IBKL0000600

Best Regards,
For YELLOWSTONE SKYSCRAPERS LLP - MAAN

Authorized Signatory



**** Note : TDS has to be paid online at NSDL website, Please provide us the 16B form and TDS Challan generated after payment.**
Printed By: VINEET GOYAL Wednesday, February 21, 2024 4:14:35 PM

A-102, ICC TRADE TOWER, SENAPATI BAPAT ROAD, Pune - 411016

A handwritten signature in black ink, appearing to be 'Vineet Goyal', located in the bottom right corner of the page.

Tax Invoice

Company : YELLOWSTONE SKYSCRAPERS LLP - MAAN		Customer : Mr. CHANDRADEV PRASAD SINGH	
Address : A-102, ICC TRADE TOWER, SENAPATI BAPAT ROAD,		Address . FLAT NO. 304 ROSEWOOD E2 YOGIDHAM, KALYAN MURBAD ROAD, NEAR KDMC BUS DEPOT, GAURIPADA, KALYAN WEST, KALYAN	
Pune - 411016		Thane - 421301	
MAHARASHTRA, India		MAHARASHTRA, India	
Contact No :		Project: KOHINOOR SPORTSVILLE, Building: TOWER-2, Flat No' 1502	
GSTIN : 27AABFY8239Q1Z9		GSTIN :	
PAN : AABFY8239Q		PAN : AHEPS8705K	
Invoice No : DL-TCSPTV-KGTITANT-2023-24-353		Invoice Date : Feb 21, 2024	

Particulars of Services:

S.No.	Due as per Agreement of Sale	Due Amount
1	8th Floor Slab Commencement - 5 00%	336,487 00
	OUTPUT CGST 2 5%	8,412 00
	OUTPUT SGST 2.5%	8,412.00
	Total Amount	353,311.00

1. Please pay the above mentioned Total Due on or before Mar 07, 2024 Kindly deduct TDS under Section 1941A, where the consideration exceeds Rs 50 Lakhs and provide copy of Form Nos 16B & TDS Challan (Ignore if done).
2. If payment is received after the aforesaid Due Date, you are liable to pay us interest as per terms of agreement.
3. If you seek any clarification with regards to this demand, please e-mail us on outstanding@kohinoorpune.com
4. Please refer to annexure I for past outstanding dues, if any.

For YELLOWSTONE SKYSCRAPERS LLP - MAAN

Authorized Signatory

Wednesday, February 21, 2024 4:14:35 PM





Interest On Delayed payment

Company : YELLOWSTONE SKYSCRAPERS LLP - MAAN	Customer : Mr. CHANDRADEV PRASAD SINGH
Address : A-102, ICC TRADE TOWER, SENAPATI BAPAT ROAD, Pune - 411016	Address : FLAT NO. 304 ROSEWOOD E2 YOGIDHAM, KALYAN MURBAD ROAD, NEAR KDMC BUS DEPOT, GAURIPADA, KALYAN WEST, KALYAN Thane - 421301
MAHARASHTRA, India	MAHARASHTRA, India
Contact No :	Project: KOHINOOR SPORTSVILLE, Building, TOWER-2, Flat No. 1502
GSTIN : 27AABFY8239Q1Z9	GSTIN :
PAN : AABFY8239Q	PAN : AHEPS8705K

Dear Sir/Madam,

We would like to inform you that there is delay in payments by you of amount which is due as per the Demand raised. For the delayed period the total Interest works out to be Rs. 867.00

You are requested you to please pay the Interest amount to the below mentioned bank account.

Bank Details	YELLOW STONE SKYSCRAPERS LLP MANN COLLECTION A/C, IDBI Bank, No. 0600102000010043; Ashok Nagar Branch; IFSC: IBKL0000600
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Further we request you to please make the Demand Note payment as per the terms so as to avoid the Interest on Delay payment.

If you seek any clarification with regards to this demand, please e-mail us on outstanding@kohinoorpune.com

For YELLOWSTONE SKYSCRAPERS LLP - MAAN

Authorized Signatory

Wednesday, February 21, 2024 4:14:35 PM



Original Copy

Date: Jan 19, 2024

To,
The Branch Manager,
State Bank of India,
Pune.

Sportsville

Maan, Hinjawadi Ph 1.

Dear Sir,

We, "YELLOWSTONE SKYSCRAPERS LLP - MAAN", hereby certify that:

1. We have transferable rights to the property described below, which has been allotted by us to Mr. CHANDRADEV PRASAD SINGH, Mrs. VINITA CHANDRADEV SINGH herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated Jan 17, 2024

Description of the property:

Flat No. / House No.: 1502

Building No. / Name: TOWER-2

Survey No.: SURVEY NO. 47/1 A, MAAN Pune MAHARASHTRA India 411057

Name of the Project: KOHINOOR SPORTSVILLE

2. That the total consideration for this transaction is Rs.67,29,730.00 (Agreement Value) towards Sale document.

3. the title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We certify that we have not borrowed from any financial institution for the purchase / development of the property and have not created and will not create any encumbrance on the property allotted to the said purchasers during the currency of the loan sanctioned / to be sanctioned by the bank to them subject to the due and proper performance and compliance of all the terms & condition of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

Rajy's





7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser , We undertake to inform the society/ Condominium about the Bank's charge on the said flat as and when the society / Condominium is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favoring Outstanding/regular value cheque in favour of "Kindly prepare consideration value cheque in favour of YELLOW STONE SKYSCRAPERS LLP MANN COLLECTION A/C, IDBI Bank, No. 0600102000010043; Ashok Nagar Branch; IFSC: IBKL0000600

9. In case of cancellation of the sale-agreement for any reason, we shall refund the amount by crossed cheque favoring the Bank A/C "Mr. CHANDRADEV PRASAD SINGH, Mrs. VINITA CHANDRADEV SINGH", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide Limited Liability Partnership (description of document of delegation of authority to the signatory.)

11. We hereby state and confirm that the building plan sanctioned under commencement certificate No. BMU/MAAN/SR.NO. 47/1/CASE NO. 1670/22-23/6877 dated 13/12/2023 shall not be altered/changed without the prior written consent of the flat purchaser.

Yours faithfully,

For, YELLOWSTONE SKYSCRAPERS LLP - MAAN

Authorised Signatory



A handwritten signature in black ink, located in the bottom right corner of the page.

B

453/1453

पावती

Original/Duplicate

Wednesday, January 17, 2024

नोंदणी क्र.: 39म

2:47 PM

Regn.: 39M

पावती क्र.: 1613 दिनांक: 17/01/2024

गावाचे नाव: माण

दस्तऐवजाचा अनुक्रमांक: मलसर-1453-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: चंद्रदेव प्रसाद सिंह

नोंदणी फी

रु. 30000 00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

3:06 PM ह्या वेळेस मिळेल.

Rachy

MLS2

वाजार मूल्य: रु.3731815 /-

मोबदला रु.6729730/-

गरलेले मुद्रांक शुल्क : रु. 403800/-

दुय्यम निवेदन
कॉपी - १, मुद्रांक - २

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0124175708876 दिनांक: 17/01/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013684504202324M दिनांक: 17/01/2024

बँकेचे नाव व पत्ता:

Rachy

मुळ दस्त दिला.



17/01/2024

सूची क्र.2

दुय्यम निवधक : सह दु.नि. मुळशी-२

दस्न क्रमांक : 1453/2024

नोंदणी :

Regn:63m

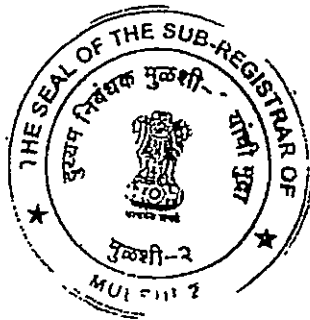
गावाचे नाव : माण

(1)विनेखाचा प्रकार	करारनामा
(2)मोबदला	6729730
(3) बाजारभाव(भाडेपट्ट्याच्या बावतितपट्टाकारा आकारणी देतो की पट्टेदार ते नमुद करावे)	3731815
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(अमन्याम)	1) पालिकेचे नाव:पुणे इतर वर्णन : इतर माहिती: गांव मीजे माण,वेधिन स.न.47/1/अ,यासी क्षेत्र 03 हेक्टर 53 आर म्हणजेच 35300 चौ. मीटर पैकी क्षेत्र 02 हेक्टर 16.51 आर म्हणजेच 21651 चौ. मीटर थावर वांघण्यान आलेल्या स्पोर्टसविघे,या प्रोजेक्टमधील विल्डींग/ टॉवर 02 मधील,15 व्या मजल्यावरील अपार्टमेंट नं.1502,यांसी कार्पेट क्षेत्र 58.63 चौ. मीटर म्हणजेच 631.09 चौ. फुट व ड्राय बालकनी + लगतची एन्कलसुमिव बालकनी क्षेत्र अमे एकुण 8.7 चौ. मीटर म्हणजेच 93.65 चौ. फुट व 1 कळई कार पार्किंग ही मिळकत अने((Survey Number : 47/1/अ ;))
(5) क्षेत्रफळ	1) 58.63 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात अमेन तेव्हा.	
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालययाचा हुकुमनामा किंवा आदेश अमन्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-यल्लॉस्टॉन स्कायव्हेपर्स एल एल पी, नोंदणीकृत भागीदारी सम्या तर्फे अधिकृत स्वाक्षरी करीता थी.रघु गोपानकृष्णन अप्पर याचे तर्फे कनुलीजवावाकरीता विशेष कुनमुखत्याखारक म्हणुन निखिन आगरवाल बय:-31; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: ,, ब्लॉक नं. ,, रोड नं: स.न.41/4, टी सी एम गेट नं.2 च्या समोर, हिल्जवडी एम आय डी मी, फेज 3, भोर्डरवाडी, मुळशी, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411057 पॅन नं:-AABFY8239Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रदेव प्रनाद सिंह बय:-49; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: ,, ब्लॉक नं. : , रोड नं: फर्नॅट नवर 304, रोजवुड इ 2 योगीधाम , कल्याण मुरवाड रोड , के डी एम सी बम डेपो जवळ , गौरीपाडा , कल्याण वेस्ट , कल्याण , ठाणे , महाराष्ट्र, . पिन कोड:-421301 पॅन नं:-AHEPS8705K 2): नाव:-विनिता चंद्रदेव सिंह बय:-50; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: ,, ब्लॉक नं. : , रोड नं: फर्नॅट नंबर 304, रोजवुड इ 2 योगीधाम , कल्याण मुरवाड रोड , के डी एम सी बम डेपो जवळ , गौरीपाडा , कल्याण वेस्ट , कल्याण , ठाणे , महाराष्ट्र, . पिन कोड:-421301 पॅन नं:-BSNPS8609B
(9) दस्तऐवज करून दिव्याचा दिनांक	17/01/2024 :
(10)दस्त नोंदणी केल्याचा दिनांक	17/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1453/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	403800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेग	

मुल्यंकासाठी विचारत घेतलेला तपशील:-:

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.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	CHANDRADEV PRASAD SINGH	eChallan	69103332024011015573	MH013684504202324M	403800.00	SD	0007444668202324	17/01/2024
2		DHC		0124175708876	2000	RF	0124175708876D	17/01/2024
3	CHANDRADEV PRASAD SINGH	eChallan		MH013684504202324M	30000	RF	0007444668202324	17/01/2024

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

Redy
 दुय्यम निवेदन
 श्रेणी - १, जुवली - २

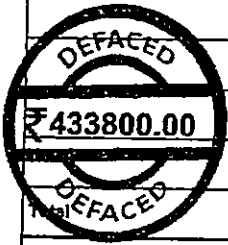




CHALLAN
MTR Form Number-6



GRN	MH013684504202324M	BARCODE	[Barcode]		Date	09/01/2024-12:26:53	Form ID	25.2
Department				Inspector General Of Registraton				
Type of Payment				Stamp Duty Registration Fee				
Office Name				MLS2_MULSHI 2 SUB REGISTRAR				
Location				PUNE				
Year				2023-2024 One Time				
Account Head Details				Amount In Rs.				
0030046401 Stamp Duty				403800.00				
0030063301 Registration Fee				30000.00				
Flat/Block No.				SPORTSVILLE TOWER-2-1502				
Premises/Building				VILLAGE- MAAN, TALUKA- MULSHI				
Road/Street				PUNE				
Area/Locality				PUNE				
Town/City/District				PUNE				
PIN				4 1 1 0 5 7				
Remarks (If Any)				<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>मलस - २</p> <p>SKYSCRAPERS LLP-</p> <p>9843 9 00</p> <p>2028</p> </div>				
Total				4,33,800.00				
Amount In				Four Lakhs Thirty Three Thousand Eight Hundred Rupe				
Words				es Only				
Payment Details				IDBI BANK				
Cheque-DD Details				FOR USE IN RECEIVING BANK				
Bank CIN				69103332024011015573				
Ref. No.				736713621				
Bank Date				10/01/2024-19.07.03				
RBI Date				11/01/2024				
Name of Bank				IDBI BANK				
Name of Branch				100 , 11/01/2024				



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SKYSCRAPERS LLP-
9843 9 00
2028



Department ID: [Blank] Mobile No: 8108155121
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुर्यग निवधक कार्यालयात नोंदणी करायच्या दस्तासाठी लागू आहे. नोंदणी न करायच्या दस्तासाठी सदर चलन लागू नाही.

Signature Not Verified

Challan Defaced Details

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2024.01.11 14:49:57 IST
Reason: GRAS Secure Document
Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-453-1453	0007444668202324	17/01/2024-14:47:05	IGR045	30000.00
2	(IS)-453-1453	0007444668202324	17/01/2024-14:47:05	IGR045	403800.00
Total Defacement Amount					4,33,800.00

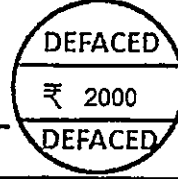


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0124175708876	Receipt Date	17/01/2024
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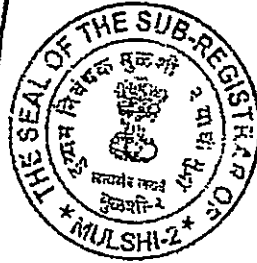
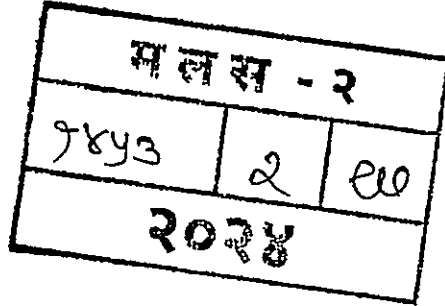
Received from A, Mobile number 9822748555, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1453 dated 17/01/2024 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.



Payment Details

Bank Name	SBIN	Payment Date	17/01/2024
Bank CIN	10004152024011708248	REF No.	401759572054
Deface No	0124175708876D	Deface Date	17/01/2024

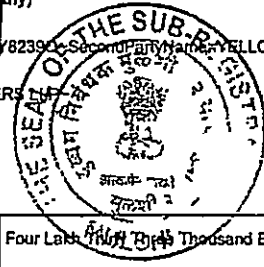
This is computer generated receipt, hence no signature is required.



CHALLAN
MTR Form Number-6



GRN	MH013684504202324M	BARCODE	[Barcode]				Date	09/01/2024-12:26:53	Form ID	25.2	
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)		AHEPS8705K				
Office Name MLS2_MULSHI 2 SUB REGISTRAR					Full Name		CHANDRADEV PRASAD SINGH				
Location PUNE					Flat/Block No.		SPORTSVILLE TOWER-2-1502				
Year 2023-2024 One Time					Premises/Building						
Account Head Details			Amount In Rs.		Road/Street		VILLAGE- MAAN, TALUKA- MULSHI				
0030046401 Stamp Duty			403800.00		Area/Locality		PUNE				
0030063301 Registration Fee			30000.00		Town/City/District						
					PIN		4 1 1 0 5 7				
Remarks (If Any)					मलस - २ PAN2-AABF7823902 SKYSCRAPERS १५५३ २०२४						
					Amount In Words		Four Lakh Three Thousand Eight Hundred Rupees Only				
Total					4,33,800.00						
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK						
Cheque/DD Details					Bank CIN		Ref. No.		69103332024011015573		736713621
Cheque/DD No.					Bank Date		RBI Date		10/01/2024-19.07:03		Not Verified with RBI
Name of Bank					Bank-Branch		IDBI BANK				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				



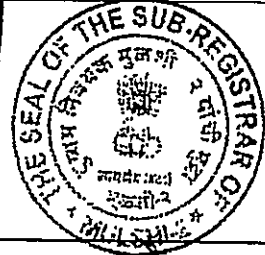
Department ID : _____ Mobile No. : 8108155121
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चदर चलन केवल दय्यम निवयक काथलियाद नोदणी कचवयाच्या दस्ताखती लागू आहे. नोदणी न कचवयाच्या दस्ताखती चदर चलन लागू नाही.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0124175708876	Date 17/01/2024
Received from A, Mobile number 9822748555, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.	
Payment Details	
Bank Name SBIN	Date 17/01/2024
Bank CIN 10004152024011708248	REF No. 401759572054
This is computer generated receipt, hence no signature is required.	

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AGREEMENT

THIS AGREEMENT is made and executed at Pune on this
17TH day of JANUARY 2024.

BETWEEN

YELLOWSTONE SKYSCRAPERS LLP, a registered Limited Liability Partnership Firm, registered with the Registrar for Limited Liability Partnership, office of corporate affairs Government of India under the Limited Liability Partnership Act 2008, having LLP Identity No. AAF-8477 and as per Section 139A of Income Tax Act, 1961 read with rule 114B of Income Tax Rules, 1962, having Permanent Account No. AABFY8239Q and having office at 102, First Floor, A wing, ICC Trade Tower, Senapati Bapat Road, Pune 411016, through authorized signatory as per attached board resolution..... hereinafter referred to or called as **"THE PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include the said limited liability Partnership Firm, partners or partner for time being of the firm, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her assigns).
... PARTY OF THE FIRST PART

AND

NAME : CHANDRADEV PRASAD SINGH

PAN No.: AHEPS8705K

Age: 49 Years

OCCUPATION : SERVICE

NAME : VINITA CHANDRADEV SINGH

Age: 50 Years.

OCCUPATION : HOUSE WIFE

PAN No.: BSNPS8609B

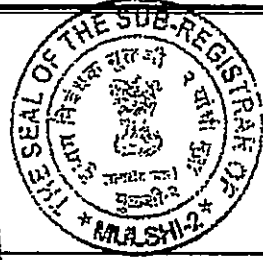
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Vinita Singh

Chandra
Vinita Singh

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Address: FLAT NO. 304 ROSEWOOD E2 YOGIDHAM, KALYAN MURBAD ROAD, NEAR KDMC BUS DEPOT, GAURIPADA, KALYAN WEST, KALYAN, Thane- 421301, MAHARASHTRA, India

email id: chandradev2412@gmail.com.

Hereinafter referred to or called as "**THE ALLOTTEE/ PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include he/ she/ they/ himself/herself/themselves and his/her/their heirs, executors, administrators only).... **PARTY OF THE SECOND PART.**

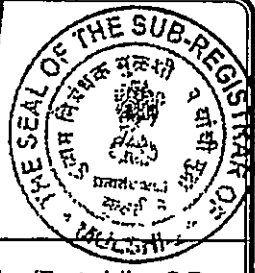
WHEREAS,

All that piece and parcel of land admeasuring 02 Hectare 16.51 Ares i.e. 21651 Sq. mtrs. out of the total land admeasuring 03 Hectare 53 Ares i.e. 35300 Sq. mtr. bearing Survey No. 47/1/A, lying, being, situate at Village Maan, Taluka Mulshi, District Pune, within the limits of Zilla Parishad Pune, Panchayat Samiti Mulshi, Registration District of Pune, Sub-Registrar Mulshi. Hereinafter referred as "**Said Land**" and more particularly described in the Schedule I written hereunder, is owned by the Promoter and the name of the Promoter is shown in revenue record as the owner of the Said Land.

1. Brief History of the Property :-

- a) The Said Land was owned by Mr. Parag Shripatrao Mate and accordingly his name was mutated as per Mutation Entry No. 8446 of Village Maan.
- b) By and under Agreement to Sale dated 10/04/2013, registered at Serial No. 3054/2013 on 07/05/2013, Mr. Parag Shripatrao Mate agreed to sell, transfer and convey the Said Land in favour of Galina Consultancy Services Pvt. Ltd. (Erstwhile S.D. Suburban Development Private Limited) and since then the Galina Consultancy Services Pvt. Ltd. is in vacant and peaceful possession thereof.
- c) By and under Power of Attorney dated 10/04/2013 registered at Serial No. 3055/2013, on 07/05/2013, Mr. Parag Shripatrao Mate has

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appointed Galina Consultancy Services Pvt. Ltd. (Erstwhile S.D. Suburban Development Private Limited) as his constituted attorney in respect of the Said Land.

- d) With the aforesaid Agreement to Sale and Power of Attorney Mr. Parag Shripatrao Mate have transferred its entire right, title, interest along with possession of the Said Land to Galina Consultancy Services Pvt. Ltd. (Erstwhile S.D. Suburban Development Private Limited). The 7/12 Extract showing the name of Mr. Parag Shripatrao Mate being owner for the Said Land. But Said Land was held by Mr. Mate on behalf of Galina Consultancy Services Pvt. Ltd. (Erstwhile S.D. Suburban Development Private Limited).
- e) The Promoter was on the lookout for a land to develop a residential and/or commercial project in the Village of Maan and hence approached Mr. Parag Shripatrao Mate and Galina Consultancy Services Pvt. Ltd. (Erstwhile S.D. Suburban Development Private Limited) to sell the Said Land and accordingly the Promoter have purchased the Said Land from above both owners and possessors vide two Conveyance Deeds which is duly registered in the office of Sub-Registrar Mulshi No. 2 at Serial No. 13430/2020 dated 19/11/2020 and 412/2021 dated 07/01/2021.
- f) Pursuant to the above mentioned two Conveyance Deeds the name of the Promoter is recorded as owner and possessor in the owner and possessor column of the 7/12 extract of the Said Land.

2. As per present sanctioned Development Plan applicable to the Village Maan and the Chief Executive Officer of the Pune Metropolitan Region Development Authority Pune have issued the Zone Certificate vide no. PMRDA/Maan/Mulshi/S. no. 47/receipt no. 33807/dt. 11/01/2019, the entire Survey No. 47 is shown within Agricultural and No Development Zone and affected by 18 mtr. wide road and also by 110 mtr. wide ring road. The Said Land is affected by 110 mtr. wide Ring road and an area admeasuring 2178.19 sq.mtrs. out of the total area of Said Land is affected by the 110 mtr. wide Ring road and the remaining area is in

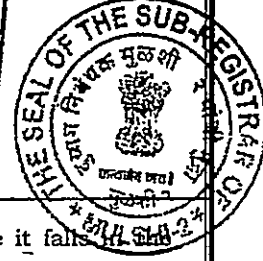
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under Agriculture and No Development Zone, but since it falls 1500 mtr. periphery of the Village gaathan of Village Maan, therefore it can be used for residential development as per the current development control rules applicable to the Said Land and hence, converted the Said Land into residential use by paying the requisite zone conversion premium to the PMRDA.

3. The Promoter herein has proposed to float ownership scheme under name and style **SPORTSVILLE** on the Said Land comprising of the following Buildings -

Building/ Tower Name	Total Floors	Total Flats
Tower 1	LP+S+19 Floors	140
Tower 2	LP+S+19 Floors	138
Tower 3	S+19 Floors	149
Tower 4	LP+S+19 Floors	153
Total - 4 Buildings		580 Units

In addition to the above buildings there is one Inclusive Housing Building i.e. MHADA Building having S+18 Floors.

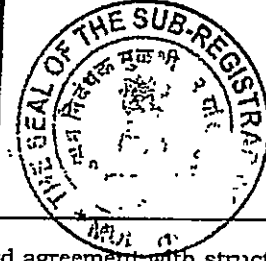
Herein after referred as "the Said Project" and all the buildings along with the MHADA Building are collectively hereinafter referred as "the Said Buildings".

4. The Promoter herein has entered into standard agreement with Architect, VK:a architecture, M/s. Vishwas Kulkarni Architect partnership firm registered under the Indian Partnership Act, 1932 having partnership identity No. MPA-48264 and also registered with the Council of Architect of India having enrollment No. CA/84/8465 and having office at 73/2, Bhakti Marg, Off. Law College Road, Pune-411004, for preparation of the layout plan and drawing of the Said Project.

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The Promoter also entered into standard agreement with structural engineer G. A. Bhilare Consultants Pvt. Ltd. structural designer company registered under the Companies Act, 1956 and also registered with the Council of Structural Engineers of India having Registration No. 17080/2002 and having office at 76/B, Gaurinandan, Flat No. ½, Law College Road, Erandwane, Pune 411004, for preparation of structural design and accepted the professional supervision of such Architect and Structural Engineer till the completion of the Said Project.

The Promoter also appointed Chartered Accountant Pravin Bhandari and Company, proprietor Mr. Pravin B. Bhandari, and also registered with the Council of Chartered Accountant of India having enrollment No.108155W and having office at 243, Didhyadhar Heights, Narayan Peth, Laxmi Road, Pune 411030, for accounting, audit and compliances. The Promoter accepted the professional services, consultations, supervision etc. of the aforesaid Consultants and Professionals till the completion of the Said Project, subject to the Promoter having reserved the right to change aforesaid Architect or Structural Engineer or Chartered Accountant as the case may be before the completion of the Said Project and appoint new Architect or Structural Engineer or Chartered Accountant till the completion of the Said Project if the circumstances may so require.

5. The Promoter herein being land owner and developer of the Said Land alone has sole and exclusive right to sell the flat/unit of the Said Building to be constructed by the Promoter on the Said Land and entered into agreement/s with the Allottee/Purchaser of the flats and to receive the sale price in respect thereof. As per Development Control Rules applicable to the Said Project, the Promoter herein has to pay/paid premium etc. for obtaining additional sanction/s being adjacent terraces, top terraces of the passages, staircases and considering this aspects, the Promoter herein has also sole and exclusive right to sell or grant exclusive right to use such constructed area. The Promoter herein has also sole and exclusive right to lease, mortgage, etc. the flats. Since the Promoter is absolute owner and possessor, he has sole and exclusive

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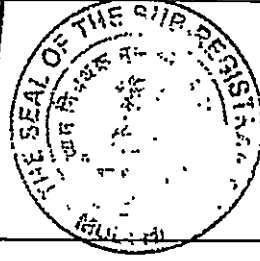
right to enter into agreement/s with the Allottee/Purchaser, lessee, mortgagee of the flats etc. and to receive the sale price etc. in respect thereof.

6. The Allottee/Purchaser herein has shown willingness to purchase an Apartment in the Said Project, and the representative of Promoter has disclosed all the required disclosures, as required as per The Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as "RERA") and the Maharashtra Ownership Flats (Regulation of The Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "MOFA") and rules made there under.
7. The Allottee/Purchase herein has/have demanded from the Promoter and the Promoter has given inspection to the Allottee/ Purchaser of all the documents of the title relating to the Said Land, the plans, designs and specifications prepared by the Promoter's Architect. After the Allottee/Purchaser's aforesaid enquiry and demand of inspection of documents, the Promoter herein has requested to the Allottee/Purchaser to carry out independent search by appointing his/her/their may have own Advocate and to ask any further queries, he/she/they may have regarding the marketable title and rights and authorities of the Promoter herein. The Allottee/Purchaser has/have satisfied himself/herself/themselves in respect of the marketable title, rights and authorities of the Promoter herein and further got satisfied as to the implementation of the Said Project and construction of the Buildings and thereafter with due diligence and after being well conversant with the disclosures, documents, etc. and the Said Project as well as apartments in the Said Project, the Allottee/Purchaser has decided to have one Apartment/Flat in the Said Project and has made application dated **Dec 25, 2023** with required application amount for allotment of Apartment as per application form prepared by the Promoter. The Promoter has accepted the application of the Allottee/Purchaser and allotted Apartment No. **TOWER-2-1502** to the Allottee/Purchaser as per allotment letter dated **Dec 25, 2023** aforesaid Apartment along with the appurtenances thereto is more particularly stated in **Schedule - II**

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written hereunder and hereinafter referred as the " Said Apartment".

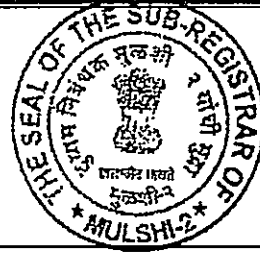
8. The Promoter herein has obtained sanctions, permissions etc. as disclosed in Clause no. 1 hereunder written. While sanctioning the said plan, the concerned Development Controlling Authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which to be observed and performed by the Promoter while developing the Said Land and the Said Building and upon due observance and performance of which only the full and final completion and occupation certificate in respect of the Said Building shall be granted by the concerned Development Controlling Authority, as provided in concerned Development Control Rules applicable to the Said Project.
9. The Said Land, with Layout Plan of the Said Project is shown on the plan annexed hereto as **Annexure -1**. The present sanction plan which is annexed hereto as **Annexure -2**. The Floor Plan of the building in which the Said Apartment is situated showing the Said Apartment by zebra stripes is annexed hereto as **Annexure-3**. The specifications for the Building and specifications for the apartment therein is stated, in **Annexure-4** annexed hereto. Common Amenities/Facilities along with the proportionate share for the Said Apartment is stated in **Annexure-5** annexed hereto. Copy of the Non - Agriculture permission Survey No. 47/1/A, vide no. Mulshi/NA/SR/78/2019, dated 10/11/2020 is annexed hereto as **Annexure - 6**. Copy of the Sanction Letter/Commencement Certificate issued by PMRDA is annexed hereto as **Annexure - 7**. Copy of 7/12 extract shown the name of the Promoter herein for the Said Land is annexed hereto as **Annexure-8**. Copy of the Certificate of the title, issued by the Advocate of the Promoter is annexed hereto as **Annexure-9**. Copy of the RERA Certificate is annexed hereto as **Annexure-10**.
10. The Allottee/Purchaser herein is/are aware of the fact that the Promoter herein has entered or will enter into similar or separate agreements with several other person/s and party/is in respect of the other apartment/s in the Said Project.
11. Subject to otherwise agreed, reserved and provided herein, the Promoter

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has agreed to sell and the Allottee/Purchaser has agreed to purchase the Said Apartment, and the parties hereto therefore, have executed these Agreement to Sell, to witness the terms and conditions thereof, in compliance of Sec.13 of RERA and Section No. 4 of the MOFA and rules made there under, the parties hereto are desire, to reduce in writing all the terms and conditions of this transaction and hence these presents.

NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. DISCLOSURES MADE BY THE PROMOTER TO THE PURCHASER HEREIN:-

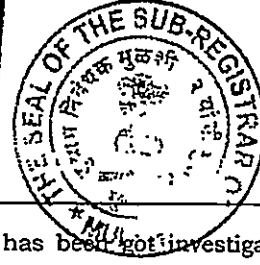
Prior to enter into this transaction the Promoter herein disclosed to the Purchaser as under -

- 1.1 The Promoter herein has disclosed details of the Promoter enterprise by providing for inspection and going through the copy of the Limited Liability Partnership Firm incorporation certificate and which shows that, the Promoter is Limited Liability Partnership Firm registered with the office of corporate affairs, Government of India under the Limited Liability Partnership Act 2008, having LLP Identity No. AAF-8477 dated 03/03/2016, having office at A-102, ICC Trade Tower, Senapati Bapat Road, Pune- 411016.
- 1.2 The Promoter herein disclose to the Allottee/Purchaser herein that, the Promoter herein has made application for registration to the Real Estate Regulatory Authority, State of Maharashtra and received registration certificate having registration no. P52100029650 dated 14/06/2021.
- 1.3 The Promoter herein states that, the Said Land is owned and possessed by the Promoter free from all encumbrances, charges or claims and name of the Promoter is shown in revenue record as the owner and possessor, being class-I occupancy, free from any

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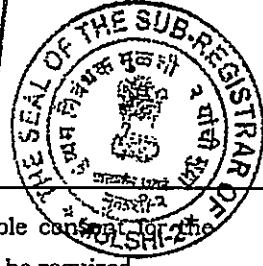
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restriction on alienation. The Promoter has been investigated the rights, authority and title of the Promoter towards the Said Land from Advocate and copy of the certificate title of the Said Land is annexed hereto as Annexure - 9.

- 1.4 The Promoter herein has disclosed to the Allottee/Purchaser that, the Said Land will be developed by constructing Buildings as per sanctioned plan as annexed hereto as Annexure-2 being project called by the name "SPORTSVILLE".
- 1.5 The Promoter herein informed and Allottee/Purchaser herein is well aware that, the Said Land is situated within the periphery development control of PMRDA. As per development control rules of the aforesaid authority, Basic FSI for the Said Land is 1.10 and in addition to that, equivalent FSI for the amenity space area and area affected by internal or development plan road can be availed by surrendering the same to the Development Controlling Authority. Paid FSI permissible on the Said Land and it is an additional 30% of Net Plot Area i.e. 16551. 89 Sq. Mtr. which can be availed by the payment of a premium as per D.C. Rules applicable to the Said Land and in addition to that TDR and additional paid FSI may be permissible in future in light of the Development Control Rule applicable for the properties situated within the periphery of PMRDA can be utilized for construction of the buildings on the Said Land. The Promoter herein state that, no part of the said floor space index has been utilized by the Promoter elsewhere for any purpose whatsoever. The Promoter shall have the right of pre-emption or first right to utilise the residual or available FSI or which may be increased for whatsoever reason in respect of the Said Land or any other FSI or TDR or paid FSI (Buildable Potential) granted by the appropriate authority and shall be allowed to use the same on the Said Land by constructing or raising any additional floor/s of the building/s which is/are under construction or to be constructed on the Said Land. The Allottee/Purchaser herein by executing these

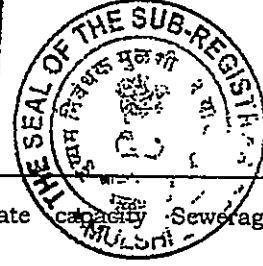
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presents has/have given his/her/their irrevocable consent for the aforesaid purposes and separate consent will not be required.

- 1.6 The Promoter has received the sanction from PMRDA vide sanction letter and Commencement Certificate having Outward No. BMU/Maan/S.No. 47/1/A/Case No. 656/20-21, dated 27/05/2021 and revised sanction vide Commencement Certificate having Outward No. BMU/Maan/S.No. 47/1/A/Case No. 1109/21-22, dated 14/02/2022 then revised sanction vide Commencement Certificate having Outward No. DP/BMU/Mouje. Maan/Gat.No. 47/1/A P/Pra. Kra 1670/22-23/6877, dated 13/12/2023. The present sanctioned plan shows Four buildings & including inclusive Housing Building.
- 1.7 The Promoter states that, he has received Non-Agricultural Permission vide Order having Non - Agriculture permission Survey No. 47/1/A, vide no. Mulshi/NA/SR/78/2019, dated 10/11/2020 received from Collector, Revenue Branch Pune for area admeasuring 21651 sq. mtrs.
- 1.8 The Promoter herein has informed and disclosed to the Allottee/Purchaser herein that, the Corporation/ PMRDA/local Government Body may not be able to supply adequate water throughout the year. In the event the Corporation/PMRDA/local Government Body is not able to supply the same, whatever expenses are required to be made for the use/purchasing the water, shall be borne by the Purchaser and their organization and Promoter shall not be liable to bear the cost thereof.
- 1.9 The Promoter herein has informed and disclosed to the Purchaser that, for storm water, sewerage and waste water the Promoter has already provided adequate capacity storm water drain discharge in recharge pits and for sewerage, waste water and solid waste the

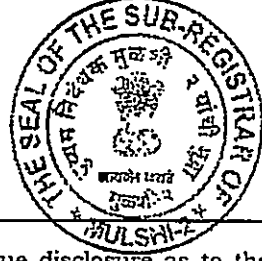
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Promoter has already installed adequate capacity Sewerage Treatment Plant (STP).

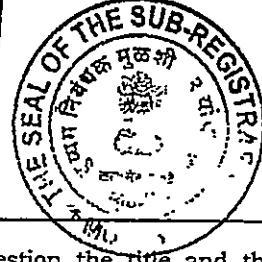
- 1.10 The Promoter herein has informed and disclosed to the Purchaser that, the Promoter has provided sufficient space out of the Said Land for installation of Electricity Sub-Station and as per norms of Maharashtra Electricity Distribution Company Limited the Promoter will apply for necessary electricity supply for the Said Project and will pay the necessary charges for the same. On installation of such sub-station necessary cables up to the building will be laid down for building and sufficient space will be provided for the energy meter for each apartment and separate electrical/energy meter will be provided for each apartment as per norms of the Maharashtra Electricity Distribution Company Limited. For common area lights and electricity required for common water supply pumps, a separate energy meter will be provided along with Diesel Generator Backup facility. It is specifically disclosed by the Promoter that, though the Promoter provided aforesaid provisions for the Said Project, if there is any deficiency in supply of electricity then for such deficiency the Promoter will not be liable. The Allottee/Purchaser with due diligence accepted the aforesaid disclosure.
- 1.11 The Promoter herein state that, for the Said Project, there are common facilities, restricted common facilities and amenities and same are more particularly stated in Annexure - 5 annexed hereto.
- 1.12 The Promoter herein state that, in the Said Project the specifications for the said building in the Said Project and specifications for each apartment in the building are more particularly stated in Annexure - 4 annexed hereto.

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- 1.13 The Promoter herein has made full and true disclosure as to the name and address of the Architect and Structural Engineer as stated in preamble paragraph No. 4 hereinabove written.
- 1.14 The Promoter herein to disclosed and provided to the apartment Allottee/Purchaser for inspection copies of demarcation plan, sanctioned layout and building plan and further disclose that, present sanctioned is for Tower 1 building - LP+S+19 floors and Tower 2 building - LP+S+19 floors, Tower 4 buildings - LP+S+19 floors and balance sanction for the Tower 3 is S+19 floors and separately one Inclusive Housing Building sanctioned and balance sanction the Promoter will obtain the same in due course by utilizing all type of buildable potential of the Said Land as per development control rules and regulations applicable for the Said Land from time to time till the completion of Said Project in all respect by receiving full and final completion certificate.
- 1.15 The Promoter herein has also informed and disclosed to the Allottee/Purchaser as to the nature of organization of the Allottee/Purchaser of the apartments in the Said Project to be constituted and to which title is to be passed as stated in Clause No.12 hereunder written.
- 1.16 The Promoter herein has made full and true disclosures as aforesaid to the Purchaser and further also requested to the Allottee/Purchaser to carry out the search and to investigate the Marketable Title and rights and authorities of the Promoter, in respect of the Said Land by appointing his/her/their own advocate. As required by the Allottee/ Purchaser the Promoter herein has given all information to the Allottee/Purchaser herein and he/she/they is/are acquainted himself/herself/themselves with all the facts as to the marketable Title and rights and authorities of Promoter and after satisfaction and acceptance of title has/have entered into this agreement. The Allottee/Purchaser hereinafter

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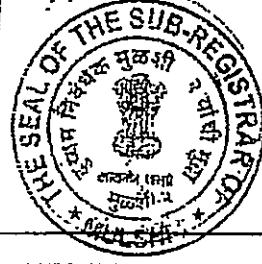


shall not be entitled to challenge or question the title and the right/authority of the Promoter in respect of the Said Land and further Promoter's rights and authority as to enter into this agreement.

1.17 The Promoter has at the time of allotment and prior to the execution hereof, as demanded by Allottee/s given inspection to the Allottee/s of all documents of title relating to the Said Project Land/Apartment/Building and the plan, design and specifications prepared by the Promoter's architect, 'User Manual' prepared by the Promoter, copies of documents inter alia such as all sanctions, permissions, licenses, clearances etc. issued in favour of the Promoter by various local/ government/semi-government bodies, right of the Promoter to develop the Said Project and all other related documents as are specified under the Real Estate (Regulation and Development) Act, 2016 and the Rules, (said Act) and the Allottee/s has satisfied himself about the plans, design and specifications of Said Apartment, title of the Owner to the Said Project and Promoter's right to develop the Said Project including and to allot and sell the Said Apartment.

1.18 The Promoter herein state that, the Promoter developing the Said Land and considering the total built up area of the Said Entire Project as per norms for Environmental Clearance is more than 20,000 sq. mtrs. and hence the Environmental Clearance is require as per Central Government Ministry of Environment, Forest and Climate Change, Notification dated 14/11/2018 published in the Gazette of India, Extraordinary Part-II Section-3-Sub-Section-(ii) and accordingly the Said Firm submitted the proposal/application and received date of receipt of Application dated 22/07/2020 vide proposal no. SIA/MH/MIS/163630/2020 to the State Level Environment Impact Assessment Authority Maharashtra.

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2. ALTERATION, MODIFICATION IN SANCTIONED LAYOUT, BUILDING PLANS AND CONSTRUCTION ACCORDINGLY:-

In terms of sub-clause No.14 of clause No.1 herein above written, the Promoter has to obtain sanction to all the floor of the Said Building and shall construct the Said Building on the Said Land. The Promoter has to be paid by the Purchaser/s to the Promoter or concerned authority separately and if such amount is paid by the Purchaser/s to the Promoter, then the Promoter will issue the receipt to that effect to the Purchaser/s. The nature extent and description of the common facilities and common amenities are more particularly described in the Schedule-5 hereunder written. The Promoters herein has agreed to provide the specification in the Said Apartment, which are more particularly described in the Annexure-4 annexed hereto.

NOTWITHSTANDING anything contained anywhere in this agreement, the Purchaser accorded his/ her/ their permanent and irrevocable consent and agree/s as follows:

(a) Presently, the sanction to the building plans has been accorded upto T1, T2 and T4 are 19 floors and balance sanction for the Tower is 19 floors as mentioned in the table in the recital above, The Promoter has also reserved all its rights to seek appropriate sanction, revision and/or renewal of the plans for construction of the building/s and/or storied thereon from the concerned planning authority.

(b) The Promoter has reserved all rights pertaining to putting up the construction of any multi storied building/s in addition to the proposed 4 multi storied buildings on the said Land or add floors consisting of various units therein, to and on presently sanctioned buildings on the said Land, in accordance with the present applicable development regulations or the Unified Development Control and Promotion Regulations 2020 or any modifications thereto, as may

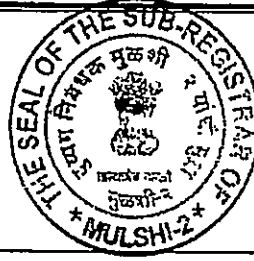
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become applicable by claiming FSI; basic, paid FSI, FSI *in situ* or such other FSI by way of TDR or otherwise.

(c) The Purchaser/ Allottee confirms to have agreed to the reservations of the rights of and by the Promoter as mentioned above pertaining to construct various buildings consisting of independent units therein, spread over various floors; sanctioned or as may be sanctioned by the concerned planning authority.

3. CONSIDERATION OF THE SAID APARTMENT -

- A) Considering the present status of construction of the said building at site in which the Said Apartment is situated and further in light of the Purchaser having agreed to pay the consideration as stated sub-para 'B' hereunder written, the Promoter has agreed to sell and Purchaser herein has agreed to purchase all that residential tenement being Apartment/Flat No. 1502 situated on 15 floor in the Tower/Building/Wing No. **TOWER-2**, which tenement is more particularly described in the Schedule-II hereunder written and shown floor plan annexed hereto as Annexure -3 i.e. said Apartment, at or for total lump-sum consideration of Rs. **67,29,730.00/- (Rupees Rupees: Sixty Seven Lakh Twenty Nine Thousand Seven Hundred Thirty Only)** including price for proportionate utilization of the common areas and facilities appurtenant to the said Apartment, subject to the encumbrance of the limited areas and facilities, but excluding all expenses of Stamp Duty and Registration Fees, Goods & Service Tax (GST = CGST + SGST), Local Body Surcharge or any other tax, cess, surcharge etc., which may be levied by Local Authority, State or Central Government same have to be paid by the Allottee/Purchaser/s to the Promoter or concerned authority separately and if such amount is paid by the Allottee/Purchaser/s to the Promoter then the Promoter will issue the receipt to that effect to the Purchaser.
- B. It is specifically agreed and understood between the parties hereto that, the Allottee/Purchaser herein has agreed to purchase and

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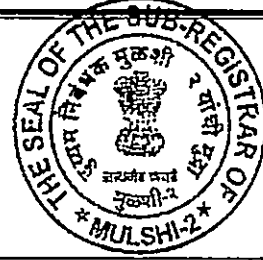
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Promoter herein has agreed to sell the Said Apartment on ownership basis at the rate on carpet area of the Said Apartment on lump-sum basis, at or for consideration as stated hereto before.

C. The Allottee/Purchaser herein is well aware that, the Tower/Building/Wing in which the Said Apartment is situated is under construction on the Said Land, construction of which is in progress and considering the present status of the construction of the same, the Allottee/Purchaser has/have agreed to pay the aforesaid agreed consideration to the Promoter herein in the following manner:- PAYMENT SCHEDULE -

- i) 10% On Booking Amount.
- ii) 20% On or before signing of this agreement.
- iii) 15% On completion of plinth work of the building/wing in which the Said Apartment is located.
- iv) 05% Within 8 days of commencement of the Third floor slab of the building/wing in which the Said Apartment is located.
- v) 05% Within 8 days of commencement of the Eighth floor slab of the building/wing in which the Said Apartment is located.
- vi) 05% Within 8 days of commencement of the Twelfth floor slab of the building/wing in which the Said Apartment is located.
- vii) 10% Within 8 days of commencement of the Sixteenth floor slab of the building/wing in which the Said Apartment is located.
- viii) 10% Within 8 days from commencement of brick work.
- ix) 05% Within 8 days from commencement of plastering work.
- x) 10% Within 8 days from completion of installation of lifts/ Water Pumps/ Electrical Fittings/ Electro/ Mechanical and Environment requirements/ entrance lobby/s etc. as prescribed in this Agreement for the building/wing in which Said Apartment is located.
- xi) 05% And other dues payable by the Allottee/Purchaser to the Promoter within 15 days from the receipt of intimation letter along with the copy of the Occupation/Completion Certificate as to

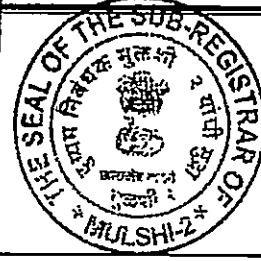
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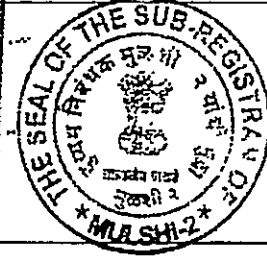
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the take the possession of the Apartment or at the time of receiving the possession of the Said Apartment whichever is earlier, failing which Allottee/Purchaser shall be liable to pay the interest as stated in Clause No.4 hereunder written till the full payment with interest and monthly maintenance charges, from the date of expiry of aforesaid stipulated period.

- D. The Promoter herein has informed to the Purchaser that, the Construction of the Tower/Building/Wing as well as apartments therein will be completed as per situation at site and due to that, more than one work may be carried out simultaneously and the Purchaser shall be liable to pay the installment as per the work progress as stated hereto before.
- E. The Allottee/Purchaser herein shall pay the aforesaid consideration along with all applicable taxes, etc. to the Promoters herein on due date or within 7 days from the Allottee /Purchaser receiving the intimation in writing on paper or by digital E-mail or SMS from the Promoters calling upon the Allottee/Purchaser to make the payment. Payment in time is the essence of the contract.
- F. The Promoter herein informed to the Purchaser herein that, the payment towards the consideration and Goods & Service Tax (GST = CGST + SGST), Local Body Surcharge or any other tax, cess, surcharge etc., which may be levied by Local Authority, State or Central Government, taxes, etc. interest thereon if any has to be made by the Purchaser by Cheques/Demand Draft/RTGS issued/drawn in the name of of "YELLOW STONE SKYSCRAPERS LLP MANN COLLECTION A/C" , A/C No. 0600102000010043 Ashok Nagar Branch IFSC Code IBKL0000600 and payment towards Stamp Duty and Registration Fees, has to be made by the Purchaser by cheque/Demand Drafts/RTGS issued /drawn in the name of "YELLOW STONE SKYSCRAPERS LLP MANN EXPENSES A/C", A/C No.

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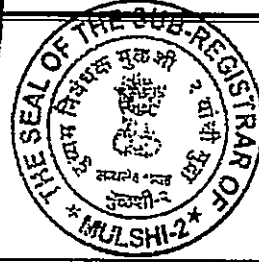
G. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority/Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee/Purchaser 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/Purchaser which shall only be applicable on subsequent payments.

The Allottee/Purchaser 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/Purchaser undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

4. INTEREST ON UNPAID DUE AMOUNT:-

Without prejudice to the right of the Promoter to take action for breach arising out of the delay in the payment of the installments on the due dates, the Allottee/Purchaser shall be bound and liable to pay interest minimum lending rate of State Bank of India highest marginal cost of Lending Rate or bench mark lending rates which the State Bank of India may fix from time to time for lending to the general public whichever is higher, plus two percent per annum, on all the amounts which become due and payable by the Allottee/Purchaser to the Promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest and expenses

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thereof shall not itself be considered as waiver of the right of the Promoter under this agreement, nor shall it be construed as condonation of the delay by the Promoter against delay in payments by the Allottee/Purchaser.

5. TERMINATION OF AGREEMENT:-

- 5.1 Without prejudice to the right of the Promoter to charge interest in terms of Clause No. 4 herein above written on Allottee/Purchaser committing any default in payment on due date of any amount due and payable by Allottee to the Promoter under this Agreement (including his/her proportionate share in taxes levied by concern local authority, State or Central Government and other outgoings) and on the Allottee/Purchaser committing any default in payment on due dates or Allottee/Purchaser herein violates any terms and conditions of this agreement for whatsoever reason then, the Promoter herein shall have absolute right and authority to terminate this agreement by giving prior 15 days notice in writing to the Allottee by register post A.D. 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, by stating specific default, breach or breaches of the terms and conditions being grounds behind intention of termination of the agreement and the Allottee/Purchaser herein within reasonable time may get the default rectified and which period will not be more than 15 days from the receipt of such notice. After giving notice in writing, if the Allottee/Purchaser herein fail to rectify the default /breach of terms and conditions within aforesaid stipulated period, then this transaction shall stands cancelled and right, title, interest of the Allottee/Purchaser under this agreement towards the Said Apartment also stands cancelled and the Allottee/Purchaser shall have only right to have the refund of the amount without any interest subject to condition stated in Sub-Para No. 5.4 hereunder written on execution and registration of Cancellation Deed.

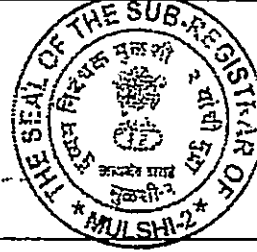
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5.2 For whatsoever reason if the Allottee/Purchaser herein desire to terminate this agreement/transaction in respect of the Said Apartment then, the Allottee/Purchaser herein shall issue 15 days prior notice to the Promoter as to the intention of the Allottee/Purchaser and on such receipt of notice the Promoter herein shall be entitled to deal with the Said Apartment with prospective buyers.

5.3 It is specifically agreed between the parties hereto that, if the transaction in respect of the Said Apartment between the Promoter and Allottee/Purchaser herein terminated as stated in sub-para 5.1 and 5.2 hereinabove written then all the instruments under whatsoever head executed between the parties hereto or between the Promoter and Allottee/Purchaser herein shall stands automatically cancelled and either party have no right, title, interest or claim against each other except as provided hereinafter.

5.4 On termination of transaction in respect of the Said Apartment as aforesaid the Allottee/Purchaser herein shall be entitled to receive the amount being refund of consideration paid by the Allottee/Purchaser to the Promoter after re-disposing of Said Apartment by the Promoter as under:-

5.4.1 If the Promoter is able to dispose off the Said Apartment for the same consideration or higher consideration as to the consideration agreed between Promoter and Allottee/ Purchaser herein then, the Allottee/Purchaser herein is entitled to receive, and Promoter herein is bound to pay the entire part consideration paid by the Allottee / Purchaser to the Promoter in pursuance of this present without any interest or any additional amount under whatsoever head.

5.4.2 If the Promoter able to dispose off the Said Apartment for the lesser consideration as to the consideration agreed between Promoter and Allottee/Purchaser herein then, the Promoter herein shall be entitled to deduct the such less amount of consideration from the amount paid by the Allottee/ Purchaser herein to the Promoter towards the part

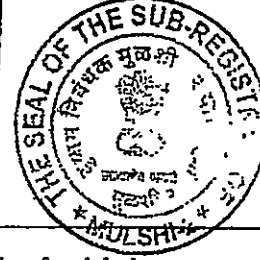
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consideration of the said property and shall refund balance amount without any interest or any additional amount under whatsoever head and accordingly the Allottee/Purchaser herein shall be entitled to receive the same.

- 5.4.3 The Purchaser herein is not entitle to receive refund of amount paid by the Purchaser to the Promoter for payment of Local Body Tax or any other taxes, cesses, surcharge, stamp duty, Registration Fee, etc. as stated herein.
- 5.4.4 If the Purchaser herein availed housing loan against the Said Apartment from any financial institute, etc. then the Purchaser herein is not entitle to received the aforesaid refund till producing No Dues Certificate and Release Deed executed by such financial institute to releasing the encumbrance of loan and interest thereon on Said Apartment.
- 5.4.5 Without prejudice to the aforesaid conditions, it is further agreed between the parties hereto that on termination of this agreement and transaction between the parties hereto as aforesaid, the Purchaser herein shall only have right to have the refund of the amount on execution of Cancellation Deed and all other rights under this agreement of the Purchaser herein stands automatically extinguished on termination as stated in sub clauses 5.1 & 5.2 hereinabove written.
- 5.5 Notwithstanding anything contained herein above written in this clause, it is specifically agreed and understood that, if notice for cancellation is issued by the Promoter wherein date for refund of amount to the Purchaser/Allottee is specified and if the Allottee/Purchaser fail to present himself/herself/ themselves for execution and registration of Cancellation Deed on or before such specified date as called by the Promoter, then for the period commencing from the date on which notice for cancellation is issued by the Promoter till the day the Allottee/Purchaser executes/registers Cancellation Deed as required by the Promoter, the

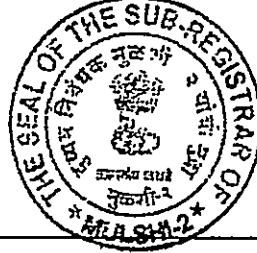
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Allottee/Purchaser is not entitled and the Promoter herein is not bound to pay any interest on the amount paid by the Allottee/Purchaser to the Promoter till then.

6. OBSERVATION OF CONDITIONS IMPOSED BY DEVELOPMENT CONTROLLING AUTHORITY :-

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 development controlling authority at the time sanctioning the said plans or thereafter and shall, before handing over possession of the Said Apartment to the Allottee/Purchaser herein, obtain from the concerned development controlling authority occupation and/or completion certificate in respect of the Said Apartment. The Allottee/Purchaser herein also shall observe and perform all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned development controlling authority at the time sanctioning the said plans or thereafter and further observe all development controlling rules applicable to the building in which the Said Apartment is situated.

7. SPECIFICATIONS AND AMENITIES:-

The Fixtures, fitting and amenities to be provided by the Promoter in the Said Building and the Said Apartment are those that are set out in Annexure-4 annexed hereto. Common & restricted common amenities and facilities for the project on the Said Land are stated in the Annexure-5 annexed hereto. In the scheme multi storied high-rise Building are under construction and considering to maintain the stability of the Buildings and internal structures, the Promoter herein specifically informed by its consultant not to allow any internal changes, as to shifting of walls, toilets, chizeling walls and R.C.C. members and hence the Promoter herein prior to enter into this

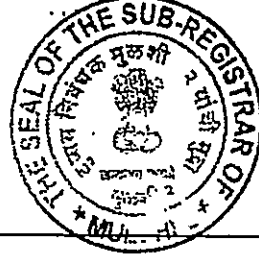
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instrument specifically instructed to the Allottee/Purchaser herein that, his/her/their request to provide any shifting of walls, toilets etc. and no deduction in consideration will be given for material or labour on account of any change or modification or alteration will not be accepted.

8. DELIVERY OF POSSESSION:-

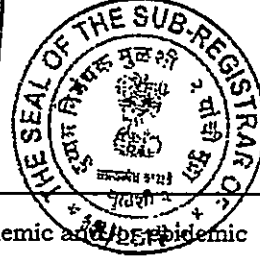
- 8.1 The Promoter shall give possession of the Said Apartment to the Allottee/Purchaser on or before 31/12/2025. If the Promoter fails or neglects to give possession of the Said Apartment to the Allottee/Purchaser herein on account of reasons beyond his control and of his agencies employed for construction, as per the provisions of section 8 of MOFA & Section 18 of RERA, by the aforesaid date or the date or dates prescribed in section 8 of the MOFA & Section 18 of RERA, then the Promoter shall be liable on demand to refund to the Allottee/Purchaser the amounts already received by him in respect of the Said Apartment with simple interest pay @ minimum lending rate of State Bank of India highest marginal cost of Lending Rate or bench mark lending rates which the State Bank of India may fix from time to time for lending to the general public whichever is higher, plus two per cent per annum, from the date the Promoter received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Promoter to the Allottee/Purchaser such amount shall subject to prior encumbrances if any, be a charge on the Said Apartment.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Said Apartment on the aforesaid dated, if the completion of building in which the Said Apartment is to be situated is delayed on account of :-

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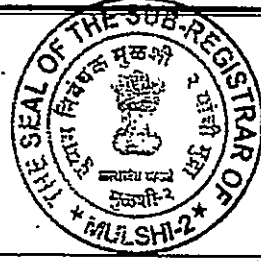
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- i. War, civil commotion or act of God, pandemic and epidemic situation.
 - ii. Any notice, stay order from any court or any other order, rule, notification of the Government, any direction from the Development Controlling Authority or Competent Authority as to mandatory change in construction.
 - iii. The Allottee/Purchaser has/have committed any default in payment of installment as mentioned in Clause No.3 hereinabove written, and all other amounts payable by the Purchaser to the Promoter in respect of the Said Apartment, in terms of these present.
 - iv. Non-availability of steel, cement, other building material, water or electric supply as well as labour strike or scarcity of availability of expert labour.
- 8.2 After completion of construction of the Said Apartment and within 7 days from the receipt of completion/occupation certificate from concern competent authority and the payment made by the Allottee as per the Agreement the Promoter herein shall offer in writing the possession of the Said Apartment to the Allottee/Purchaser and after inspecting the Said Apartment in all respect and get satisfied according to the terms and conditions of this agreement within 15 days from the receipt of aforesaid offer in writing Allottee/Purchaser shall take the possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documents as prescribed in this Agreement and accordingly the Promoter shall give the possession of the Said Apartment to the Allottee/Purchaser by complying all compliances as agreed in this present.
- 8.3 The Promoter specifically informed the Allottee/Purchaser that, the Said Project is a project consisting of Four Towers/Buildings, common amenities like club house, landscaped garden, etc. and the construction of such common amenities will be completed in

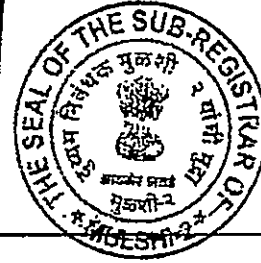
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due course within 6 months, only after completion of construction of all the buildings/wings in the Said Project as per Said Layout Plan of the Said Land and considering this aspect, in light of written intimation as stated here to before issued by the Promoter to the Allottee/Purchaser herein, the Allottee/Purchaser herein shall have to take the possession as stated above and not entitled to refuse to take the possession on ground of non construction of aforesaid common amenities to the Said Project.

- 8.4 In case, the Allottee/Purchaser fails to take the possession within stipulated period as stated hereto before, since the occupation/completion certificate is received, the Allottee/Purchaser continue to be liable to pay maintenance charges and all other statutory payments to the concern authorities and interest being penal interest @ 1.25% per month or part thereof to the Promoter from the date of receipt of occupation/completion certificate.
- 8.5 If the Promoter herein, fails to complete the construction of the Said Apartment, within aforesaid stipulated period then, subject to the terms and conditions of this present, as agreed between the Allottee/Purchaser and the Promoter herein, if the Allottee/Purchaser has paid the consideration and other amount to the Promoter on due date and has not committed any breach of payment then only the Allottee/Purchaser herein shall be entitled to receive from the Promoter, compensation calculated at the rate of Rs. 30/- per sq.mtrs. of carpet area of the Said Apartment for per month, from the aforesaid due date subject to extension for the grounds hereto before stated, till the construction of the apartment is completed and ready for handing over the possession to the buyer of the apartment. The aforesaid amount will be paid or adjusted at the time of delivery of possession of the Said Apartment. It is further agreed between the parties to that, payment of interest on delayed period on delayed amount paid by

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the Allottee/Purchaser, will not amount that, the delay is condoned on the contrary in such circumstances, on the ground of Allottee/Purchaser failed to pay the due installment on due date, amount to breach of aforesaid condition and Allottee/Purchaser will not entitled to receive the aforesaid compensation.

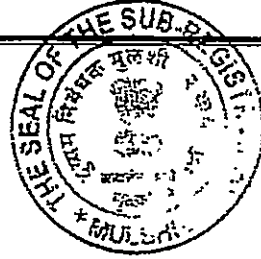
It is further agreed between the parties hereto that, after receiving the possession of the Said Apartment by the Allottee/Purchaser in pursuance of this clause, the Allottee/Purchaser herein shall not be entitled to raise any objection or to demand any amount under whatsoever ground from the Promoter herein.

- 8.6 It is agreed between the Promoters and the Purchaser/s, that the Promoter will give the possession of the Said Apartment after getting the full consideration/price from the Purchaser and the Promoter will hand over a separate possession receipt of the Said Apartment to the Purchaser which will be not later than 30 days from the execution of this Agreement.

9. DEFECT LIABILITY:-

The Said Apartment is ready for use and occupation and the Promoter will give the possession of the Said Apartment after getting the full consideration/price from the Purchaser. If within a period of five years from the date of handing over the possession of the Said Apartment by the Promoter to the Allottee/Purchaser, the Allottee/Purchaser brings to the notice of the Promoter in writing any structural defect in the Apartment or the building in which the Apartment is 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/Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

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Provided that, defect liability of the Promoter for the standard fittings, machinery including generator set for backup, STP, electric pumps, waste management plants, lift, Gas line if any, security equipment's if any, Solar System if any, will be as per the warrantee provided by the respective manufacturer/ supplier.

Further provided that, it is agreed that the defect liability period shall be deemed to have commenced from the date of expiry period in written intimation issued by the Promoter to the Allottee/Purchaser to take the possession of the Said Apartment or the Allottee/Purchaser took the possession of the Said Apartment whichever is earlier.

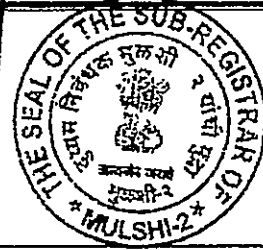
Provided however, that the Allottee/Purchaser shall not carry out any alterations of the whatsoever nature in the Said Apartment or in the fittings therein, in particular it is hereby agreed that the Allottee/Purchaser shall not make any alterations in any of the fittings, pipes, water supply connections 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 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, negligent use of Apartment by the Occupants, vagaries of nature etc. Defect/s in fittings and fixtures are not included therein.

10. USE OF THE SAID APARTMENT:-

10.1 The Allottee/Purchaser herein shall use the Said Apartment or any part thereof or permit the same to be used only for purpose of residence. The Allottee/Purchaser shall use the Said Apartment or any part thereof or permit the same to based only for residential purpose as shown in the sanctioned plan, provided that,

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any Owner/s or Occupier/s of any residential apartment in the building shall not use for Classes, Massage Centre, Gambling House, or any illegal or immoral purpose.

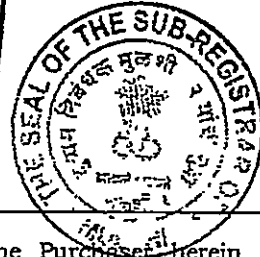
10.2 The Allottee/Purchaser shall use the allotted parking space only for the purpose for keeping or parking the Allottee/Purchaser own two wheeler or four wheeler light vehicle, but not entitled to park inside the project at any place any heavy vehicles such as truck, bulldozer shall and will not entitle to park his/her/their any two/four wheeler vehicle in common marginal space, which is not allotted for exclusive right to use for parking two /four wheeler vehicle.

10.3 After delivery of possession of the Said Apartment by the Promoter to the Allottee / Purchaser herein in terms of this present, the Allottee / Purchaser herein for whatsoever reason desire to grant the use of the Said Apartment to any third party on leave and license basis or otherwise, prior written consent of the Promoter till the formation of Co-operative Society and thereafter consent of the society in writing shall be required to be obtained by the Allottee / Purchaser herein or owner of the Said Apartment as the case may be and further copy of such instrument shall be handed over to the Promoter or society as the case may be and further the Allottee / Purchaser herein shall inform to the concerned police station in writing as to the grant of use along with the details of the persons who intend to reside / use the Said Apartment.

11. FORMATION OF ORGANISATION OF APARTMENTS HOLDERS IN THE BUILDING AND PROJECT ON THE SAID LAND:-

11.1 The Promoter herein has decided to form Co-operative Housing Society for Apartments in the Said Project under name and style SPORTSVILLE Co-operative Housing Society Ltd. or such name as permitted and sanctioned by concerned Co-Operative Housing Societies Registrar.

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11.2 In light of the aforesaid understanding, the Purchaser herein is well aware that, the Promoter herein is not going to form Association of Apartment or Company of the apartments holders in the building which is under construction or to be constructed on the Said Land and hence with due diligence the Purchaser herein by accepting to become the member of such co-operative society, has entered into this transaction.

11.3 To enable the Promoter to form the society as aforesaid, the Allottee/ Purchaser herein shall join in forming and registering the Society, from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within 15 days of the same being forwarded by the Promoter to the Allottee/Purchaser herein, so as to enable Promoter to register the society of the Allottee/Purchaser of the apartment/s in the project under section 19 of RE(R&D)A, R.9 of RE(R&D)R and Section 10 of the MOFA, R.8 of MOFR. No objection shall be taken by the Allottee/Purchaser if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Article 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.

12. CONVEYANCE DEED:-

The Promoter herein has made full and true disclosure as to how the Said Project is completed, as aforesaid and considering the provision in Section 17 of RE(R&D)A, R.9 of RE(R&D)R and Sec.11 of the MOFA and Rule 9 of MOFR and since the Purchaser herein is well aware that the Said Project is multi storied building and the Promoter providing the common amenities in the Said Project as stated in Annexure-5

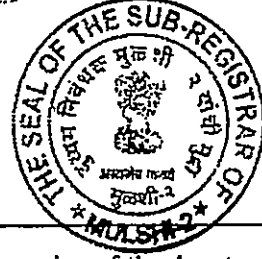
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annexed hereto and after delivering the possession of the Apartments to the respective Purchaser in the Said Building, going to form Co-Operative Housing society as stated in Clause No.11 hereinabove written and since the maintenance of common amenities & facilities has to be looked after such society, the conveyance of the Said Land along with the building will be executed in favor of such society by Sale Deed/Conveyance Deed, within a period of 6 months from the date of receiving the certificate of registration of the society and receipt of full & final completion/occupation certificate for the Said Project.

13. REGISTRATION OF THIS AGREEMENT:-

The Allottee/Purchaser herein shall present this Agreement as well as the conveyance at the proper registration office for registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof, on receiving the written intimation with copy of registration receipt from the Allottee/Purchaser herein.

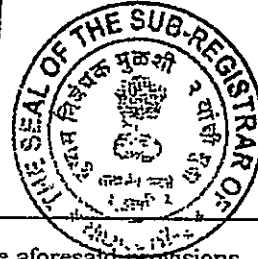
14. PAYMENT OF STAMP DUTY REGISTRATION FEE ETC:-

The Allottee/Purchaser herein shall bear and pay stamp duty and registration fees and all other incidental charges etc. in respect of this agreement and all other agreements or any final conveyance deed which is to be executed by the Promoter in favor of Housing Society in which the Allottee/Purchaser will be member.

15. PAYMENT OF TAXES, CESSSES ETC:-

15.1 The Allottee/Purchaser herein is well aware that, the Central Government of India has imposed Goods and Services Tax (GST = CGST + SGST), with effect from 01/07/2017 and same has to collected by the Promoter from the buyer of the Apartment/Flat and paid to the State and Central Government under the provisions of Goods & Service Tax Act, 2017 and rules & clarifications made

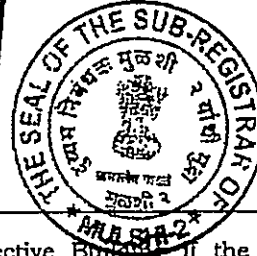
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there under from time to time. Considering the aforesaid provisions, whatever GST rate is fixed by the State & Central Government from time to time same has to be paid by the Allottee/Purchaser herein for the transaction in respect of the Said Apartment/Flat between the Promoter and Allottee /Purchaser. As per the provisions under the aforesaid Acts & Rules, the Promoter herein has to collect the aforesaid GST from the Purchaser/Buyer of the Apartment/Flat and pay the same to the authorities under the aforesaid Act and also file returns within stipulated period. The Allottee/Purchaser herein has to pay aforesaid GST at the time of payment of installments and the Promoter herein has to deposit/pay the same to the respective authorities under aforesaid Act.

- 15.2 If at any time, Central, State Government, Development Control Authority or any other statutory authority under any law at any time before or after execution of this agreement any additional taxes/duty/charges/premium/cess/surcharge etc., by whatever name called, is levied or recovered or becomes payable for the transaction in respect of the Said Apartment between the parties hereto and construction of the Said Apartment which is to be carried out by the Promoter, shall exclusively be paid/borne by the Allottee/Purchaser. The Allottee/Purchaser hereby, always indemnifies the Promoter from all such levies, cost and consequences.
- 15.3 From the date of Completion/Occupation Certificate or Allottee /Purchaser starting the use of the Said Apartment, whichever is earlier the Allottee/Purchaser herein shall be liable to bear and pay all taxes, cesses in respect of the Said Apartment and proportionate maintenance charges in respect of the Said Building and expenses for common facilities such as common light meter, water pump/s expenses for lift if any etc. and non-agricultural assessment in respect of the Said Land to the respective authorities or/and to the ad-hoc committee appointed by the Promoter from

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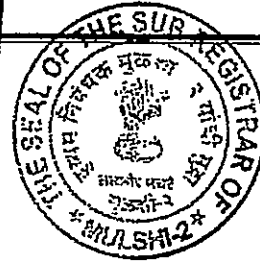


Allottee/Purchasers of apartments in respective Buildings if the society is not formed or ad-hoc committee appointed by the Promoter from Allottee/Purchasers who are members for the society of such building which is to be formed by the Promoter herein as stated hereinbefore. But it is specifically agreed between the Parties hereto that, the Promoter is not responsible/liable to pay or share in the aforesaid expenses in respect of the unsold apartments situated in the building, construction of which is either complete or which are under construction on the Said Land.

- 15.4 The Allottee/Purchaser herein is well aware that, the Central Government of India has inserted Sec.194-IA in Income Tax Act 1961 imposed responsibility on Allottee/Purchaser if consideration payable by the Allottee/Purchaser to the Promoter is more than Fifty Lakh, then at the time of credit of such sum to the account of Promoter or at the time of payment of such sum in cash or by issue of cheque or draft or by any other mode whichever is earlier deduct an amount equal to 1% of such sum as income tax thereon and accordingly if the Allottee/Purchaser herein made any deduction on account of tax deducted at source (TDS) and within 15 days from the end of month in which deduction is made produced original Challan-cum-statement in Form No.16B u/s 194-IA of Income Tax Act 1961 read with Income Tax Rule 30(a)(2A) & 31A in the name of Promoter herein with PAN AABFY8239Q, then only the Promoter will acknowledge receipt of part consideration of Said Apartment for the amount equal to deducted and paid under such Challan-cum-statement.

Provided that, at the time of handing over the possession of the Said Apartment if any such Challan-cum-statement in Form No. 26QB/16B is not produced by the Allottee/Purchaser, then Allottee/Purchaser herein shall deposit an amount as interest free deposit with the Promoter equivalent to the amount which is to be paid by the Allottee/Purchaser under aforesaid provision and which

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deposit amount will be refunded by the Promoter to the Allottee/Purchaser on submitting Challan-cum-statement in Form No.26QB/16B within 15 days from the end of the month in which possession of the apartment is delivered by the Promoter to the Allottee/Purchaser.

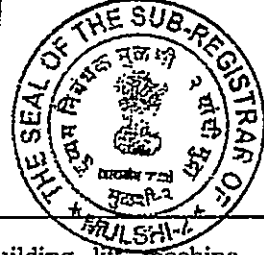
15.4 Notwithstanding anything contents stated hereinabove, the liability to pay the aforesaid taxes, etc. always on Allottee/ Purchaser of the apartment and if for whatsoever reason respective Recovering Authority got recovered the same from the Promoter, in such circumstances the Promoter herein shall be entitled to recover the same from the Allottee/ Purchaser along with interests at the rate imposed by such recovery authority for non-payment within limitation by the person who is liable to pay such amount and the Allottee / Purchaser herein shall pay the same to the Promoter within stipulated period as may be informed by the Promoter to the Allottee / Purchaser in writing. It is further specifically agreed that, aforesaid encumbrance shall be on Said Apartment being first encumbrance of the Promoter. The Allottee/ Purchaser herein with due-diligence has accepted the aforesaid condition.

15.5 From the date of delivery of possession of the Said Apartment the Allottee/Purchaser will bear all government taxes, property taxes, Gram Panchayat taxes, etc. and any/all charges levied by the Development Controlling Authority etc for the Said Apartment and will also pay the outgoings like minimum electricity bills issued by the MSEB etc.

16. COMMON MAINTENANCE:-

16.1 From the date of delivery of possession of the Said Apartment the Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the Said Land and building/s maintenance of garden, open space, energy meter bills payable to M. S. E. D. Co. Ltd. for the street lights, common lights in open space, garden,

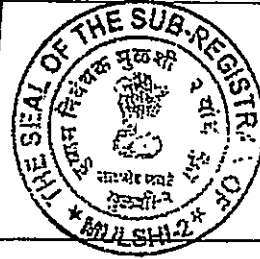
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stairway, passages, outer periphery of the building, lift, machine room, genset, water pumps, expenses for fuel of genset, annual maintenance of lift, genset, motors, payment to sweepers, motorman, security person/s, person cleaning overhead and underground water tank, maintenance management team, person working in club house etc. and all other expenses necessary and incidental to the management and maintenance of the Said Land and building/s,

- 16.2 From the date of delivery of possession of the Said Apartment the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the Said Land and Building 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 said building/wings, until the Society for the Said Building/Wings is formed, the Allottees shall pay to the Promoters provisional contribution of Rs.104363/- (Rupees: (Rupees: **One Lakh Four Thousand Three Hundred Sixty Three only**) Plus any taxes/cesses as applicable, towards the outgoings for the period of 24 months as advance maintenance. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the Said Land along with the building is executed in favour of such society as aforesaid. On such conveyance being executed for the Land along with the building the aforesaid (less amounts spent for the maintenance of the respective society and deduction provided for in this Agreement) shall be paid over by the Promoter to the Society, as the case may be. The Promoter herein specifically inform the Allottee/Purchaser that the Promoter has intention to hand over the aforesaid

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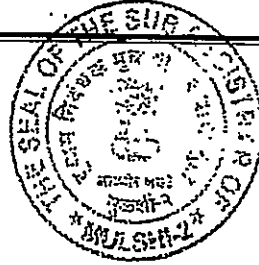
maintenance to the society or adhoc committee of the society immediately on its formation.

- 16.3 The Promoter shall maintain the above amount in a separate project maintenance account and the Allottee/ Purchaser has to made above amount by cheque/Demand Drafts/RTGS issued/drawn in the name of "YELLOW STONE SKYSCRAPERS LLP MANN MAINTENANCE A/C", A/C No. 0600102000010070 by direct transfer to the aforesaid account with IFSC Code No. IBKL0000600, of IDBI Bank Ltd. of Ashok Nagar Branch, Pune.

17. SPECIAL COVENANT AS TO THE ALTERATION AND SCHEME:-

- 17.1 The Promoter herein has specifically informed to the Allottee/Purchaser and Allottee/Purchaser herein is/are also well aware that, the Promoter herein have developed the scheme with intention to have the homogeneity in the scheme as to landscaping, height and elevation of the building/s, outer colour scheme, terraces, windows and grills etc. and hence the Allottee/Purchaser or any owner or occupier of the apartment/s in the building shall and will not be entitled to disturb the aforesaid homogeneity of the scheme or to erect any outer expansions by any manner and to install or hang any plants or to erect any type of permanent or temporary structure on the terraces or to store soil or heavy things on terraces. Further shall observe that, outlet of rain water/water of adjacent terraces/sitout/roofs shall always have proper flow and should not obstruct the same in any manner. The Allottee/Purchaser herein specifically undertakes to abide aforesaid condition and on relying upon this undertaking, the Promoter herein has agreed to allot and sale the Said Apartment to the Allottee/Purchaser herein on ownership basis, subject to the terms and condition of this Agreement.
- 17.2 In the Said Project the Promoter herein are providing advance technology amenities/material/plant and equipment in common

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project, not possible in such circumstances, the Promoter herein shall be entitled to provide certain area for common use of such apartment holders/occupiers. The Purchaser herein after going through the D.C. Rule as to required parking area and the Promoter proposed to arrange parking area as shown in parking plan, the Purchaser herein by executing this present with due diligence has accepted the aforesaid arrangement.

19. THE PROMOTER RIGHT TO DEAL WITH THE TERRACES ETC.

As per Development Control Rule applicable to the Said Project on the Said Land, the Promoter herein are required to pay the premium to the sanctioning authority/local authority for obtaining sanction for terraces and other area of the building and considering this aspects, for whatever such terraces, etc. Promoter have paid such premium amount etc., the Promoter herein are entitled to deal with such terraces, etc. since in light of the provision of MOFA, the Promoter herein have right to deal with such terrace etc. due to premium amount paid by him, the Allottee/Purchaser herein by executing this present has given his irrevocable consent for aforesaid allotment and right of the Promoter to deal with the same. It is hereby agreed that the areas mentioned in Annexure-5 written hereunder under head Common Facilities only shall be the common facility and the Promoter shall be entitled to declare all other areas as restricted or reserved areas and facilities or alienate and dispose off other areas and facilities in such manner as the Promoter think fit.

20. ADJACENT TERRACES:-

It is also understood and agreed by and between the parties hereto that, the terrace space in front of or adjacent to the terrace apartments in the Said Building, if any, shall belong exclusively to the respective buyer of such apartment and such terrace spaces are intended for the exclusive use of the respective such apartment buyer. The said terrace shall not be enclosed by Purchaser/Allottee till the permission in writing is obtained from the concerned

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development controlling authority and the Promoter or Society, as the case may be.

21. CONSENT FOR MORTGAGE ETC. :-

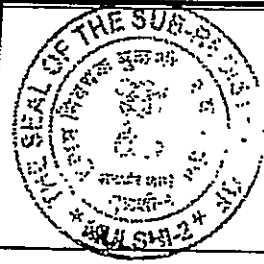
21.1 The Promoter herein has obtained project loan from any financial institute including nationalized or co-operative bank, for the Said Project by mortgaging the Said Land along with building structure constructed or to be constructed on the Said Land. The Promoter herein shall obtain necessary no objection letter from the said bank in respect of the Said Apartment and hand over the same to the Purchaser/Allottee herein at the time of availing home loan. In case after entering into this agreement, if the Promoter herein desire to obtain additional project loan or any other type of loan on the Said Land or the Said Project or part thereof, then the Purchaser herein by executing this agreement has given his/her/their irrevocable consent for the same, provided that liability to repay such loan amount and interest thereon shall be only upon the Promoter herein.

21.2 If the Purchaser/Allottee desire to have the housing loan against the security of the Said Apartment then, the Purchaser/Allottee herein shall inform in writing to the Promoter as to the details of such loan amount, name of the financial institute/bank and submit the sanction letter to Promoter and thereafter the Promoter herein will issue required no objection certificate along with copies of necessary documents to the Purchaser/Allottee, provided that the encumbrance of such loan amount and interest etc. thereon shall be limited to the Said Apartment and Purchaser/Allottee alone shall be liable to repay the same.

22. SPECIFIC COVENANTS:-

22.1 The relation between Promoter and Allottee/Purchaser herein for the transaction in respect of the Said Apartment is seller and buyer respectively and the Promoter has agreed to sell the Said Apartment

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by constructing on the terms and conditions set forth in this present. The Promoter herein will construct the Said Apartment at its own cost and risk and will deliver the possession in pursuance of this present to the Allottee/Purchaser.

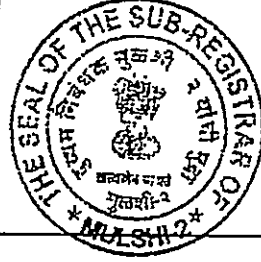
- 22.2 The Allottee/Purchaser herein admits and agrees to always admit that, after delivery of possession of the Said Apartment by the Promoter to the Purchaser herein, it will always be presumed that, the Promoter had discharged and performed all his obligations except formation of proposed society and conveyance as stated here to before in favour of such society in which the Allottee/Purchaser herein will be member in respect of the Said Apartment, under the said agreement and as well as under The Maharashtra Ownership Flats (regulation of the promotion, of the construction, sale, management and transfer) Act, 1963 and The Maharashtra Apartment Ownership Flats Act, 1970 and rules made thereunder. The final Conveyance Deed will be executed within 6 months from the date of receipt of full and final completion certificate from Development Controlling Authority for the Building, on the Said Land. The Allottee/Purchaser herein does not have any claim or grievance of whatsoever nature against the Promoter in this regard.
- 22.3 At the time of delivery of possession of the Said Apartment the Allottee/Purchaser shall also execute such other documents such as Supplementary Agreement with Possession, Possession Receipt, Indemnity, Declaration, Undertaking, supplementary agreement etc., as might be required by the Promoter.
- 22.4 The Allottee/Purchaser is/are hereby prohibited from raising any objection in the matter of sale of accommodations, flats, apartments being commercial or otherwise in the Building which are to be constructed on the Said Land which the Promoter herein developing the project and allotment of exclusive right to use garage, terrace/s, car parking/s, garden space/s, space/s for advertisement or any others space/s whether constructed or not and called under whatsoever name, etc. on the ground of nuisance, annoyance or

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- inconvenience for any profession, trade or business etc. that has been or will be permitted by law or by development controlling authority in the concerned locality. For the aforesaid purpose the Allottee/Purchaser is/are by executing these presents has/have given his/her/their irrevocable consent and for this reason a separate consent for the same is not required.
- 22.5 Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law in respect of the Said Land and building or any part thereof except the Said Apartment. The Allottee/Purchaser shall have no claim save and except in respect of the Said Apartment hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, Garden space etc. will remain the property of the Promoter until the Said Land and building is/are transferred to the society as hereinbefore mentioned.
- 22.6 Any delay tolerated or indulgence shown or omission on the part of the Promoter in enforcing the terms and conditions of this agreement or any forbearance or giving time to the Allottee/Purchaser by the Promoter shall not be construed as the waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Allottee / Purchaser nor shall the same in any manner prejudice the rights of the Promoter.
- 22.7 In the event of the Society for the apartment holder in the Building which are under construction on the Said Land which Promoter herein developing being formed and registered before the sale and disposal of all the apartments in the building/s which is/are to be constructed on the Said Land which Promoter herein developing, all the power, authorities and rights of the buyers of the apartments in such Building, shall always be subject to the Promoter's over all right to dispose off unsold apartments and allotment of exclusive right to use unallotted parking space/s, terrace/s, space/s for

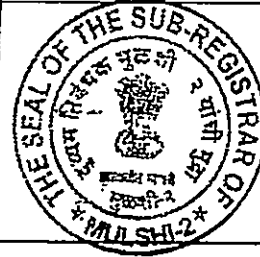
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garden purpose, space/s for advertisement etc. and all other rights thereto. The Allottee/Purchaser or any other apartment holder in the building or ad-hoc committee or Societies as the case may be shall have no right to demand any amount from the Promoter herein as well as from the Promoter, in respect of the flats/accommodations/apartments in the Building, which are to be constructed on the Said Land and adjacent lands which Promoter herein developing, towards the maintenance charges or proportionate share in the common expenses etc. or any amount under head of donation or transfer charges etc.

- 22.8 Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the Promoter shall have all the rights under this agreement and other agreements in respect of the other apartment subsisting until all the payments inclusive of the amount of consideration, in respect of all the apartments in the building/s is received by the Promoter.
- 22.9 The Promoter herein has not undertaken any responsibility nor has he/they agreed anything with the Allottee/Purchaser orally or otherwise and there is no implied agreement or covenant on the part of the Promoter, other than the terms and conditions expressly provided under this agreement.
- 22.10 Adjacent terrace has/have allotted by the Promoter to the Allottee/Purchaser of such apartment to which the terrace is adjacent to that, the same terrace have to be used by the Allottee/Purchaser herein or any other occupier on his behalf shall use the same being terrace and not entitled to erect any type of permanent or temporary structure thereon or to store soil or solid things on any part of the terrace, to use any part of the terrace or parapet wall as the part of the flower bed and if any such buyer or Occupier of apartment holders in the building commit breach of this condition, the Promoter herein shall be entitled to remove such structure/s of any kind at the cost and risk of the Allottee/Purchaser or occupier on his behalf and recover the cost of

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removal from Allottee/ Purchaser or occupiers, till the building is convey in favour of the society as aforesaid and after conveyance the society is entitled to take the action as aforesaid in place of Promoter. In light of this condition, the Purchaser herein undertakes to abide aforesaid condition and undertakes not to erect any type of structure in any apartment being allotted as a exclusive right to use the terrace, sit out, passages, open space, parking space etc. along with the Said Apartment, if any.

22.11 If any marginal open space adjacent to the building, at ground floor or adjacent terrace or terrace above any apartment, has/ have allotted by the Promoter to the Purchaser of any apartment in the building, then such respective buyer and Occupier of the such apartment shall use the same being open space or terrace etc. and not entitled to erect any type of permanent or temporary structure thereon or to store soil or solid things on any part of the terrace, to use any part of the terrace or parapet wall as the part of the flower bed and if any such buyer or Occupier of apartment holders in the building commit breach of this condition, the Promoter herein shall be entitled to remove such structure/s of any kind at the cost and risk of such respective apartment buyers or occupiers and recover the cost of removal from such buyer or occupiers. In light of this condition, the Purchaser herein undertakes to abide aforesaid condition and undertakes not to erect any type of structure in any apartment being allotted as a exclusive right to use the terrace, sit out, passages, open space, parking space etc. along with the Said Apartment, if any.

22.12 The Promoter herein by spending huge amount is providing high quality specifications in the Said Apartment and for the Building which are under construction on the Said Land which Promoter herein is constructing, hence Allottee/ Purchaser/unauthorised persons/any agency shall not disturb the same under any circumstances concealed plumbing, concealed wiring etc. and considering this aspect and have the safety measures Purchasers

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are advised not to open this instrument or to try any changes with all these amenities otherwise guarantee/warranty may lapse as well as durability and stability of the building as to the R.C.C. frame work, concealed wiring load, neither Purchaser nor occupier of the Said Apartment or any person on behalf of them is entitled to chisel such internal walls in any manner or remove the walls or any part thereof or erect any additional wall or any structural changes or in any manner increase the electrical load in the Said Apartment because wires will not take additional load and such act will be amount to be breach of condition of this transaction. Similarly after completion of the project and conveyance in the name of society, the such society will have absolute authority to expel the member for the Said Apartment and dispose off such apartment in market and refund the amount paid by the Purchaser to the Promoter herein being consideration of the Said Apartment. This condition is the essence of contract and Purchaser herein undertakes to abide the same.

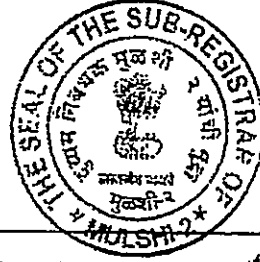
22.13 The Promoter herein by spending huge amount has made high quality external elevation for the Building which are under construction on the Said Land and adjacent land which Promoter herein is developing and to have the such external look forever, the Promoter herein specifically informed to the Allottee/Purchaser herein that, any buyer of the any apartment in the building shall and will not entitled to chiesel any external walls and have any additional openings in any manner for any purpose and further shall install cooling equipment's if required at the places provided for the same inside the duct and any unit shall not been seen on external elevation. The Allottee/Purchaser herein undertake to abide this condition and if any owner or occupier of any apartment in the building committed breach of this condition then, the Promoter as well as propose society which is to be formed by the Promoter for the apartments holders in the building which are under construction under Said Land and adjacent lands which

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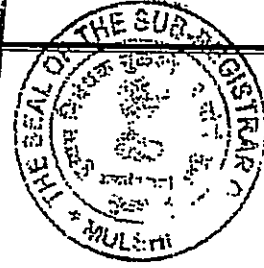
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Promoter herein is developing and its office bearers shall have absolute right and authority to close the such openings if any and recover the cost incurred for the same with interest from the such owner and occupier of the apartment.

- 22.14 The Promoter herein specifically informed to the Allottee/Purchaser that, waterproofing and anti termite treatment in the project the guarantee stands automatically extinguished for the apartment, if any owner or occupier of such apartment in the building chisel the aforesaid works in any manner. Considering this aspect the Allottee/Purchaser herein undertake not to chisel the aforesaid work in any manner which will cause the reason to cancel the aforesaid guarantee.
- 22.15 The parties hereto are well aware that, the Flat Number is three or four digit, first one or two digit denote floor of the building and last digit denote the flat number.
- 22.16 The parties hereto are well aware that, in the sanctioned building plan floor height is shown from bottom of the floor slab to the top of the top slab of concern floor/apartment and considering masonry and flooring work, always height shall be less than the shown in the sanction plan and considering this aspect floor to top of the apartment, the height will be near about 8'9" to 9'0" and the Purchaser herein accepted the aforesaid calculation and height by executing this present.
- 22.17 The Promoter herein has disclosed arrangement of water supply, Electricity Supply and provision of drainage and sewerage as stated in clause no. 1 herein above written and the Allottee/Purchaser herein with due diligence accept the aforesaid arrangement by executing these present. Further with due diligence the Allottee/Purchaser herein accept that, the Promoter herein responsible to provide the aforesaid facilities from concern authorities and not responsible for any shortfall of water, electricity and provision of drainage and sewerage, for the reason that the same is beyond the control of the Promoter.

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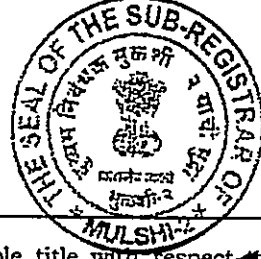


- 22.18 It shall be lawful for the Promoter to refund to the Allottee/Purchaser the amounts already received by him in respect of the Said Apartment only after deducting (i) liquidated damages in addition to any interest at the rate specified herein payable on outstanding amount overdue from the Allottee, (ii) the stamp duty, registration charges, cost of extra work etc.; (iii) the amount of Service Tax, VAT, GST, LBT or any other taxes/cess/premiums/levies/charges/etc. charged by the Promoter from the Allottee (iv) All amounts (including taxes) paid or payable as brokerage fee to any real estate agent, broker, channel partner, institution etc. by the Promoter in respect of the booking of the Allottee (v) All outgoings, deposit and other charges as specified herein till the date of issuance of the cancellation letter including amounts towards formation of the society/apex body (as may be applicable) (v) All amount incurred towards insurance by the Promoter in respect of booking of the said apartment and (vi) Any other amount which may be payable to the Promoter as specified herein within a period of 30 days from the date of registration of the deed of cancellation as mentioned herein.
- 22.19 It is specifically agreed by the Allottee/Purchaser that, as a member of such society/societies and federation, he shall have no objection to sale the remaining unsold Apartments by the Promoter and shall have no objection to admit prospective Purchasers/Allottees of unsold units as member of such society/societies and federation.
- 22.20 Since the project will be constructed in a phased manner, the Purchaser shall not obstruct to construction of the other building or common amenities. Also once the common amenities are developed the purchaser shall have no objection in promoter using the same for sales and other project related activities.

23. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER :

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

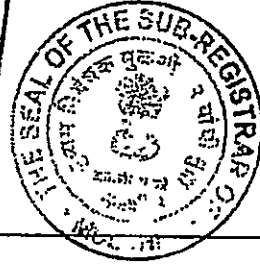
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- 23.1 The Promoter has clear and marketable title with respect to the project land; as declared in the title report and title certificate annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- 23.2 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;
- 23.3 There are no encumbrances upon the Said Land or the Said Project except those disclosed in the title report;
- 23.4 There are no litigations pending before any Court of law with respect to the Said Land or Said Project except those disclosed in the title report;
- 23.5 All approvals, licenses and permits issued by the competent authorities with respect to the Said Project, Said Land and Said Buildings 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, Said Land and Said Building 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 Said Project, Said Land, Said Building and common areas;
- 23.6 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;

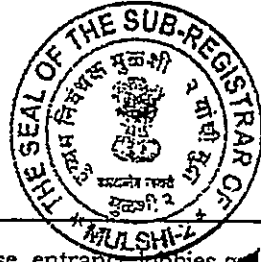
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- 23.7 The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/ arrangement with any person or party with respect to the Said Land, including the Said Project and the Said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- 23.8 The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the Said Apartment to the Allottee in the manner contemplated in this Agreement;
- 23.9 At the time of execution of the conveyance deed of the Said Land along with the Said Building to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the structure to the society of the Allottees;
- 23.10 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;
- 23.11 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 land) has been received or served upon the Promoter in respect of the Said Land and/or the Said Project except those disclosed in the title report.
24. **COVENANTS AS TO THE USE & MAINTENANCE OF THE SAID APARTMENT ETC:-**
- 24.1 To maintain the Said Apartment at the Allottee/Purchaser's own cost in good tenantable repair and condition from the date of possession of the Said Apartment is taken and shall not do or cause to be done anything in or to the Said Apartment or the building in

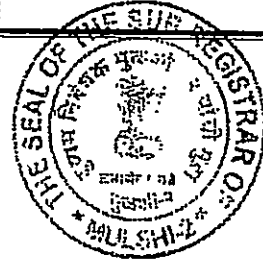
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which the Said Apartment is situated, staircase, entrance lobbies, any passage which may be against the rules, regulations or bye laws of the concerned development controlling authority or change/alter or make addition in or to the Said Apartment and/or to the building in which the apartment is situated and in or to the Said Apartment itself or any part thereof.

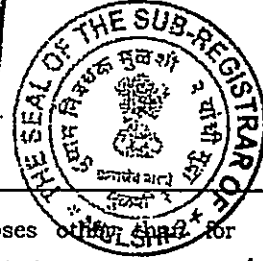
- 24.2 Not to store in/outside the Said Apartment or surrounded area of the building, any goods which are of hazardous, combustible or dangerous nature or are too heavy as to damage the construction or structure of the building or storing of such goods is objected to by the concerned development controlling authority any other authority or under any law and shall not carry out or caused to carried out heavy packages up to upper floors, which may damage or likely to damage staircase, common passages, lift/elevator or any other structure of the building including entrances of the building and in case of any damage is caused to the building in which the Said Apartment is situated on account of negligence or default of the Allottee/Purchaser in this behalf, the Allottee/Purchaser shall be liable for all the consequences of the breach.
- 24.3 To carry at his/her/their own cost all internal repairs to the Said Apartment and maintain the Said Apartment in the same conditions, state and order in which it was delivered by the Promoter. Provided that for the defect liability period such repairs shall be carried out by the Allottee/Purchaser with the written consent and under the supervision of the Promoter and shall not do or cause to be done anything contrary to the rules, regulations and bye-laws of the concerned development controlling authority or other public authority. But in the event of the Allottee/Purchaser committing any act in contravention of the above provisions, the Allottee/Purchaser shall be responsible and liable for the consequences thereof to the concerned authority and/or other public authority.

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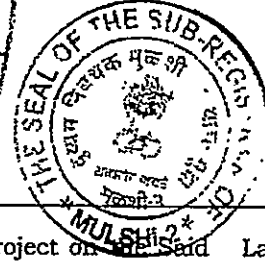
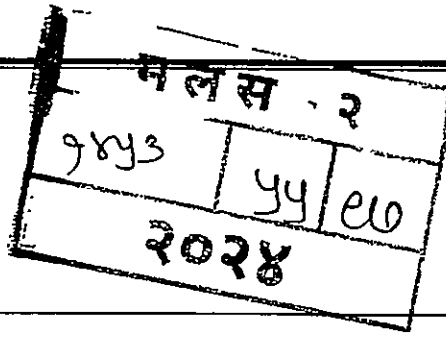
- 24.4 Not to demolish or cause to be demolished at any time or cause to make any addition and/or alteration of whatsoever nature in or to the Said Apartment or any part thereof and not to make any addition or alteration in the elevation including doors, windows, railing or to cover the adjacent terraces and sit out to create any roof or canopy or enclosures of any sort in any manner or to open any additional door or windows to any outer wall of the apartment and outside color scheme of the building and shall keep the sewers, drains, pipes, and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect other parts of the building and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC parodies or other structural members in the Said Apartment.
- 24.5 Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Land and the building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.
- 24.6 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Apartment in the compound or any portion of the Said Land and the Said Project.
- 24.7 Pay to the Promoter within 15 days of demand by the Promoter, his share of security deposit demanded by concerned development controlling authority or Government or giving water, electricity or any other service connection to the building in which the Said Apartment is situated.
- 24.8 To bear and pay the local taxes, water charges, insurance and such other levies, if any from the date of possession of the Said Apartment and also any additional increased taxes, insurances etc. which are imposed by the concerned development controlling authority and/or the Government and/or other public authority on account of change of user of the Said Apartment by the

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Allottee/Purchaser viz. user for any purposes other than for residential purposes as shown in the sanctioned plan.

- 24.9 The Allottee/Purchaser shall not let, sub-let, transfer, assign or part with Allottee/Purchaser interest or benefit factor of/under this agreement or part with the possession of the Said Apartment until all amounts payable by the Allottee/ Purchaser to the Promoter under this agreement are fully paid up and only if the Allottee/Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Allottee/Purchaser has intimated in writing to the Promoter and obtained written consent thereof.
- 24.10 The Allottee/Purchaser shall observe and perform all the rules and regulations which the Society, may adopt at its inception and the additions, alterations, and/or amendments thereof that may be made from time to time for protection and maintenance of the Said Land and Building which are to be constructed thereon and apartments therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned development controlling authority and the Government and other public bodies. The Allottee/Purchaser shall observe and perform all the stipulations and conditions laid down by Bye-laws of the Co-operative Housing Society, the Owners of the apartments regarding the occupation and use of the Apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms and conditions of this Agreement.
- 24.11 Till the conveyance of the building in which the Said Apartment is situated is executed, the Allottee/Purchaser 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 Apartment and the Said Land and building or any part thereof to view and examine the terms and conditions thereof.



24.12 The Promoter herein is promoting the project on the said Land having high value and having harmony in construction as well as color combination and to maintain the same if any apartments holders in the project desire to have the any internal changes in his accommodation he shall obtain prior permission from the society and till the formation of society the Promoter herein, in writing by depositing the deposit amount of Rs. 50,000/- or amount which will be decided from time to time by concern Co-Operative Society in which such apartment is situated and such amount shall and will have no interest. The Purchaser after completion of internal work, of such apartment shall remove all rubbish etc. from the apartment as well as within the premises of the project elsewhere at his own cost and risk and clean the site at satisfaction of the Promoter or society has the case may be and thereafter on application, the society or Promoter as the case may be will refund the deposit amount without interest thereon to such apartment holder. On the contrary if the such apartment holder fails to clear the site as aforesaid then Society/Promoter will clear the such rubbish etc. by deputing proper employees at the cost and risk of the such apartment Purchaser and deduct the amount of expenditure along with lump sum fine of Rs. 25,000/- out of the deposit amount and refund the balance if any to the such apartment Purchaser or recover the additional amount if recoverable.

24.13 Maintenance of unsold units : It is specifically agreed between the parties hereto that even if before completion of the entire scheme or sale of all Apartments should the Society be registered/formed, even then for the unsold apartments the Promoter herein shall not be liable to pay any transfer fee, entrance fee, or any fee or charges under any head and also shall and will not be liable or required to contribute towards the common expenses/outgoings/maintenance charges or any amount under any head towards the share in common expenses in respect of the unsold apartments. Also the

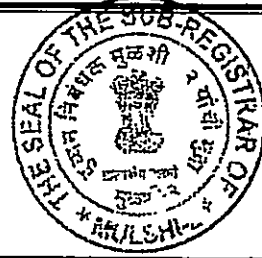
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Allottees of such apartments shall be liable to pay outgoings/maintenance from the date of delivery of possession.

25. NAME OF THE SCHEME AND BUILDING:-

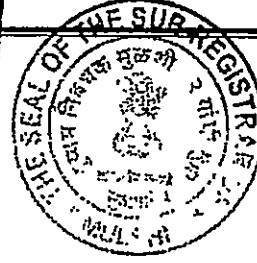
Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the Promoter herein has decided to have the name of the Project 'SPORTSVILLE' and building will be denoted by letters and further erect or affix Promoter's name board at suitable places as decided by the Promoter herein on a building and at the entrances of the scheme. The Allottee/ Purchaser or other apartment holders in the building or proposed Society are not entitled to change the aforesaid Project name and remove or alter Promoter's name board in any circumstances. This condition is essential condition of this Agreement.

26. MEASUREMENT OF THE AREA OF THE SAID APARTMENT:-

Notwithstanding anything contained in these presents, it is agreed by and between the parties hereto that, the Promoter herein has agreed to sell and Allottee/Purchaser herein has agreed to purchase the Said Apartment along with appurtenances thereto on ownership basis for the lum sum consideration as stated in Clause No. 3 hereinabove written and which is agreed between the parties hereto, on the basis of the carpet area of the Said Apartment and further the carpet area is calculated as defined in The Real Estate (Regulation and Development) Act, 2016.

The Promoter shall confirm the final carpet area that has been allotted to the Allottee/Purchaser 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 per cent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet

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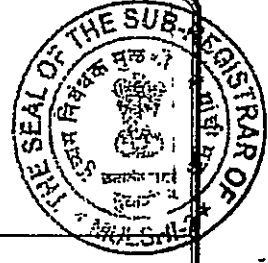
area within the defined limit then Promoter shall refund the excess money paid by Allottee/Purchaser within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/Purchaser. If there is any increase in the carpet area allotted to Allottee/Purchaser, the Promoter shall demand additional amount from the Allottee/Purchaser 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(a) of this Agreement.

The Allottee/Purchaser herein is entitled to get verified the dimensions of the apartment, when he has received letter of installment for brick work and plaster of external walls of the Said Apartment. After expiry of aforesaid period, the Allottee / Purchaser herein is not entitled to raise any grievance as to the dimensions of the apartment under whatsoever head. It is further clarified that, if the buyer of the apartment has agreed to purchase the apartment in the Said Project, after completion of plaster work then it is always presumed that, the Allottee/Purchaser herein has agreed to purchase such apartment as is where is basis as to the dimensions and carpet area of the apartment.

27. SERVICE OF NOTICES:-

All notices to be served on the Allottee/Purchaser and the Promoter as contemplated by this agreement shall be deemed to have been duly served if sent to the Allottee/Purchaser or the Promoter by Registered Post A.D. and notified email ID (if any) at the address and email ID specified in the title of this agreement or at E-mail ID/at the address intimated in writing by the Allottee/Purchaser after execution of this Agreement. It shall be the duty of the Allottee/Purchaser and the Promoter to inform each other of any change in address and email ID subsequent to the execution of this Agreement in the above address by Registered Post, failing which all

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communications and letters posted at the address stated in title of this Agreement shall be deemed to have been received by the promoter or the Allottee/ Purchaser, as the case may be.

28. EFFECT OF LAWS:-

28.1 This Agreement shall always be subject to relevant and applicable provisions of The Real Estate (Regulation and Development) Act 2016, The Maharashtra Ownership Flats (Regulation of the Promotion, of The Construction, Sale, Management and Transfer) Act, 1963 and The Maharashtra Co-Operative Societies Act and the rules made under respective Acts.

28.2 Forwarding this Agreement to the Allottee/ Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/ Purchaser until, firstly, the Allottee/ Purchaser signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/ Purchaser and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) / Purchaser/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/Purchaser 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/Purchaser for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/Purchaser, application of the Allottee/ Purchaser shall be treated as cancelled and all sums deposited by the Allottee/Purchaser in connection therewith including the booking amount shall be returned to the Allottee/Purchaser without any interest or compensation whatsoever.

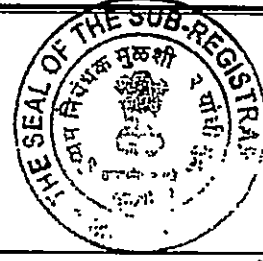
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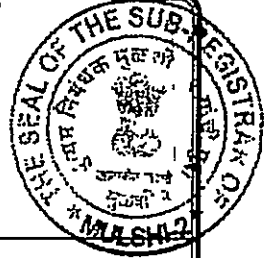
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- 28.3 This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Said Apartment.
- 28.4 Any amendment required be carried out by authority or law or for whatsoever other reason the same shall be carried out by the parties hereto by proper registered Correction /Supplementary Deed to this Agreement.
- 28.5 It is clearly understood and so agreed between the parties hereto that, hereinafter subsequently after full payment of agreed consideration and other dues paid by the Allottee/ Purchaser to the Promoter and have the possession of the Said Apartment if Allottee/ Purchaser transfer /assign the right, title, interest under this agreement to any transferee /assignee with the prior consent of the Promoter till conveyance of the building in which Said Apartment is executed and registered in favor of society which will be formed for apartment holders in such buildings and thereafter of such society, then all provisions and obligations arising under this agreement in respect of the Said Project shall equally applicable to and enforceable against such transferee/assignee of Said Apartment since the said obligation go along with the Said Apartment for all intents and purpose.
- 28.6 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

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remain valid and enforceable as applicable at the time of execution of this Agreement.

29 DISPUTE RESOLUTION AND GOVERNING LAW :-

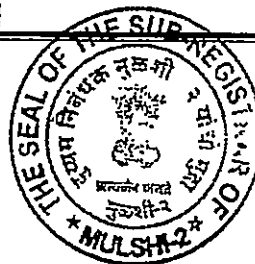
29.1 If any dispute arises between the parties hereto in pursuance of terms and conditions set-forth in this present and performance of the either party shall be settled amicably and in failure to settle the dispute amicably, which shall be referred by the concerned party who has grievance against other party to the Authority appointed under The Real Estate (Regulation and Development) Act, 2016, Rules and Regulations there under.

29.2 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 Dispute Resolution Authority/Court will have the jurisdiction for this Agreement, for the disputes, which not covered under Sub Clause 28.1 hereinabove written.

30 STAMP DUTY AND REGISTRATION FEE:-

30.1 The consideration of the Said Apartment as agreed between the Promoter and the Purchaser/s herein and also as per the prevailing market rate in the subject locality, which is the true and fair market value of the Said Apartment is as stated in clause no.3 hereinabove written. This agreement is executed by the parties hereto under The Real Estate (Regulation and Development) Act 2016, The Maharashtra Ownership Flats (Regulation of The Promotion of Construction, Sale, Management and Transfer) Act, 1963, and rules made thereunder. The Said Property is situated within the influence areas as per the annual statement of rates published under the Maharashtra Stamp (determination of true market value of property) Rules, 1995 and hence as per The Maharashtra Stamp Act, 1958, Schedule-I, Article 25 read with amendment dated 31-08-2020 the

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Purchaser/s herein has paid proper stamp-duty alongwith appropriate registration fees herewith

30.2 As per Maharashtra Stamp Act 1958 (amended in the year 2000) Schedule-I, Article 5 (g-a) (ii) if the Purchaser herein transferred/assign the rights under this agreement to any subsequent Purchaser within a period of 3 years the Purchaser herein is entitle to get adjusted the stamp duty payable on such transfer/assignment and further as per Maharashtra Stamp Act 1958 (amended in the year 2000) Schedule-I Article 25 Explanation - 1, the parties hereto shall be entitled to get the aforesaid stamp duty adjusted, towards the total duty leviable on the conveyance, which is to be executed by the Promoter in favour of the Society in which the Allottee/Purchaser will be the member in respect of the Said Apartment.

SCHEDULE-I

(DESCRIPTION OF THE SAID LAND)

All that piece and parcel of land admeasuring 02 H 16.51 Ares i.e. 21651 sq. mtr. out of the land admeasuring 03 Hectare 01.52 Ares i.e. 30152 sq.mtr. out of the total land admeasuring 03 Hectare 53 Ares i.e. 35300 sq.mtr. bearing Survey No. 47/1/A lying, being, situate at Village Maan, Taluka Mulshi, District Pune, within the limits of Zilla Parishad Pune, Panchayat Samiti Mulshi, Sub-Registrar Mulshi and which is bounded as under :

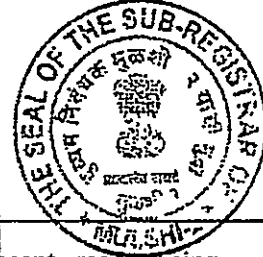
East : Survey no. 52 and 49
 South : Survey no. 47 (P), Survey No. 48 and S. No. 49 (P)
 West : Survey no. 47/1/A (Part), Proposed 110 Mtr. Ring Road and S. No. 44
 North : S. no. 42, Proposed 110 Mtr. Ring Road and S. No. 52

Along with trees, water, water courses, egress and ingress etc. standing therein, waterline and along with right to use permissible all type of potentials as may be permitted by concerned authority from time to

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time and further along with right to use adjacent roads being permanent easement right of way.

SCHEDULE-II

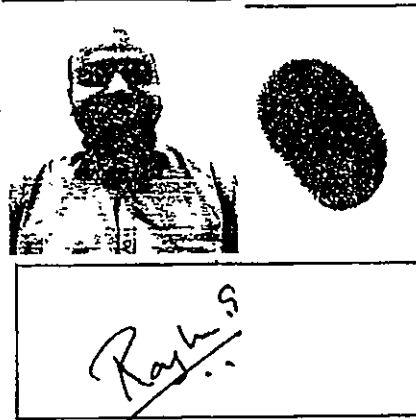
(Details of the Said Apartment)

1. Name of the Project : SPORTSVILLE
2. Apartment No.: 1502
3. Floor: 15 *Ragh*
4. Building / Wing No.: TOWER-2
5. Apartment Carpet Area admeasuring 58.63 Sq. mtrs. i.e. 631.09 Sq.ft. plus Dry Balcony plus Exclusive balcony area 8.7 Sq. Mtr. i.e. 93.65 Sq.Ft.
6. Car Park: 1 Covered Car Park *Vinita Dixit*

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and sealed on the day month and year first hereinabove written.

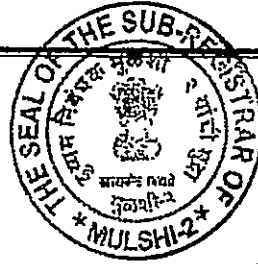
TOWER-2_1502

1) SIGNED, SEALED AND DELIVERED
 by within named the Promoter
YELLOWSTONE SKYSCRAPERS LLP
 Through its Authorized Signatory
Mr. Ragh Gopalakrishnan Iyer



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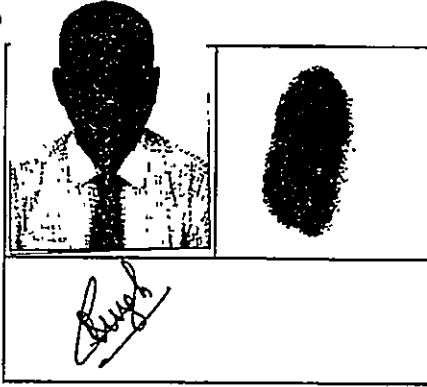
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I) SIGNED, SEALED AND DELIVERED

by within named the Allottee /
Purchaser

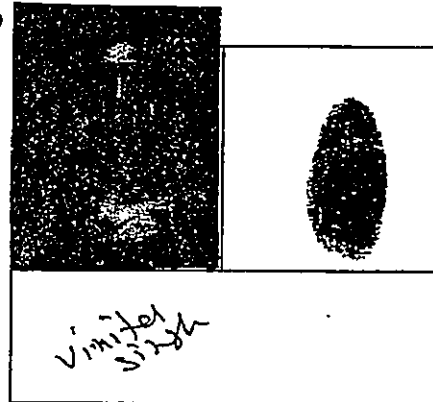
CHANDRADEV PRASAD SINGH




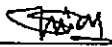
II) SIGNED, SEALED AND DELIVERED

by within named the Allottee /
Purchaser

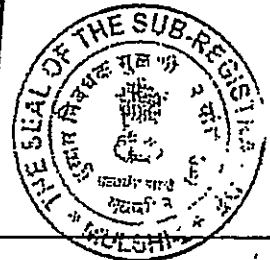
VINITA CHANDRADEV SINGH



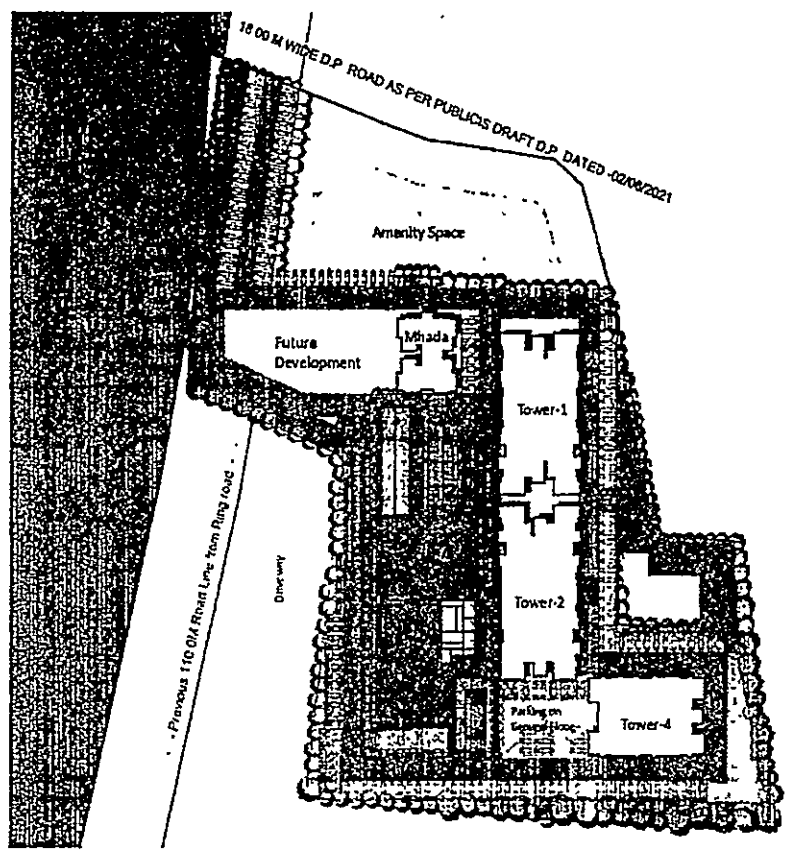
IN THE PRESENCE OF:-

- 1) Signature 
Name Dadasaheb potbhare
Address Hinjawadi pune
- 2) Signature 
Name Shivam Thorve
Address Kalyansai pune

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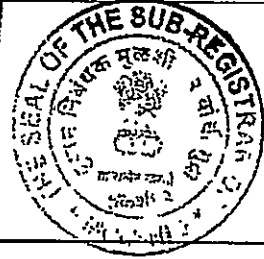


ANNEXURE-1
(Layout Plan of the Said Land)



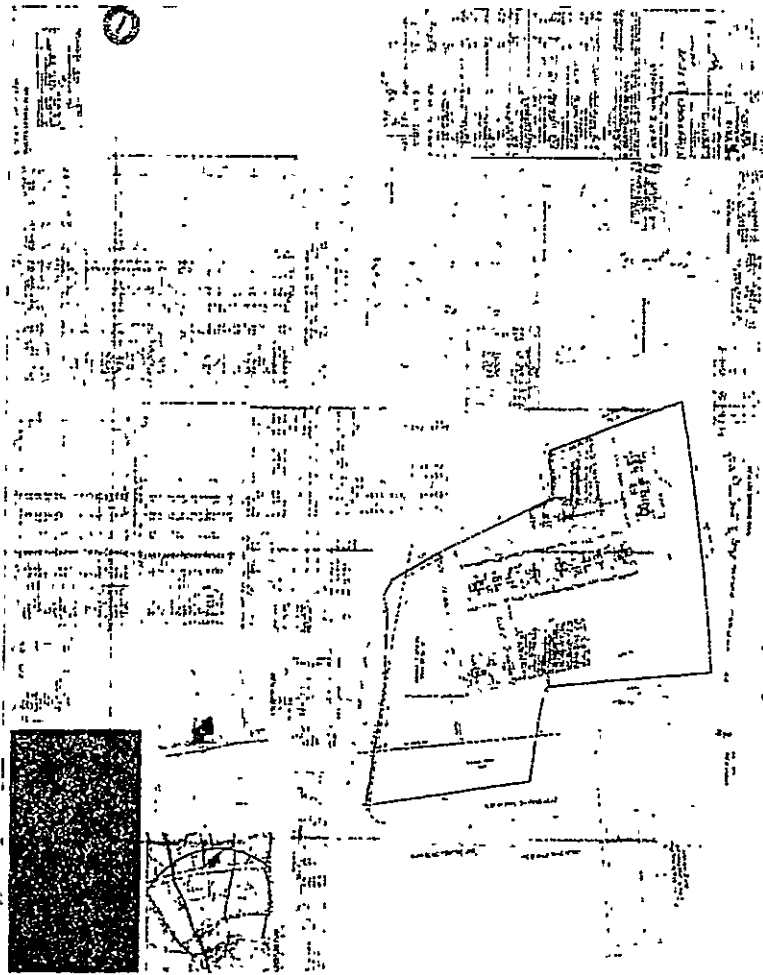
Master Layout 

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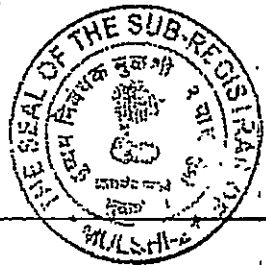


ANNEXURE-2

(Sanctioned Building Plan of the Said Land)

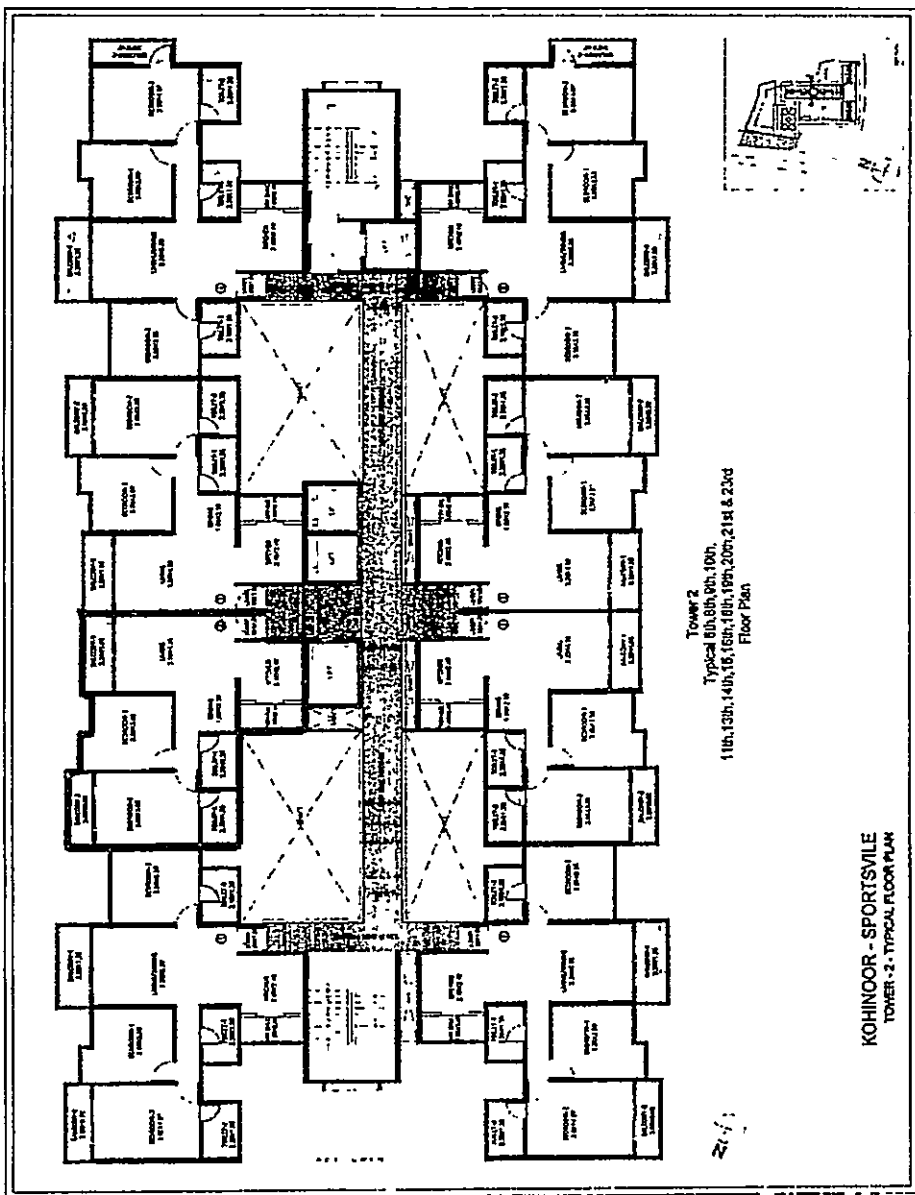


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ANNEXURE-3

(Apartment Floor Plan)



Tower 2
 Typical Units: 10th, 11th, 13th, 14th, 15th, 16th, 18th, 19th, 20th, 21st & 23rd
 Floor Plan

KOHINOOR - SPORTSVILE
 TOWER - 2 - TYPICAL FLOOR PLAN

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ANNEXURE - 4

(Specifications of the Building and Apartments)

STRUCTURE:

- RCC framed structure – Alu – form system
- AAC block work walls of 125 mm.

WINDOWS AND DOORS:

- Three- track Anodised Aluminium windows with Mosquito nets.
- MS Grill for bed-room, and kitchen windows from inside.
- Main Door – Wooden finish doors
- Bedroom flush door with laminate finish with S.S. hinges
- Toilet flush door with laminate finish with S.S. hinges
- Provision for exhaust fan in Toilets and kitchen.
- Digital Lock for main door of the flat.

FLOORING:

- 600X600 mm Vitrified tiles for the entire apartment
- Ceramic Anti skid flooring for terraces and toilets
- 300X600mm Ceramic wall tiles in toilets.

RAILING:

- SS and Glass Railing for terrace

KITCHEN:

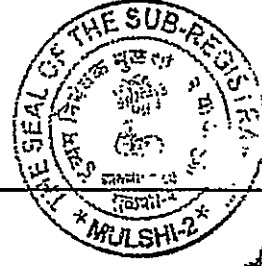
- Black granite platform with Kadappa stand with SS sink - Franke make/Equivalent
- Height of kitchen dado above Otta/Platform – upto 2 ft.

ELECRIFICATION AND CABLING-

- Polycab wires/finolex/equivalent
- Telephone point in living room and M Bed room
- Generator backup for lifts and common areas
- Video Door Phone.

BATHROOM –

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- Concealed plumbing.
- CP - Fittings Jaquar Florentine Series
- Concealed flush valves
- Sanitary wares Jaquar - Florentine
- Hot and cold mixing unit in toilets
- Solar heated water supply in one bathroom
- Treated water supply for flush use

LIFTS-

- Automatic Elevators

PAINT -

- Gypsum finished walls and Ceiling
- Two coat of Acrylic premium emulsion paint for internal wall and ceiling
- External wall with textured paint
- Grills on satin finish oil paint
- CCTV in common areas

ANNEXURE-5

(Common & Restricted Facilities and Amenities for the Project)

(A) Common Amenities for the Project:-

AMENITIES

1. Club House
2. Swimming Pool and Kids Pool - size 25.000 m X 8.50m and 6.00m X 3.60 m respectively.
3. Gym with steam and sauna
4. Party Lawn
5. Pet Park
6. Sports centric Landscape Podium

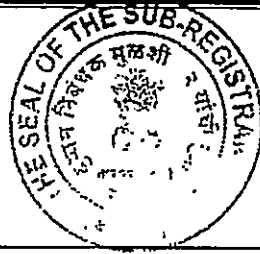
SPORTS

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7. Box Cricket/Futsal court
8. Indoor cricket pitch with Bowling Machin
9. Badminton court including TT (Auditorium)
10. Lawn Tennis
11. Virtual Rifle shooting
12. Billards and carrom
13. Fussball
14. Multi Marking court – half Basketball, Touch Tennis

LIFESYTL

15. Gaming Zone – Gaming consoles – Play station, Xbox, Wii
16. Kids climbing wall holds, Slackline, Ninja Line Obstacle Course

WELLNESS

17. Jogging Track – 200 m long Joggers track
18. Crossfit
19. Tree plaza
20. Lawn mound with sculpture
21. Herbal Garden
22. Sitting plaza
23. Aroma Garden

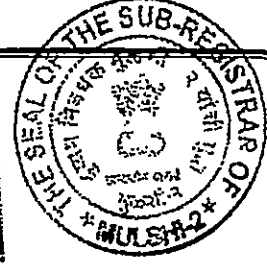
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ANNEXURE- 7

(Copy of Commencement Certificate)



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune Metropolitan Region Development Authority, Pune
नवीन प्रशासकीय इमारत, आकुरी रेल्वे स्टेशन जवळ, आकुरी, पुणे- ४११०४४

PUNE@PMRDA.GOV.IN

New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044

Ph No. : 020- 259 33 344 / 356 / 333 / फॅक्स नं. ०२०- २५९ ३३ ३४४ / ३३३ Email: comm@pmrda.gov.in

विकास परवानगी व प्रारंभ प्रमाणपत्र

(संयुक्त विस्तृत नियंत्रण व प्रोत्साहन निवसावधीतील नियम क्र. १.१.१ मुळात)

जा.क्र. : DP/वीएचयु/सी माण/अ.न. ४७/१/व पी.क्र. १९०/२००३/६६७७

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प्रति,

यनोस्टोन स्कायस्केगर्मेंट एल एन पी
नफे मागीदार श्री. राजेश के. गोवल
पत्ता:- पद्मिना मजमूर, १०२, विंग ए,
आपसीसी ट्रेड टॉवर, सेनापती बापट रोड, पुणे १६

श्री. माण, तालुका- मुळशी, जिल्हा- पुणे, येथील व.नं.- ४७/१/व पी. क्षेत्र- २१६५१.०० चौ.मी. क्षेत्रातील 'समुद्र मूहवाघणी' प्रकल्पामधील सुधारित वेळापत्र/ इमारत बांधकाम प्रस्ताव मंजुरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावानोबत भादव केलेल्या कायदपत्रास अधिन दाहून तसेच सोबतच्या परिशिष्ट 'ब' मध्ये नमूद अटी व शर्तीस अधिन दाहून उक्त प्रस्तावात सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

(या महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)



महानगर आयुक्त
तथा,
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.

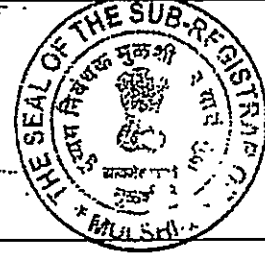
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मीजे- माण, तामुका- मुळगी, जिन्हा- पुणे, येमीन नू.नं.- ४७/१/अ पै, क्षेत्र- २१६६१.०० चौ.मी. शेवाररीन "समूह गृहवाधणी" प्रकल्पामधील सुधारित येवार्काण/ इमारत बांधकाम प्रस्ताव

पुणे महानगर प्रदेश विकाश प्राधिकरण, पुणे यांचेकडील दि.- ११/१२०२३ रोजीचे पत्र क्र. १६७०/२२-२३ सोबतचे परिशिष्ट 'अ'

- १) मंजूर नकाशाप्रमाणेच जागेचा विकास व बांधकाम करणे बंधनकारक राहिल.
- २) सदर विकास परवानगी व प्रारम्भ प्रमाणपत्र दिव्यान्तर एक वर्षाच्या कालावधीपर्यंत बांधकाम सुरु करणे बंधनकारक राहिल. बांधकाम सुरु केल्याबाबत प्राधिकरणाना त्याप्रमाणे फळविषयक यावे. तदनंतर त्यापुढे आवश्यकतेनुसार विहित मुदतीमध्ये सदर परवानगी व प्रमाणपत्राचे नुतनीकरण करून घेतल्यास सदरचे परवानगी व प्रमाणपत्र संपुष्टात येईल.
- ३) जिन्हाधिकारी कार्यालय, पुणे यांचेकडील जा.व. मुळगी / एनए / एचआर / ७८/२०१९ दि. १०/११/२००० या पत्रातील जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, अडुपिक अकारणी आणि ती वरील भाषाबाबत पत्रा मधील अटी व शर्ती अर्जदार/ विकासक/ जमिनमातक यांचेवर बंधनकारक राहिल.
- ४) प्रस्तावामाबत भोगणी दि. २५/०१/२०२३, सो.ट.नं. १४९३/२२ ने केलेल्या वहीवाटीचे भोवणी नकाशातील हद्दीचे तसेच जागेच्या मालकी / वहिवाटीबाबत अर्जदाराचे/ विकासकाचे/ जमीनमातकाचे वाराबत मादर केलेल्या प्रतिज्ञापत्राचे अधिन राहून परवानगी देण्यात येत आहे. सदर जमिनीचे वहीवाटीचे/ हद्दीचे अनुषंगाने जयवा इमारतीबाबत कोणतेही व्यक्तिगत वाट/ न्यायानयनीत वाद उद्भवल्यास त्याची सर्वस्वी जबाबदारी अर्जदार / विकासक / जमिनमातक यांनी राहिल. ज्या जागेची मालकी / वहिवाट, अर्जदार / विकासक / जमिनमातक याची नाही अशा कोणत्याही जमिनीवर सदर परवानगीद्वारे विकासक अनुज्ञेय राहणार नाही.
- ५) प्रस्तुतच्या जमिनीवर आर्थिक सस्याचा बांधा अनन्याम त्यास अर्जदार / जमीनमातक / विकासक सर्वस्वी जबाबदार राहिल.
- ६) नागरी जमीन (कमात धारणा व विनियम) अधिनियम, १९७६ हा निरक्षित ज्ञाना अनन्याने या अधिनियमाद्वारे शादीकरण प्रस्तावासोबत व्यापक रु ९००/- च्या स्टॅम्प पेपरवरील दिनांक ३०/०३/२०२१ रोजी नोंदणी थ्रीट्टेनत तनपुरे याचेसमोर केलेले विहित नमुन्यातील शपथपत्र व बंधपत्र क्र.- ८७/२०२१ सादर केले आहे. सदर शपथपत्र व बंधपत्रास अधिन राहून सदर बांधकाम परवानगी देण्यात येत आहे. त्याबाबतची संपूर्ण जबाबदारी अर्जदार / जमीनमातक / विकासक यांनी राहिल सदर शपथपत्र व बंधपत्रातील माहिती चुकीची अथवा दिवाभूल करणारी आढळून आल्यास सातेले बांधकाम अनधिकृत समजून कारवाईस पात्र राहिल.
- ७) विषयांशित जमिनीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर निर्माकित करून भूमि अपिलेख सात्यातून प्रमाणित करून घेणे बंधनकारक आहे. मंजूर रेखांकनानुसार जागेवरील सिमांभन सात्यानंतर, मूळदावे क्षेत्रफळ, गल्यांची रुंदी, १% सुविद्या मूळ व १% बुल्या जागेचे क्षेत्र मंजूर रेखांकनात दर्शविल्यापेक्षा कमी भग्ता कमा नये. यामध्ये कोणतेही बदल प्राल्याप्त झाल्यास पुढील अर्जदाराक बंधन घेणे

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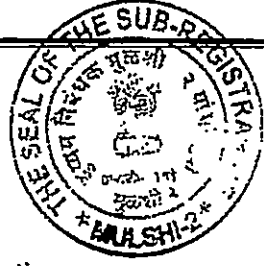
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माझे- मात्र, तातुका- मुळशी, जिल्हा- पुणे, पेपीन स.नं- ४७/१/४४ पै, क्षेत्र- २।६५१.०० चौ.मी. क्षेत्रावरील 'समुद्र गृहवांशही' प्रकल्पामधील नुसारित रेखांकन/ हमारत बांधकाम प्रस्ताव

बघनकारक राहिल. प्रशा प्रमाणित रेखांकनाची शत प्राधिकरणास सादर करून त्यात बंतिम मजूरी घेतल्याशिवाय कोणताही विक्रम करता येणार नाही.

उपेक्ष मजूर रेखांकनानुसार अंतर्गत रस्ते, सुविधा भूखंडातील क्षेत्र त्याचप्रमाणे मजूर प्रादेशिक योजनेचे रस्ते / रस्ता रुदीने बांधीत क्षेत्र जागा मातक्राम्य विकासकात वाढीर चढईसेवाच्या बदलात संबंधित नियोजन प्राधिकरणाकडे हस्तांतरित करावयाचे झाल्याम अशा अनुषंगिक क्षेत्राची मांजणी जागा मातक्राम्य विकासकाचे स्वयंभू भूमी अधिनेत्र विभागाकडे दिवसर दर्ज करून घेणे बघनकारक राहिल. तदनंतर अशा क्षेत्रातील जमिनीचे खरेदीखत संबंधित नियोजन प्राधिकरणाने नावाने जागा मातक्राम्य विकासकाचे स्वयंभू भूमी देऊन तसा ७।१ उतारा व ग्याप्रमाणे प्रत्येक्ष कामेचा ताबा दिव्यांतरच अशा क्षेत्राचा वाढीव चढई क्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम नकाशा व अनुषंगिक बांधकामसह अर्ज करण्यास अर्जदार पात्र राहतील.

८) विपयान्त्रित जमिनीवर कोणतेही विकास कार्य मुर करण्यापूर्वी रेखांकन जागेवर सिमांकित करून भूमि अधिनेत्र खात्याकडून प्रमाणित करून घेणे बघनकारक आहे. मजूर रेखांकनानुसार जागेवरील निमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, रस्त्याची रुदी मजूर रेखांकनात दर्शविल्यापेक्षा कमी भरता कामा नये. यामध्ये कोणताही बदल झाल्याम रेखांकन पुन्हा मजूर करून घेणे बघनकारक राहिल अशा प्रमाणित रेखांकनाची शत प्राधिकरणास सादर करून त्यात अंतिम मजूरी घेतल्याशिवाय कोणताही विक्रम करता येणार नाही

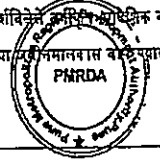
९) मजूर नकाशात दर्शविलेप्रमाणे नियोजित बांधकामागासून पुढील, मागील व बाजूची सामासिक अंतरे प्रत्यक्षात बांधेवर कायम व छुनी ठेवणे आवश्यक राहिल

१०) रेखांकनातील भूखंड व नियोजित इमारतीचा वापर करून मजूर नकाशानुसार रहिवास व वाणिज्य याप्रमाणे अनुषंग केलेल्या बांधकामासाठी करणे बघनकारक राहिल. हमारतीच्या बांधकाम बदल करावयाचा अमन्यास त्याम प्राधिकरणाची पूर्वमजूरी घ्यावी सागेम.

११) इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवानगी आणि परवानाधारक, वास्तुविशारद/अधिवता /सूकरण्य अधिनेत्रता/ सुपरवायझर यांचे प्रमाणपत्र सादर करणे बघनकारक राहिल. त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावावरील जमिनीचे महसूल /भूमी अधिनेत्रता एकत्रिकरण /उपविभाषणी केलेसा अद्यावत ७।१ उतारा /अंतिम कार्ड व भोजणी नकाशा सादर करणे बघनकारक राहिल.

१२) इमारतीचे मजूर नकाशानुसार जोत्यापर्यंतचे बांधकाम पूर्ण झाल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून न घेता पुढील बांधकाम केल्याम सादरचे बांधकाम अनधिकृत समजण्यात देऊन असे बांधकाम दंडात्मक कार्यवाहीत पात्र राहिल.

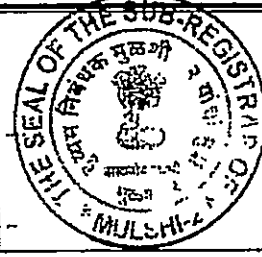
१३) अमित्यासांनीन रस्ते, व खुली जागा याची देवभान व अमित्यासामध्ये दर्शविलेले अंतिम अंतिम क्षेत्रा रस्ते/ रस्ता रूदीकरणानीत क्षेत्र सर्व जमतेच्या धारणमाळी तसेच क्षेत्राच्या पूर्ण निमांकनास वेळोवेळी सुने ठेवणे बघनकारक राहिल



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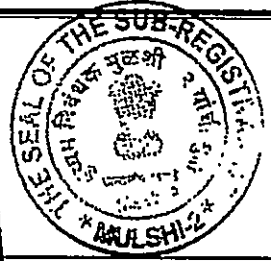


मीने- भाग, तालुका- मुळशी, जिल्हा- पुणे, येथील स.नं.- ४७/१/ब पै, क्षेत्र- २/१६५१.०० चौ.मी. इमारतीत "समुद्र गृहनांधणी" प्रकल्पाधीन सुधारित रेखांकन/ इमारत बांधकाम प्रस्ताव

- १४) रेखांकनातील रत्ने, गटार, छुनी जागा इत्यादी अर्जदाराचे/ विकासकाने/जमिनमातकाने सुद्धा/ सदरनित वितरित करण्यापूर्वी जागेवर स्वच्छताचे व समाधानकारकरीत्या विकसित करणे आवश्यक आहे.
- १५) निरोधित बांधकामातील मजल्याची संख्या व उंची,अजूर रेखांकन/बांधकाम नकाशावर दर्शविण्यापेक्षा जास्त असता कामा नये.
- १६) नियोजित बांधकामाचे क्षेत्र,मुळठावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकूण बांधकाम क्षेत्र सुविधा क्षेत्र व प्रादेशिक योजना रस्ते/रस्तावृद्धी क्षेत्र नकाशावर दर्शविनेनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- १७) जागेतील/ जागेवगतच्या नान्याच्या/ नदीच्या नैसर्गिक प्रवाहास अडथळा येईल, असे कोणतेही बांधकाम करणा येणार नाही. त्याचप्रमाणे उच्च अभिनीतरीत विकास करताना प्रागंतीत भूगृह रचनेमध्ये अनाधिकृत बदल करता येणार नाहीत. सदर भूतीचा भंग कल्प विकास केल्याने दुसऱ्या घटन्यास त्याची जबाबदारी अर्जदार / विकासक जमिनमातक याची राहिल.
- १८) स्टिन्ट प्रविष्ट्यात बदिल्ल करण्यात येऊ नये. उतेश स्टिन्टचा वापर फक्त फार्मिमातीच करण्यात यावा.
- १९) भूकवचन इंजिनियर / किंवायनर यानी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जबाबदारी विकासक व सुपरवायझर यांची संयुक्तिक राहिल.
- २०) अर्जदार / विकासक जमिनमातक यानी रु. ५००/- च्या स्टॅम्प पेपरवरील रु. १२१/२३ दिनांक २५/०१/२०२३ अन्वये दिलेल्या शपथपत्रास अग्रिम राहून ही परवानगी देण्यात येते असून पुणे महानगर प्रदेश विकास प्राधिकरणासाठी गुणवत्ता विकास नियंत्रण व प्रोत्साहन नियमावलीमधील सर्व नियम आणि भारतीय मानक ब्युरोने विहित केलेल्या सुरक्षा प्रमाणकांचे पालन करणे अर्जदार / विकासक जमिनमातक यांचेवर बंधनकारक राहिल. (नियम क ७.१)
- २१) मातन नगर विकास विभागाकडील दि.१५/११/२००८ चे निदेश क. टिपीसी-४३०/१९१००५ प्र.रु.३५५/०८मवि-११ नुसार अर्जदार / विकासक जमिनमातक व वास्तुविशारद यांनी बांधकाम नकाशापेक्षा प्रत्येक सदनिकेचे एकूण चटईक्षेत्र (Carpet area) नमूद केलेले आहे. तदर नमूद चटई क्षेत्र (Carpet area) बाबत आकडेमाडे, गणितीय त्रुटा इ. बाबत वास्तुविशारद व अर्जदार / विकासक जमिनमातक संयुक्तिकरीत्या जबाबदार राहिल.
- २२) निरोधित इमारतीसाठी/ विकासकाची आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय आपण अंमलबजावित केलेल्या सक्षम प्राधिकरणाने/ ग्रामपंचायतीने न केल्यास या प्रकल्पातील मदनिहा हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता अर्जदार / विकासक / जमिन मातक यानी स्वच्छताचे प्रत्यक्ष वापरापूर्वी करणे आवश्यक आहे. त्याचप्रमाणे साठपाण्याची व मैला निर्मुनाची सुयोग्य व्यवस्था प्रत्यक्ष वापरापूर्वी करणे अर्जदार / विकासक जमिनमातक यांचेवर बंधनकारक राहिल.
- २३) जेव्हा व सुक्या कवचाकारिता घडत आयेत स्वतंत्र कॅटेगरीची सोय करणे आवश्यक असते, विपदा होण्याच्या ओल्या कवचासाठी गोंदुळखन प्रकल्प अर्जदार / विकासक जमिनमातक यांना स्वतःच सांभालणे आवश्यक आहे.

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मीजे- माप, तातुका- मुळशी, जिन्हा- पुणे, येदीन स.नं.- ४७/१/अ पै, क्षेत्र- २११५१ ०० चौ.मी. क्षेत्रावरील 'समुद्र मूहबाधपी' प्रकल्पामधील सुधारित रेखांकन इमारत बांधकाम प्रस्ताव

- २४) सडर जमिनीचे क्षेत्रफळ ५०० चौ.मी. पेक्षा जास्त आहे त्यामुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक आठ याप्रमाणे वृक्ष लागवड करणे व त्याची जोगासपा करणे अर्जदार/ विकसक/ जमिनमालक याचेवर बंधनकारक राहिल.
- २५) शासन निदेशानुसार बांधकाम करताना फ्लॅट अंशभा वापर करणे बंधनकारक राहिल.
- २६) सौर उर्जेवर पाणी तापवण्यासाठीची यंत्रणा अर्जदार/ विकसक/ जमिनमालक/ यांनी इमारतीचे बांधणीपूर्वी स्वयंचालित करावयाची आहे.
- २७) वेस्ट वॉटर ट्रिटमेंट प्लंट उभारणे अर्जदार/ विकसक/ जमिनमालक याचेवर बंधनकारक असून पाण्याचा फेरवापर यंत्रणा, साठाची जोगासपा यामाठी करणे आवश्यक आहे.
- २८) रेन वॉटर हार्वेस्टिंग बांधणी बंधना अर्जदार यांनी स्वयंचालित करावयाची आहे.
- २९) मंत्र शासनाच्या MINISTRY OF CIVIL AVIATION ची अधिसूचना क्र. G.S.R ७५१ (E) दि. ३०/०५/२०१५ अन्वये इमारतीच्या उंचीवर वरचे घालण्यात आलेली आहे AVIATION विभागाच्या COLOUR CODE नुसार प्रस्तावासाठीील जागा एन ६ मध्ये ७३७ मी AMSL पर्यंत NOC घ्यावयाची आवश्यकता नाही. प्रस्तावासाठीील जागा या कार्यालयीच्या अधिनस्थानुसार जमिनीची AMSL ५७५ मी इमारतीची एकूण उंची ५४ मी. अन्वयाने इमारतीची टॉप नेचल ६२९.०० मी इतकी येत आहे. त्यामुळे AVIATION विभागाने ना हारकत घ्यावयाची आवश्यकता नाही. तथापि, त्यानुषंगाने जागेवरील AMSL अनुक्रमे होणारी इमारतीची टॉप नेचल उंचीबाबतची घातरजमा करणे अर्जदार/ वास्तुविशारद यांचेवर बंधनकारक राहिल.
- ३०) प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ७.५ नुसार पुर्णत्वाने अर्जदार/ विकसक/ जमिनमालक यांनी सादर करणे नियम क्र. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करणे घेतल्याखेरीज कोणत्याही इमारतीचा मागचा / पुर्णतः वापर सुरु केण्यास अर्जदार/ विकसक/ जमिनमालक कारवाईत पात्र राहिल.
- ३१) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. २.७७.१३ नुसार विशेष इमारतीबाबत :-
 - a) प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावलीमधील तरतुद क्र. १४.३.१ नुसार प्रस्तावित इमारती सभोवतामी ६.०० मी मदीचे पायवे किमान ४५ टन वजनाचे फायर इजिनचा थार पेशु शक्य या प्रमाणे डिझाईन करणे विकसक/ विकसक/ जमिनमालक यांचेवर बंधनकारक आहे.
 - b) अर्जदार/ विकसक/ जमिनमालक यांनी प्रस्तावितानुसार सर्व उंच इमारती स्टिल्ट वर वरचे आवश्यक राहिल त्याचप्रमाणे बाह्यतळ सुविधा प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतुद क्र. १८.१४ नुसार प्रस्तावित करणे आवश्यक राहिल.

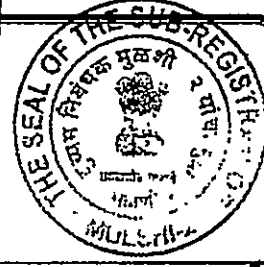
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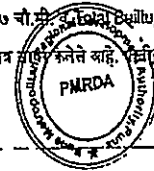
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मंनि-माण, तानुका-मुळशी, जिह्वा-पुणे, येथील स.न.- ४७/१/७७ पै, वेळ- २१६५१.०० चौ.मी. क्षेत्रावरील "समुह गृहबांधणी" प्रकल्पासाठी सुधारित रेव्हाकन/ इमारत बांधकाम प्रस्ताव

- c) नगर विकास विभागाच्या दि. २८.८.२००९ रोजीच्या अधिपत्रा प्रमाणे नियम क्र. ४ मधील टिप - ३ प्रमाणे पुणे / पिंपरी- चिंचवड महानगरपालिकेच्या मुख्य अधिगमन अधिकारी / संचालक, महाराष्ट्र फायर सर्व्हिसेस, मुंबई / पुणे महानगर प्रदेश विकास प्राधिकरण यांनी १५ मी पेक्षा उंच इमारतीच्या नियोजनात बदल करणे आवश्यक झाल्यास पुन्हा सबधित मुख्य अधिगमन अधिकारी/संचालक याची मंजुरी घ्यावी लागेल. तसेच प्रत्येक इमारतीमधील एक स्टेअरवेज व एक लिफ्ट NBC मधील तरतुदी प्रमाणे आण प्रविरोधक अयुगे आवश्यक आहे. तसेच उंच इमारतीचे नियोजनानुषंगाने पुणे महानगर प्रदेश विकास प्राधिकरण यांनी पत्र क्र. FPM / २५१/२०२३-२४ दि. ०९/११/२०२३ ने दिलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पूर्तता वगैरे अर्जदार / विनामस/ जमिनमालक यांचेवर बंधनकारक राहिल.
- d) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. २.७७.१३ नुसार बांधणीची पूर्तता वगैरे अधिप्रतिबंधक उपाययोजनाबाबत भाग- VI मधील बांधणीची पूर्तता करणे अर्जदार / विकासक/ जमिनमालक बंधनकारक राहिल.
- e) नेहमीच्या वापरासाठीच्या पाणी पुरवठ्याशिवाय अधिप्रतिबंधक स्वतःकेरीना, पाणीपुरवठा बाबतची पूर्तता अर्जदार / विनामस/ जमिनमालक यांनी स्वयंचालित, स्वत्राबदाररीवर करणे आवश्यक राहिल.
- f) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतूद क्र. १.८.२८.८ नुसार लिफ्टची सुविधा उपलब्ध करून देणे आवश्यक राहिल.
- g) अशा इमारतीचे Structural Design हे मुख्य प्रविषयक असणे आवश्यक राहिल. अर्जदाराने / विकासकाने/ जमिनमालकाने इमारतीचे Structural Stability बाबत नोंदणीकृत Structural Engineer चे प्रमाणित सबधित अधिगमन अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करणे आवश्यक राहिल.
- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अधिगमन यंत्रणा व सुविधांची पूर्तता करून सद्य यंत्रणा सुस्थितीत काबाबित अस्तित्वावत अधिगमन विभागाकडील अतिम माहुरकट प्रमाणपत्र सादर करणे अर्जदार / विकासक/ जमिनमालक यांचेवर बंधनकारक राहिल.
- i) पुणे महानगर प्रदेश विकास प्राधिकरण यांनी पत्र क्र. FPM / २५१/२०२३-२४ दि. ०९/११/२०२३ अन्वये Provisional Fire N.O.C. मधील अटी व शर्तीत अधिन गृहून दिले आहे. हे ना हरकट प्रमाणपत्र देताना फेरबदल झाल्यास अशा नियोजनात सबधित मुख्य अधिगमन अधिकारी/ संचालक यांचे सुधारित ना हरकट प्रमाणपत्र घेणे बंधनकारक आहे.

३२) सद्य प्रकल्पाची जा क्र. SIAMHMIS/163630/20220 दि. ३०/०८/२०२२ अन्वये मुंबई क वी करिडा एकूण प्रस्तावित क्षेत्र FSI ३१५.८६ १० + Non FSI २३३३.७५ = ५४९९९.८७ चौ.मी. क्षेत्रात Total Buildup Area Under Process असे नमूद अमुन पर्यावरण विभागाचे ना हरकट प्रमाणपत्र घेणे आवश्यक आहे. इतर अटी /



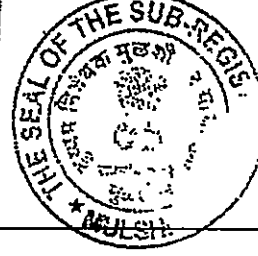
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संज्ञे- माण, तामुका- मुळशी, जिल्हा- पुणे, येथील स.नं.- ४७/१/४५, क्षेत्र- २१६५१.०० चौ.मी. क्षेत्रातील 'समुह गृहबांधणी' प्रकल्पातील सुधारित रेखांकन/ इमारत बांधकाम प्रस्ताव

शर्ती अर्जदार याचेवर बंधनकारक राहतील. पूर्व मंजूरीपेक्षा FSI + Non FSI मध्ये वाढ झालेली असून बांधीय क्षेत्राच्या अनुषंगाने बांधीय बांधकाम सुरू करणेपूर्वी सुधारित पर्यावरण विभागाचे ना हलकड मादर करणे अर्जदार यांचेवर बंधनकारक राहिल.

३३) अर्जदार यानी 'अभिलेखनांतरीत दस्त क्र. २१०७/२०२३, दि. ३०/११/२०२३ अन्वये प्राधिकरणाकडील DRC क्र. ००००८ मधील एकूण क्षेत्र ५७९०.०० चौ.मी. पैकी विकत घेतलेले विकास हक्क क्षेत्र:- ७५२.९६ चौ.मी. (टिडीआर सुत्रानुसार १००७.४७ चौ.मी.) दस्त क्र. २५४७४/२०२३ दि. ०२/११/२०२३ प्राधिकरणाकडील DRC तसेच DRC क्र. ००००२१ एकूण क्षेत्र ३०७३.९२ चौ.मी. पैकी विकत घेतलेले विकास हक्क क्षेत्र १९१५.०० चौ.मी. (टि डी आर सुत्रानुसार क्षेत्र १९१५.०० चौ.मी) सदर मिळकतीमध्ये प्रस्तावित क्षेत्राचे आहे. त्यानुसार टिडीआर खर्ची करण्याच्या प्रस्तावात मान्यता प्राप्त आहे. यातील सर्व अटी / शर्ती अर्जदार याचेवर बंधनकारक राहतील.

३४) प्रकरणी प्रस्तावित भूखंड हा महानगरपालिकेच्या ६० कि.मी अंतरामध्ये येत असून पाणी पुरवठ्याबाबत महानगरपालिकेचे ना हलकड मादर करणे आवश्यक आहे. तथापि ग्रामपंचायत माण यास MIDC कडून पाणी पुरवठा केला जात असून त्याबाबत MIDC कडील पत्र जा.क्र. का अ. (वि.व या) IFMS / C07955/2021 दि. १५/०४/२०२१ चे पत्रान्वये तसे प्रकल्पाचे वास्तुविशारद यांना पत्र दिलेले आहे. त्यास अनुसरून प्रस्ताव मान्य असून यातील अटी / शर्ती अर्जदार/ विकसक/ जमिनमानक यांचेवर बंधनकारक राहतील. सदर बाबतीत पाणी पुरवठा करण्याची जबाबदारी अर्जदार यांची राहिल.

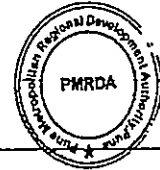
३५) सुविधा सुबह व रस्ता हस्तांतरीत क्षेत्रामुळे जो Insitu FSI मिळेल तो वापरणे प्रस्तावित असून त्याचे बांधकाम मंदर क्षेत्राचे हस्तांतरण पूर्ण झालेनंतर सुरू करणे अर्जदारावर बंधनकारक राहिल. त्याचप्रमाणे सदर क्षेत्राचा ७/१२ प्राधिकरणाने नावे करून ७/१२ प्राधिकरणाकडे देणे बंधनकारक राहिल.

३६) पाणी पुरवठा, सेप्टिक टँक व मोक पीट (मल' निसारण), रेत वांढर हार्वेस्टिंग इत्यादी सल्लेसधे नियोजन करणे पाणी पुरवठा व ट्रेनेजची सुविधा उपलब्ध करून घेणेची जबाबदारी अर्जदार/विकसकावर बंधनकारक राहिल.

३७) मोठ्या इमारत बांधकामाच्या डिझाईन काम करण्याच्या मंजूरीसाठी गरीदर माठा, स्तनदा माठा आणि त्यांच्यासोबत बसणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौचालय व पिण्याच्या पाण्याची व्यवस्था, पाळगायत इ. तात्पुरत्या सुविधा व वाढदार किंवा बांधकाम विकासक यानी करणे आवश्यक आहे.

३८) प्रस्तुत बंदिनीवर भविष्यात छाननी शूलक, प्रिमीयम शूलक, विकास शूलक, सुरक्षा डेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रकमेची बाकी उद्धवल्यास मंदर प्रकृत प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.

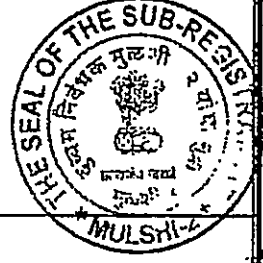
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मीजे- माण, तातुका- मुळशी, जिन्हा- पुणे, येथील स.नं.- ४७/१/७८ प, क्षेत्र- २१६५१ ०० चौ.मी. क्षेत्रावरील "समुह गृहवासाची" प्रकल्पामधील सुधारित रेखाकल्प/ इमारत बांधकाम प्रस्ताव


३९) सादर प्रकरणी अतिरीक्त वाढीव विकास शुल्क भरण्याबाबत अर्जदार यांनी र.० मात्रचे ५.००% स्टॅम्प पेपरवर नोटारिअट हमीपत्र दि. १४/०७/२०२३ मधील हमीपत्र सादर केलेले असून अविश्रुत वाढीव विकास शुल्क भरणे अथवा सरकारी आदेश आल्यास ते भरावा करणे अर्जदार / विचरक / जमिनमालक यांचेवर बंधनकारक राहिले.

४०) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिसामूल करणारी अडळत्यान प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रद्द समजवित येईल.

प्रस्तावासोबतच्या रेखाकल्प/बांधकाम नवाशाचे दोन सच त्याथाकित फलन सोबत त्रोबने असून प्रस्तावासोबतची अन्य सर्व कागदपत्रे प्राधिकरणाच्या अधिलेखार्य गवून ठेवण्यात येत आहेत.

(भा. महानगर आयुक्त त्वा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)




महानगर आयुक्त
तथा,
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.

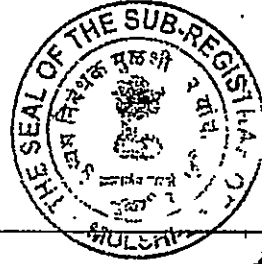
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ANNEXURE - 9

(Certificate of the title)

NILESH R. SANKLECHA
B com., LL.B
ADVOCATE

CERTIFICATE OF TITLE

Pursuant to the instructions of YELLOWSTONE SKYSCRAPERS LLP (LLPIN: AAF-8477) (PAN: AABFY8239Q), a limited liability partnership, incorporated and registered under the provisions of the Limited Liability Partnership Act 2008, having office at A-102, ICC Trade Tower, Senapati Bapat Road, Pune 411016 represented by its designated partner MR. RAJESH K. GOYAL (DPIN: 00516086), (Hereinafter referred to as the said "Owner"), I have investigated the title of the said Owner to the Said Property (described in SCHEDULE hereunder written), and furnished the Title Opinion dated 22/02/2021, followed by supplement 1 thereto dated 01/03/2021

I also caused the search to have been taken in respect of the Said Property. I perused (i) the documents of title and extracts of revenue record, (ii) the permission to use the Said Property for Non-Agricultural purposes of residence issued by the Resident Deputy Collector, Pune, together with the other related papers/documents which are referred and detail information/clarification has given in the Title Opinion dated 22/02/2021, followed by Supplement 1 thereto dated 01/03/2021

As stated in my afore stated title opinions: I am of the opinion that

- (a) the said Owner owns and possess the Said Property.
- (b) the Said Property is free and marketable.
- (c) the said Owner is entitled to develop the Said Property by constructing a building thereon, comprising of independent apartments for residence and to enter into this agreement to sell with the intending purchaser

Flat No. 103, SKD Sparsh Society, Lane No.1, Thosar Nagar, Kondhwa Dk.
Pune - 411048



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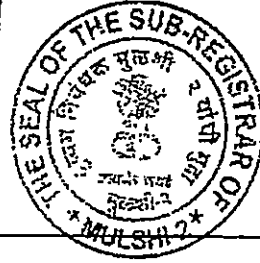
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NILESH R. SANKLECHA
B.com., LL.B
ADVOCATE

SCHEDULE

Description of the Property which is subject matter of this Title Certificate (Said Property) -

All that piece and parcel of land admeasuring 02 H 16.51 Ares i.e. 21651 sq. mtr. out of the land admeasuring 03 Hectare 01.52 Ares i.e. 30152 sq.mtr. out of the total land admeasuring 03 Hectare 53 Ares i.e. 35300 sq.mtr. bearing Survey No. 47/1/A lying, being, situate at Village Maan, Taluka Mulshi, District Pune, within the limits of Zilla Parishad Pune, Panchayat Samiti Mulshi, Sub-Registrar Mulshi and which is bounded as under :

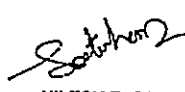
East . Survey no. 52 and 49

South : Survey no 47 (P), Survey No. 48 and S. No. 49 (P)

West . Survey no. 47/1/A (Part), Proposed 110 Mtr. Ring Road and S. No. 44

North . S. no. 42, Proposed 110 Mtr. Ring Road and S. No. 52
Along with all permissible FSI and all other buildable potential permissible under development control rules and State Government notification/circular from time to time.

Pune
Date 10/06/2021

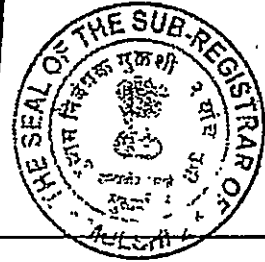

NILESH R SANKLECHA
ADVOCATE



Flat No 103, SKD Sparsh Society, Lane No 1, Thosar Nagar, Kondhwa Bk.
Pune - 411048.

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ANNEXURE-10

(Copy of RERA Certificate)



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
 [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number **PG2109029650**

Project: **SPORTSVILLE**, Plot Bearing / CTS / Survey / Final Plot No...**S NO 47/11A VILLAGE MAAN TAL MULSHI**
DIST PUNE at Mulshi, Pune, 411057.

1. **Yellowstone Skyscrapers LLP** having its registered office / principal place of business at **Tehad, Pune City, District, Pune, Pin. 411016**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottee;
- 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 realized 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 (f) of sub-section (2) of section 4 read with Rule 5, OR
 That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 14/06/2021 and ending with 31/12/2025 unless removed 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

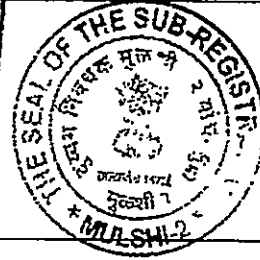
3. If the above mentioned conditions are not fulfilled by the promoter the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
 Digitally Signed by
 Dr. Vignesh Varmanand Prabhu
 (Secretary, MahaRERA)
 Date 14-06-2021 15:49:53

Dated: 14/06/2021
 Place: Mumbai

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

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05/2022

YELLOWSTONE SKYSCRAPERS LLP

Regd. Office: A 102, ICC Trade Tower, Senapati Bapat Road, Pune- 411016
 Email ID: - compliance@kohinoorpune.com
 LLPIN: AAF-8477

**AUTHORITY TO SIGN AGREEMENTS OF SALE FOR THE PROJECTS:
 KOHINOOR SPORTSVILLE**

"RESOLVED THAT the consent of the Designated Partners of the LLP be and is hereby accorded to authorize Mr. Raghu Iyer, Director of Residential Sales, to sign Agreements to sell of the units for Residential Project – Kohinoor Sportsville, Address: Maan, Hinjewadi, Pune at a consideration as may be decided by designated Partners of the LLP for the agreements to be executed during the financial year commencing from April 2022 to ending on March, 2023.


RESOLVED FURTHER THAT the consent of the LLP and its designated Partners be and is hereby accorded to Mr. Vincet Goyal, Designated Partner and Mr. Rajesh K Goyal, Designated Partner to finalize the terms of sale of units.

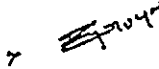
RESOLVED FURTHER THAT the consent of the LLP and its designated Partners be and is hereby accorded to authorise Mr. Raghu Iyer, Director of Residential Sales to sign No objection Certificate (NOC) required to permit to mortgage units by prospective buyers, documents required for society formation of the project, indemnity bond wherever required and other related documents to the project named above.

RESOLVED FURTHER THAT Mr. Vincet K Goyal, DIN: 02305167 Designated Partner of the LLP, be and is authorized to do all such acts, deeds and things as may be required to give effect to the above resolutions.

RESOLVED FURTHER THAT a certified true copy of this resolution be furnished to the Authoritie(s) which may require it."

For, Yellowstone Skyscrapers LLP


 Mr. Vincet K Goyal
 DIN: 02305167
 Designated Partner


 Mr. Rajesh K Goyal
 DIN: 00516086
 Designated Partner



Date:

Place: Pune

81.

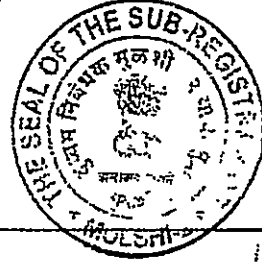
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YELLOWSTONE SKYSCRAPERS LLP

Regd. Office: A 102, ICC Trade Tower, Senapati Bapat Road, Pune- 411016

Email ID: - compliance@kohinoorpune.com

LLPIN: AAF-8477

CERTIFIED TRUE COPY OF THE RESOLUTION DULY PASSED IN THE MEETING OF THE PARTNERS OF YELLOWSTONE SKYSCRAPERS LLP HELD ON FRIDAY, 31ST MARCH, 2023 AT 1.00 P.M. AT THE REGISTERED OFFICE OF THE LLP AT A-102, ICC TRADE TOWER, SENAPATI BAPAT ROAD, PUNE 411016

**AUTHORITY TO SIGN AGREEMENTS OF SALE FOR THE PROJECTS:
KOHINOOR SPORTSVILLE**

"RESOLVED THAT the consent of the Designated Partners of the LLP be and is hereby accorded to authorize Mr. Raghu Iyer, Director of Residential Sales, to sign Agreements to sell of the units for Residential Project - Kohinoor Sportsville, Address: Maan, Hinjewadi, Pune at a consideration as may be decided by designated Partners of the LLP for the agreements to be executed during the financial year commencing from April 2023 to ending on March, 2024.

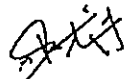
RESOLVED FURTHER THAT the consent of the LLP and its designated Partners be and is hereby accorded to Mr. Vineet Goyal, Designated Partner and Mr. Rajesh K Goyal, Designated Partner to finalize the terms of sale of units.

RESOLVED FURTHER THAT the consent of the LLP and its designated Partners be and is hereby accorded to authorize Mr. Raghu Iyer, Director of Residential Sales to sign No objection Certificate (NOC) required to permit to mortgage units by prospective buyers, documents required for society formation of the project, indemnity bond wherever required and other related documents to the project named above.

RESOLVED FURTHER THAT Mr. Vineet K Goyal, DIN: 02305167 Designated Partner of the LLP, be and is authorized to do all such acts, deeds and things as may be required to give effect to the above resolutions.

RESOLVED FURTHER THAT a certified true copy of this resolution be furnished to the Authority(ies) which may require it."

For, Yellowstone Skyscrapers LLP


Mr. Vineet K Goyal
DIN: 02305167
Designated Partner


Mr. Rajesh K Goyal
DIN: 00516086
Designated Partner



Date: 31/3/2023
Place: Pune

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Receipt (Form 4)

331/6559
Friday, May 13, 2022
3:55 PM

पावटी

Original/Duplicate
नारणी नं 394
Regn. 3948

नारणी नं 7247 दिनांक 13/05/2022

मालाच नाम ब्राह्मण
बलागणवाला धर्मशास्त्री, पुणे 13-05-2022
पुणे/बलागण इलाहाबाद मुमुक्षुभूषण
मालाच नामाच नाम दिवाळी घडनेर बलागणवाला

नारणी री १००.००
एने इंग्रजीची री ४००.००
एकूण ५००.००

बलागण मुक रचन, अथर्ववेद विद, मुंबी-१, इलाहाबाद
4 12 PM या वेळी मिळेल

नारणी मुक र ०.००
दंड रचन र ००
नारणी मुक र ५००.००

1) देवळाचा इलाहाबाद नं १०२-
रीतिरचनानाथ जीवाचरण नं 100-
रीतिरचनानाथ जीवाचरण नं 100-1195275202223E दिनांक: 13/05/2022
रीतिरचनानाथ जीवाचरण
2) नारणीचा इलाहाबाद नं 400-
रीतिरचनानाथ जीवाचरण नं 2804202209022 दिनांक
रीतिरचनानाथ जीवाचरण

(मुक दस्त परत केला)

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CHALLAN
MTR Form Number-4
CHALLAN 394 (13/05/2022) 3948
Date: 20/04/2022 09:51:11 Form ID: 251
Department: Principal General of Registration
Type of Payment: Registration Fee
Office Name: H-41, HAVELI MOTI SUB REGISTRAR
Full Name: YELLODSTONE SHYAMPAPERI
Location: PUNE
Year: 2022-2023 One Year
Account Head Details: 303944911 Stamp Duty, 023006184 Registration Fee
Amount in Ru. 500.00
Payment Details: INDIAN OVERSEAS BANK FOR USE IN RECEIVING BANK
Cheque/DD No.: 2804202209022
Bank Name: INDIAN OVERSEAS BANK
Branch: PUNE
Date: 20/04/2022



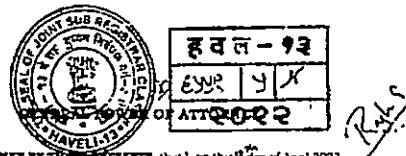
D.H.C. Inspector General of Registration & Stamp
Receipt of Document Handling Charges
PRN: 2804202209022, Receipt Date: 13/05/2022
Received from NIKHEL AGARWAL, MTR No. 9922952727, an amount of Rs 400/- towards Document Handling Charges for the Document to be registered on Document No. 15359 dated 13/05/2022 at the Sub Registrar office Joint S.R. Haveli 13 of the District Pune.
Payment Details: Bank Name: SBIN, Payment Date: 20/04/2022, Bank CNR: 10004152022042806276, POF No.: 211606997324, Debit No.: 2804202209022D, Debit Date: 13/05/2022.
DEFACED ₹ 400 DEFACED



CHALLAN 394 (13/05/2022) 3948
Date: 20/04/2022 09:51:11 Form ID: 251
Department: Principal General of Registration
Type of Payment: Registration Fee
Office Name: H-41, HAVELI MOTI SUB REGISTRAR
Full Name: YELLODSTONE SHYAMPAPERI
Location: PUNE
Year: 2022-2023 One Year
Account Head Details: 303944911 Stamp Duty, 023006184 Registration Fee
Amount in Ru. 600.00
Payment Details: INDIAN OVERSEAS BANK FOR USE IN RECEIVING BANK
Cheque/DD No.: 2804202209022
Bank Name: INDIAN OVERSEAS BANK
Branch: PUNE
Date: 20/04/2022
DEFACED ₹ 600.00 DEFACED
Debit No.: 2804202209022D, Debit Date: 13/05/2022
Debit Amount: 600.00



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
Form 2942229922	Form 2942229922
Received from M/S. AGARWAL, Mobile number 9822952127 an amount of Rs.400/- towards Document Handling Charges for the Document to be registered (SAMTA) in the Sub-Registrar office S.P. Haveli 1 of the District Pune.	
Payment Details	
Bank Name: WBI	Date: 26/04/2022
Bank Code: 43000100000000000000	IBAN No.: 211100001200
This is computer generated receipt, hence no signature is required.	



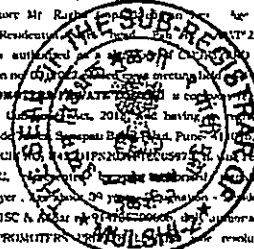
KNOW YE ALL MEN BY THESE PRESENTS, that I, on this 5th day of April 2022,

- (1) M/S YELLOWSTONE SKYSCRAPERS LLP a registered Limited Liability Partnership Firm registered with the Registrar for Limited Liability Partnership office of Ministry of Corporate Affairs, Government of India under The Limited Liability Partnership Act 2008, having LLP Identity No. AAF-8477 and as per Section 179A of Income Tax Act, 1961 read with rule 113D of Income Tax Rules, 1962 having Permanent Account No. AAFYN239Q and having registered office at A 102, 1 C C Trade Tower, Senapati Bapat Road, Pune 411016 represented by its authorized signatory Mr. Rajni Gopalakrishnan Iyer, Age about 39 years, Designation - Residential sales head, Pan no. AAJ12810C & Aditya no. 91473574000, authorized as a signatory of YELLOWSTONE SKYSCRAPERS LLP vide resolution no 03/2022 for Presidency passed in its meeting held on 28th March 2022 resolution no.04/2022 for Kohnoor Canal passed in its meeting held on 28th March 2022, resolution no.05/2022 for Kohnoor Sportsfield passed in its meeting held on 29th March 2022.
- (2) COURTYARD ONE VENTURES LLP a registered Limited Liability Partnership Firm registered with the Registrar for Limited Liability Partnership office of Ministry of Corporate Affairs, Government of India under The Limited Liability Partnership Act 2008 and having LLP identification Number: AAN 2495 and as per Section 179A of Income Tax Act, 1961 read with rule 114D of Income Tax Rules, 1962 having Permanent Account No. ABLFN2630B having registered office at A 102, 1 C C Trade Tower Senapati Bapat Road Pune 411016 represented by its authorized signatory Mr. Rajni Gopalakrishnan Iyer, Age about 39 years, Designation - Residential sales head, Pan no. AAJ12810C & Aditya no. 91473574000, authorized as a signatory of COURTYARD ONE VENTURES LLP vide resolution no 03/2022 for Presidency passed in its meeting held on 28th March 2022 resolution no.04/2022 for Kohnoor Canal passed in its meeting held on 28th March 2022, resolution no.05/2022 for Kohnoor Sportsfield passed in its meeting held on 29th March 2022.



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WHEREAS M/S. AGARWAL is authorized to sign agreement to sale of the residential projects under M/S YELLOWSTONE SKYSCRAPERS LLP in the meeting passed a resolution vide resolution no.03/2022 for Presidency held on 28th March 2022, resolution no.04/2022 for Kohnoor Canal passed in its meeting held on dated- 28th March 2022, resolution no.05/2022 for Kohnoor Sportsfield passed in its meeting held on 29th March 2022 and COURTYARD ONE VENTURES LLP in the meeting passed a resolution no 03/2022 held on 4th April 2022, INTOFINITY PROMOTERS PRIVATE LIMITED in the meeting passed a resolution no.03/2022 held on 29th March 2022.

- A. I the executants herein is busy in our business activities, which is related to sell residential units and or real estate and or development thereof including construction of residential and or corporate project etc. in and around Pune City of Maharashtra.
- B. I the executant do hereby find it difficult to attend Sub-Registrar's office and complete registration formalities in relation to the documents which I execute and as such it is necessary and expedient in the matter to appoint someone who can take care of the registration of documents in relation to our properties as mentioned in the schedule attached below in the name of our aforesaid firms, namely M/S YELLOWSTONE SKYSCRAPERS LLP, COURTYARD ONE VENTURES LLP, INTOFINITY PROMOTERS PRIVATE LIMITED documents which is signed and or executed by me,

NOW I, THE EXECUTANT do hereby declare that, hereby I appoint executants, engage and constitute -

- 1) MR. NICKIL RAJENDRA AGARWAL, Age 29 years, Occupation - Service, Residing at 468, Elphinstone Road, near S. N. Joshi Bhawan Khadki, Pune 411001 and/or 2) MR. DILIP CHIRAKHTAL AGARWAL, Age - 54 years, Occupation - Service, Residing at Flat no. 2, Suna Apartment, Ramwadi, Jagat Road, Pune 411014 and/or 3) MR. PRATIL REAGYAWAN KAMBLE, Age - 28 years Occupation - service Residing at Yashada Housing society M/ 5/8 Road, Model Colony Pune 411 016 and/or 4) MR. SUDIP NARAYAN JAGTAP, Age - 27 years, Occupation - Service, Residing at Yashada Housing society 6T, Model Colony, Pune 411 016 as my true and lawful attorney to do all the registration formalities in relation to the documents which is signed and executed by me including agreements, agreement to sale, sale deeds, supplementary agreements, correction deeds cancellation deeds, consent and approvals, deed of apartment and such other documents, documents in relation to projects and create being purchased and or sold or transferred in or in relation to the Properties/ Projects mentioned in schedule and to do all the acts deeds things and matters in relation thereto including the following:-

deeds cancellation deeds, consent and approvals, deed of apartment and such other documents, documents in relation to projects and create being purchased and or sold or transferred in or in relation to the Properties/ Projects mentioned in schedule and to do all the acts deeds things and matters in relation thereto including the following:-

1. To present the earnest money receipts, possession receipts, agreements, agreement to sale, supplementary agreements, correction deeds, consent and income deeds, final conveyance declarations, deed of apartment's society undertakes and such other related documents, which is signed and executed by me in relation to the projects being purchased or would be purchased or transferred or sold out, transferred or conveyed or any other documents relation to the Properties/ Projects mentioned in schedule signed and executed by me in the capacity authorized signatory of aforesaid firms namely M/S YELLOWSTONE SKYSCRAPERS LLP & COURTYARD ONE VENTURES LLP, INTOFINITY PROMOTERS PRIVATE LIMITED before the concerned registering authority including the Sub Registrar, Taluka Haveli and/or Malaha and/or Haveli, and/or Haveli, District Pune
2. To attend the execution of all the aforesaid documents before the Sub-Registrar's office/office and to sign the forms, applications and to sign the requisite deeds kept at the office of the Sub-Registrar in relation thereto present separately in due form and to apply the queues raised by the Sub-Registrar and to appear before the Registrar or the purpose of admission and for paragraph to get through impression as required under the registration rules and to complete the registration process in relation to the documents referred to herein above and on behalf of me
3. To attend all the queues in relation to the documents and to sign the requisite deeds kept on behalf of me to collect original documents, applications, agreements, supplementary deeds, deeds contracts, release deeds, Form and become agreements and all such other writings and documents and to apply for and collect infra if by depositing the requisite fee and complete the process of registration of the deeds, documents which is signed by me
4. Both the Power of Attorney holders are hereby empowered to register/represent the documents in going to register office individually or jointly or any one of them, can register/represent the document which is executed by me in respect of properties owned, developed and possessed namely M/S YELLOWSTONE SKYSCRAPERS LLP



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A COMPANY OF THE VENTURES LLP THROUGH PROMOTERS PRIVATE LIMITED

SCHEDULE

1) **M/S. YELLOWSTONE SKYSCRAPERS LLP - A** (Property description for - Residential) All that portion of the land admeasuring = Survey Number 67 A total land admeasuring 19729.94 and all the proportionate potential out of the land 13453.01 sq. mtrs. with right to use all having easements and easement to use, utilize and consume Floor Space Index (FSI), comprising of these FSI however excluding and save and except the FSI admeasuring = 11507.92 sq. mtrs. already utilized for the construction and development of Phase I of the building project known as "The Hayes Way - A1, A2 and A3" and FSI 121.75 sq. mtrs. Building No. A 10 THE CORNHESK BUILDING physical portion of land in process of Phase I project that is The Hayes Way Building now. All the land admeasuring 13622.28 sq. mtrs. and physical portion of land of EWS. A10 is admeasuring 267 sq. mtr. out of the land.

Last Survey no. 68B
 South D.P. Road
 West Kulkarni Lane
 North Survey no. 67A/5

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2) (Property description for - Kohinoor Sportsville) All that piece of land admeasuring 1116.51 Area i.e. 21651 sq. mtr. out of the land admeasuring 03 Hectare 01.57 Area i.e. 79152 sq. mtr. out of the total land admeasuring 03 Hectare 53 Area i.e. 35000 sq. mtr. bearing Survey No. 4/11A being demp. situated at Village Manjivaha Mulshi District Pune, within the limits of Zilla Parishad Pune, Municipal Council Mulshi, Sub Registrar Mulshi and which is bounded as under

Last Survey no. 32 and 49
 South Survey no. 47 (B) Survey No. 48 and 5. No. 49 (B)
 West Survey no. 4/11A (East), Proposed 110 Mtr. Ring Road and 5 No. 44
 North S. no. 4. Proposed 110 Mtr. Ring Road and S. No. 42

3) (Property description for - Kohinoor Coes) Survey/Plot No. 41/47 Plot No/B/2 admeasuring 01 Hectare 71 6975 Area i.e. 17109.75 Sq. mtrs. (Part of amalgamation of old Survey Nos. 33, 1-34-35, 7/1, 10/2, 23/2, 17, 6, 35/0, 37, 10/40, 1+41+43+44/1+11/1 part), situated at Village Ghorewadi within the registration District Pune, Sub Registrar Mulshi Taluka Mulshi and within the Zilla Parishad Pune and Gram Panchayat

South and which area admeasuring 01 Hectare 71.6975 Area i.e. 17109.75 sq. mtrs. is bounded as follows:-
 On its South East By Survey No. 21
 On its South West By Survey No. 41/5/Plot No/B/1,
 On its East West By 15 Mtr wide internal road,
 On its North West By Survey No. 41/8/1A.

2) **COURTYARD ONE VENTURES LLP** - (Property description for - Courtyard 1 wing C) Survey No. 108/1/3 area admeasuring 00 Hectare 32.6 Area Survey No. 108/1/4 area admeasuring 00 Hectare 30.5 Area Survey No. 108/1/5 area admeasuring 00 Hectare 20.46 Area out of the land admeasuring 01 Hectare 14.26 Area i.e. 11426 sq. mtrs. situated at Village Ghorewadi within the Registration District Pune Sub Registrar Mulshi Taluka Mulshi and within the limits of Pimpri Chinchwad Municipal Council Pimpri, P. No. 10 with area admeasuring 11482 sq. mtrs.



3) **INTOPINITY PRIVATE LIMITED** - All that piece and parcel of land admeasuring 25345 square i.e. 595679.76 sqft from out of total land area of 127800 square i.e. 1776309.20 sqft (old New) 1321 (1) (old) situated at Village Waghari, Taluka Haveli District Pune and within the limits of Municipal Corporation of Pune city and within the area under of Pune Municipal Corporation as founded as under

On its North East (1) No. (New) 1321 (1) (1) No. (Old) 2 10709, P. No. A and P. No. C
 On its North West 110 Mtr. Road (1) No. (Old) 2332
 On its South West (1) No. (Old) 2332
 On its North East (1) No. (Old) 2338



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AND WHEREAS all the JTS, JTS, JTS and other matters and/or those to be executed in connection with the registration process in accordance with the provisions of the Act, and all such acts, deeds, things and matters shall be looked upon and be fulfilled in due

IN WITNESS WHEREOF THE EXECUTANT HERIN HAVE SIGNED HEREUNDER TODAY AT PUNE,

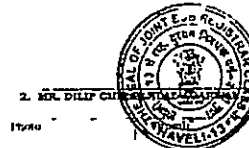
MR. RAJESH GOPALAKRISHNAN IYER, authorized signatory of THE INSTANTLY SKYSCRAPERS LLP & COURTYARD ONE VENTURES LLP & INTOPINITY PRIVATE LIMITED

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We, herein do not act as Power of Attorney Holder in relation to the registration of documents and in respect we have signed hereunder today

1. MR. NIKHIL RAJENDRA AGARWAL

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2. MR. DILIP CHAVAN

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3. MR. PRAFULL SHAGYAWAN MAMLIK

Photo Thumb Sign

4. MR. SUDH BAKAR JADTAP

Photo Thumb Sign

Witness No. 1: *Deepak Buchade*
 Witness No. 2: *Ganesh Awikwad*

YELLOWSTONE SKYSCRAPERS LLP
 Regd. Office: A 102, ICC Trade Tower, Senapati Bapat Road, Pune-411016
 Email ID: - corporate@yellowstone.com
 L1UD: AAF-3477

CERTIFIED TRUE COPY OF THE RESOLUTION DULY PASSED IN THE MEETING OF THE PARTNERS OF YELLOWSTONE SKYSCRAPERS LLP HELD ON MONDAY, 29TH MARCH, 2022 AT 10 AM AT THE REGISTERED OFFICE OF THE LLP AT A-102, ICC TRADE TOWER, SENAPATI BAPAT ROAD, PUNE 411016

AUTHORITY TO SIGN AGREEMENTS OF SALE FOR THE PROJECTS: KOLHNOOR CORAL

*RESOLVED THAT the consent of the Designated Partners of the LLP be and is hereby accorded to authorize Mr. Rajesh K Goyal, Director of Residential Sales, to sign Agreements to sell of the units for Residential Project - Kolhnoor Coral, Address: Hinjirwadi, Pune at a consideration as may be decided by designated Partners of the LLP for the agreements to be executed during the financial year commencing from April 2022 to ending on March, 2023

RESOLVED FURTHER THAT the consent of the LLP and its designated Partners be and is hereby accorded to Mr. Vinod K Goyal, Designated Partner and Mr. Rajesh K Goyal, Designated Partner to finalize the terms of sale of units.

RESOLVED FURTHER THAT the consent of the LLP and its designated Partners be and is hereby accorded to authorize Mr. Rajesh K Goyal, Director of Residential Sales to sign No Objection Certificate (NOC) required to permit to mortgage units by prospective buyers, documents required for society formation of the project, indemnity bond wherever required and other related documents to the project named above.

RESOLVED FURTHER THAT Mr. Vinod K Goyal, DIN: 02305167 Designated Partner of the LLP, be and is authorized to do all such acts, deeds and things as may be required to give effect to the above resolutions.

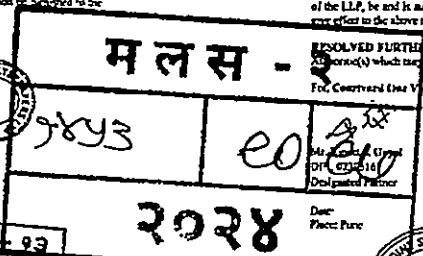
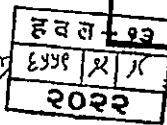
RESOLVED FURTHER THAT a certified true copy of this resolution be furnished to the Author(s) which may require it.

For, Yellowstone Skyscrapers LLP

Mr. Vinod K Goyal
 DIN: 02305167
 Designated Partner

Mr. Rajesh K Goyal
 DIN: 00516084
 Designated Partner

Date:
 Place: Pune



COURTYARD ONE VENTURES LLP,
 Regd. Office: 106, Deemed to be, School Indira College, Wakad, Pune - 411037
 Email ID: - corporate@courtyardone.com
 L1UD: AAN-3245

CERTIFIED TRUE COPY OF THE RESOLUTION DULY PASSED IN THE MEETING OF THE PARTNERS OF COURTYARD VENTURES LLP HELD ON MONDAY, 04TH APRIL, 2022 AT 10 AM AT A-102, ICC TRADE TOWER, SENAPATI BAPAT ROAD, PUNE 411016

AUTHORITY TO SIGN AGREEMENTS OF SALE FOR THE PROJECTS: COURTYARD ONE, A, R. C WING, WAKAD, PUNE

*RESOLVED THAT the consent of the Designated Partners of the LLP be and is hereby accorded to authorize Mr. Rajesh K Goyal, Director of Residential Sales, to sign Agreements to sell of the units for Residential Projects in the project namely Courtyard One - A, R. C Wing, Wakad, Pune at a consideration as may be decided by designated Partners of the LLP for the agreements to be executed during the financial year commencing from April 2022 to ending on March, 2023

RESOLVED FURTHER THAT the consent of the LLP and its designated Partners be and is hereby accorded to Mr. Vinod K Goyal, Designated Partner and Mr. Rajesh K Goyal, Designated Partner to finalize the terms of sale of units.

RESOLVED FURTHER THAT the consent of the LLP and its designated Partners be and is hereby accorded to authorize Mr. Rajesh K Goyal, Director of Residential Sales to sign No Objection Certificate (NOC) required to permit to mortgage units by prospective buyers, documents required for society formation of the project, indemnity bond wherever required and other related documents to the project named above.

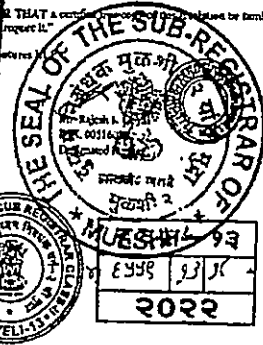
RESOLVED FURTHER THAT Mr. Vinod K Goyal, DIN: 02305167 Designated Partner of the LLP, be and is authorized to do all such acts, deeds and things as may be required to give effect to the above resolutions.

RESOLVED FURTHER THAT a certified true copy of this resolution be furnished to the Author(s) which may require it.

For, Courtyard One Ventures LLP

Mr. Vinod K Goyal
 DIN: 02305167
 Designated Partner

Date:
 Place: Pune



INTOFINITY PROMOTERS PRIVATE LIMITED
 Regd. Office: A 102, ICC Trade Tower, Senapati Bapat Road, Pune- 411016
 Email ID: - corporate@intofinity.com
 CIN: 1423203PUN17000577

CERTIFIED TRUE COPY OF THE RESOLUTION DULY PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF INTOFINITY PROMOTERS PRIVATE LIMITED HELD ON TUESDAY, 29TH MARCH, 2022 AT 11:30 A.M. AT THE REGISTERED OFFICE OF THE COMPANY AT A 102, ICC TRADE TOWER, SENAPATI BAPAT ROAD, PUNE 411016

Resolution no. 03/2022

AUTHORITY TO SIGN AGREEMENTS OF SALE

*RESOLVED THAT the consent of the Board be and is hereby accorded to authorize Mr. Rajesh K Goyal, Director of Residential Sales, to sign Agreements to sell of the units for residential Project at S. No. 1321, Wagholi, Dist. Pune at a consideration as may be decided by Directors of the Company for the agreements to be executed during the financial year commencing from April 2022 to ending on March, 2023.

RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded to Mr. Vinod K Goyal, DIN: 02305167 Director and Mr. Rajesh K Goyal, DIN: 00516084 Director of the Company to finalize the terms of sale of units.

RESOLVED FURTHER THAT the consent of the Board be and is hereby accorded to authorize Mr. Rajesh K Goyal, Director of Residential Sales to sign No Objection Certificate (NOC) required to permit to mortgage units by prospective buyers, documents required for society formation of the project, indemnity bond wherever required and other related documents to the project named above.

RESOLVED FURTHER THAT Mr. Vinod K Goyal, DIN: 02305167 Director, be authorized to do all such acts, deeds and things as may be required to give effect to the above resolutions.

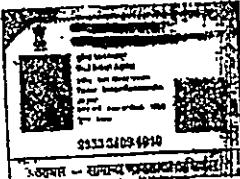
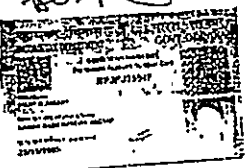
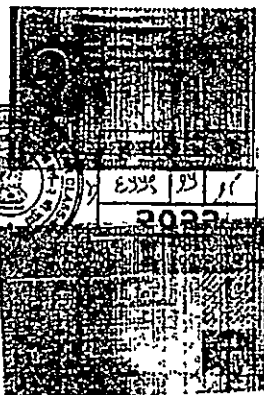
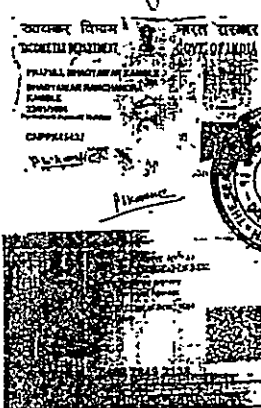
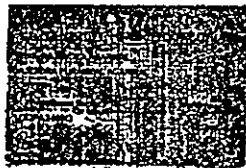
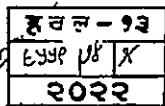
RESOLVED FURTHER THAT a certified true copy of this resolution be furnished to the Author(s) which may require it.

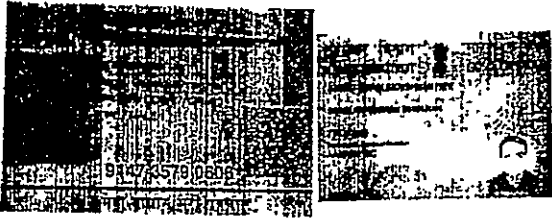
For, Intofinity Promoters Private Limited

Mr. Vinod K Goyal
 DIN: 02305167
 Director

Mr. Rajesh K Goyal
 DIN: 00516084
 Director

Date: 24/03/2022
 Place: Pune





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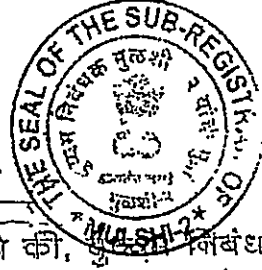
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क्र.सं.	प्लेट नंबर	व्यक्ति का नाम	व्यक्ति का पता	व्यक्ति का फोटो	व्यक्ति का हस्ताक्षर
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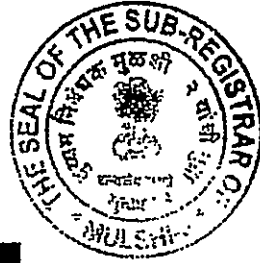
मी. श्री. निखिल आगरवाल यांच्याद्वारे घोषित करण्यात आलेली वी. वी. वी. निबंधांक मुळशी - २ कार्यालयात करारनामा या शिर्षकाचा दरत नोंदणीसाठी सादर करण्यात आला आहे. श्री रघु अय्यर यांनी दरत नं ६५५९/२०२२ हवेची नं १३, दिनांक १३/०५/२०२२ रोजी मला नोंदवून दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दरत नोंदणीस सादर केला आहे / निष्पायीत करणं कंबुलीजवान दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांची राई केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीची कोणीही मयात झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दनातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे वधाल चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे वधाल ८२ अन्वये शिक्षेची मी पात्र राहिल याची मला जाणीव आहे.


दिनांक - 17-JAN-2024.

(श्री निखिल आगरवाल)


कुलमुखत्यारपत्रधारकाची सही. स. नाथ

मलस - २		
१४५३	६३	६६
२०२४		




 चंद्रदेव प्रसाद सिंह
 Chandradev Prasad Singh
 जन्म तारीख/ DOB: 24/12/1974
 पुरुष / MALE
 2990 5252 0484

माझे आधार, माझी बोलख


 विनिता चंद्रदेव सिंह
 Vinita Chandradev Singh
 जन्म वर्ष / Year of Birth: 1974
 स्त्री / Female
 7981 7528 2109

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

पंजीकृत खाते संख्या / Registered Account Number: AHEP88705K
 नाव / Name: CHANDRADEV PRASAD SINGH
 पालक नाव / Father's Name: RAMYESHAN RAY
 जन्म तारीख / Date of Birth: 24/12/1974

Handwritten signature

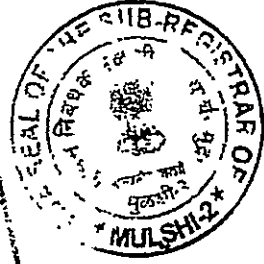
आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

विनिता चंद्रदेव सिंह
 VINITA SINGH

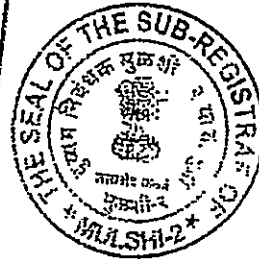
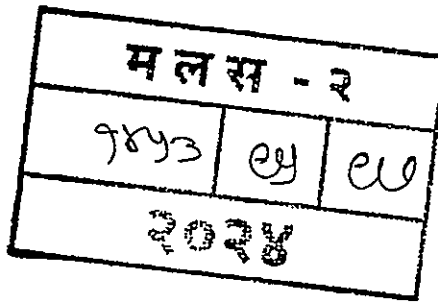
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मलस - २
१४९३ | ex | ew
२०२४



मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)	
Valuation ID	202401173873
	17 January 2024, 01:28 05 PM
मलसर	
मूल्यांकनाचे वर्ष	2023
जिल्हा	पुणे
तालुक्याचे नाव	मुळशी
गावाचे नाव	मोजे माण
प्रमुख मूल्य विभाग	27
उप मूल्य विभाग	27 I
क्षेत्राचे नाव	Influence Area
सर्व्हे नंबर / न भू क्रमांक	
वार्षिक मूल्य दर तकल्यानुसार मूल्यदर रु.	मोजमापनाचे एकक
मूल्यदर	चौ मीटर
44100	
बांधीव क्षेत्राची माहिती	
मिळकतीचे क्षेत्र -	64 493 चौ मीटर
बांधकामाचे वर्गीकरण -	1-आर सी सी
उद्दवाहन सुविधा -	आहे
प्रकल्पाचे क्षेत्र -	Above 2 hecter
Sale Type -	First Sale
Sale/Resale of built up Property constructed after circular dt.02/01/2018	
घसा.यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)
	= (44100 * (100 / 100))
	= Rs.44100/-
(सूत्र)	
मजला निहाय घट/वाढ	= 1 075 of 44100 = Rs.47408/-
प्रकल्पाचे क्षेत्रानुसार दर	= ((घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर) * 105 %)
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ मीटर दर = Rs.49778/-
Rules Applicable	3, 19, 18
A)	मुख्य मिळकतीचे मूल्य
	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
	= 49778 * 64 493
	= Rs.3210332 554/-
C)	बदिस्त वाहन तळाचे क्षेत्र
	12.5 चौ मीटर
	= 12.5 * (44100 * 25/100)
	= Rs 137812.5/-
I)	बदिस्त बाल्कनी जागेचे क्षेत्र
	8 7 चौ मीटर
	= 8 7 * 44100
	= Rs.383670/-
एकत्रित अंतिम मूल्य	
	= मुख्य मिळकतीचे मूल्य + खल्या जमिनीवरील वाहन तळाचे मूल्य + बदिस्त वाहन तळाचे मूल्य + लगतच्या मालकीचे मूल्य/खुली बाल्कनी + बदिस्त गळीचे मूल्य + इमारती भिंबवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजता क्षेत्र मूल्य + बदिस्त बाल्कनी + स्वयमलित वाहनतळ
	= A + B + C + D + E + F + G + H + I + J
	= 3210332.554 + 0 + 137812.5 + 0 + 0 + 0 + 0 + 0 + 383670 + 0
	= Rs.3731815/-
	= ३ सप्ततीस लाख एकतीस हजार आठ शें घंघरा -/-

Home Print



453/1453

बुधवार, 17 जानेवारी 2024 2:47 म.नं.

दस्त गोपवारा भाग-1

मलमर ६६६०

दस्त क्रमांक: 1453/2024

दस्त क्रमांक: मलमर /1453/2024

वाजार मूल्य: रु. 37,31,815/-

मोवदला: रु. 67,29,730/-

भरलेले मुद्रांक शुल्क: रु.4,03,800/-

दु. नि. सह. दु. नि. मलमर यांचे कार्यालयात

पावती: 1613

पावती दिनांक: 17/01/2024

अ. क्र. 1453 वर दि.17-01-2024

सादरकरणाराचे नाव: चंद्रदेव प्रसाद सिंह

रोजी 2:46 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त ह्यानाळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

दस्त हजर कर्तव्याची सही:

एकूण: 32000.00

मुख्य निबंधक

श्रेणी - १, मुळशी - २

दस्ताचा प्रकार: करारनामा

मुख्य निबंधक

श्रेणी - १, मुळशी - २

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमतेच्या प्रत्यक्ष वाजार मूल्याचे निष्पत्ती) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 17 / 01 / 2024 02 : 46 : 04 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 17 / 01 / 2024 02 : 46 . 53 PM ची वेळ: (फी)

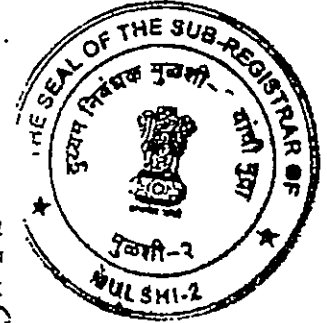
प्रतिज्ञापत्र

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणेत दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व साक्षीने जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता करण्यासाठी बायेंसिटी दस्त निष्पादक व क्युलीयारक हे संपूर्ण स्वेच्छ्याद्वारे सादरीत

विहिन देगारे

विहिन देगारे

विहिन देगारे





17/01/2024 2 49:34 PM

दस्त गोपवारा भाग-2

मलसरा EV/EV
दस्त क्रमांक:1453/2024

दस्त क्रमांक :मलसरा/1453/2024
दस्ताचा प्रकार :-कगरनामा

अनु क्र.	पसकाराचे नाव व पत्ता	पसकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:थलोन्स्टोन स्कायफ्लेपरम एन एन पी, नोंदणीकृत भागीदारी संस्था तर्फे अधिकृत स्वाक्षरी करिता श्री.रघु गोपालकृष्णन अय्यर यांचे तर्फे मनुजीजबाबाकरीता विशेष कुलमुद्युत्पारधारक म्हणुन लिखित आग्रवान पत्ता:प्लॉट नं. ,, भाळा नं. ,, इमारतीचे नाव ,, ब्लॉक नं. ,, रोड नं. न.नं.41/4, टी सी एन रोड न.2 च्या ममोर, हिंजवडी एम आय डी सी, फेज 3, भोईरवाडी, मुळशी, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AABFY8239Q	निहून देणार वय :-31 स्वाक्षरी:-		
2	नाव:चंद्रदेव प्रसाद सिंह पत्ता:प्लॉट नं. ,, भाळा नं. ,, इमारतीचे नाव: ,, ब्लॉक नं. ,, रोड नं: प्लॉट नंबर 304, रोजबुड ड 2 योगीधाम, कल्याण मुरवाड रोड, के डी एम सी वन डेपॉ जवळ, गौरीपाडा, कल्याण वेस्ट, कल्याण, ठाणे, महाराष्ट्र. पॅन नंबर:AHEPS8705K	निहून देणार वय :-49 स्वाक्षरी:-		
3	नाव:विनिता चंद्रदेव सिंह पत्ता:प्लॉट नं. ,, भाळा नं. ,, इमारतीचे नाव: ,, ब्लॉक नं. ,, रोड नं: प्लॉट नंबर 304, रोजबुड ड 2 योगीधाम, कल्याण मुरवाड रोड, के डी एम सी वन डेपॉ जवळ, गौरीपाडा, कल्याण वेस्ट, कल्याण, ठाणे, महाराष्ट्र. पॅन नंबर:BSNPS8609B	निहून देणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार नसणाऱ्या कगरनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफ्टा क्र.3 ची वेळ:17/01/2024 02:49:08 PM

ओळख:-

सदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-याना व्यक्तीश ओळखतात, व त्याची ओळख पटवितान

अनु क्र.	पसकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अॅड. योगीता कोते - - वय:28 पत्ता:हिंजवडी, पुणे. पिन कोड:411057		

शेवका क्र.4 ची वेळ:17/01/2024 02:49:26 PM

दुय्यम निबंधक

अ.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
	CHANDRADEV PRASAD SINGH	eChallan	69103332024011015573	MH013684504202324M	403800.00	SD	0007444668202324	17/01/2024
		DHC		0124175708876	2000	RF	0124175708876D	17/01/2024
	CHANDRADEV PRASAD SINGH	eChallan		MH013684504202324M	30000	RF	0007444668202324	17/01/2024

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

प्रमाणित करण्यात येते की
या दस्तऐवजाचे पहिले नंबरचे पुस्तकाचे नंबर नोंदला.
For feedback, please write to us at feedback.lisanta@gmail.com

दुय्यम निबंधक श्रेणी-१ मुळशी-२
दुय्यम निबंधक श्रेणी-१ मुळशी-२
दिनांक: १०/०१/२०२४

