

Adv Vaisali Tamhe

Universe Building  
C - WING

**AGREEMENT**

**KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED**

**PROJECT: LIFE REPUBLIC, MARUNJI, HINJEWADI, PUNE**

**SECTOR: R10 APARTMENT i.e. \_\_\_\_\_ NO. \_\_\_\_ - \_\_\_\_ ON \_\_\_\_\_ FLOOR.**

1. MR. Munesh Jayantilal Mehta
2. MRS. Renuka Munesh Mehta

**Mobile No.** \_\_\_\_\_ / \_\_\_\_\_

**E-Mail:** \_\_\_\_\_

C - 406, R10, Universe  
Life Republic by Kolte Patil

**AGREEMENT**

This Agreement ("Agreement") is made and executed at Pune  
on this \_\_\_\_\_ day of \_\_\_\_\_ 2021

**KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED  
(PAN -AAECJ7737J)**

(Formerly known as Jasmine Real Estate Private Limited )  
(CIN No. U70200PN2020PTC189866)

A company incorporated under the provisions of the Companies Act, 2013  
Having it's registered office at - Office No. 205+206A+B+C, FP No. 188, City  
Point, Dhole Patil Road, Pune - 411001, Represented by its Authorized  
Signatory- Mr. Nelson Misquith (AadharNo.931416714862) Authorized vide  
Board Resolution dated 23<sup>rd</sup> December 2020

... ..Hereinafter referred to as the "**PROMOTER**"

(which expression shall unless repugnant to the context or meaning thereof be  
deemed to mean and include its successors-in-title and assigns) of the **FIRST  
PART**

**AND**

**KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED (PAN- AABCI5807K)**  
(Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED)  
(CIN No.U70102PN2005PLC140660),

A Company incorporated under the provisions of Companies Act, 1956 Having  
its registered Office at- Survey No. 74, Marunji Hinjewadi-Marunji-Kasarsai  
Road, Taluka Mulshi, District Pune 411057 Represented by its Authorized  
Signatory- Mr. Nelson Misquith (AadharNo.931416714862) Authorized vide  
Board Resolution dated 19<sup>th</sup> October 2011

... ..Hereinafter referred to as the "**CO-PROMOTER**"

(which expression shall unless repugnant to the context or meaning thereof be  
deemed to mean and include its successors-in-title and assigns) of the **SECOND  
PART**

1. MR. MUKESH JAYANTICAL <sup>AND</sup> MEHTA .  
(PAN NO. AACPM 5321A)

AADHAR NO. \_\_\_\_\_

AGE: \_\_\_\_\_ YEARS

OCCUPATION: \_\_\_\_\_

2. MRS. REKHA MUKESH  
MEHTA .

(PAN NO. BCCPM 245E)

AADHAR NO. \_\_\_\_\_

AGE: \_\_\_\_\_ YEARS

OCCUPATION: \_\_\_\_\_

**RESIDING AT:** \_\_\_\_\_

.....Hereinafter referred to as the "**ALLOTTEE/S**"

(which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators successors-in-interest and permitted assignees) of the **THIRD PART**

The Promoter, the Co-Promoter, the Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

**WHEREAS:**

- A. The Co-Promoter has vide various Development Agreements read with the Powers of Attorney executed by the present Owners, received development rights in respect of parcels of land admeasuring approximately 1607777.50 sq.mtrs or thereabouts situate, lying and being at Villages Jambe, Nere and Marunji, Taluka Mulshi, District Pune (more particularly described in the **First Schedule** hereunder written and hereinafter referred to as "**the Larger Land**";
- B. The aforesaid Development Agreements were earlier executed in the name of 'I-Ven Townships (Pune) Pvt. Ltd'. However, as per fresh Certificate of Incorporation dated December 28, 2005 consequent upon change of name issued by the Registrar of Companies, Karnataka, name of the Co-Promoter - I-Ven Townships (Pune) Pvt. Ltd. was changed to 'Kolte Patil I-Ven Townships (Pune) Pvt. Ltd'. Subsequently, the name of Kolte-Patil I-Ven Townships (Pune) Private Limited is also changed to 'Kolte-Patil I-Ven Townships (Pune) Limited', as per Fresh Certificate of Incorporation dated 13/12/2011 issued by Registrar of Companies, Maharashtra, Pune. Subsequently, the name of KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED is also changed to 'KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED', as per Fresh Certificate of Incorporation dated 19/07/2021 issued by Registrar of Companies, Maharashtra, Pune;

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

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

#### **FIRST SCHEDULE**

(Larger Land)

All that piece and parcel of land bearing Survey Nos. New 86 [ Old S.Nos. 78/1 part, 80 part, 81/1/A part , 81/1B ,81/2, 82/1 part , 82/2 ,82/3, 83 part, 86, 107/1 ,107/2 part , 110/1A part, 110/2 part, 110/1/B part , 111/1A/1 part , 111/1A/2 part, 111/1B part, 111/2 part , 112/1 part , 113/1A/1 part, 113/1A/1B/1 part, 113/1A/1B , 113/2 ,113/1A/2, 113/1B, 114/1 part, 114/2, 115/1part, 117 part, 118/1 part, 120/3, 121 part, 122, 123 ], New 74/B [old S.No. 74/2, 74/3, 74/9/2 ], 78/1Part, 80 part, 81/1/A part, 82/1 part, 83Part, 85/1 , 102/1 , 107/2 part, 110/1/B part, 111/1A/1 part, 111/1A/2 part, 111/1B part, 111/2 part, 113/1A/1 part, 113/1A/1B/1 part, 115/1part, 117 part, 118/1 part, 121 part, 77/1(Part), 77/2, 78/1(part), 80/1(Part), , 83/2(Part), 90/7/1, 90/9, 91/1(Part), 91/2, 91/3, 91/4(Part), 91/5, 91/6, 91/7(Part), 91/8, 92/1A, 92/2A(Part), 92/3, 92/4, 92/5, 92/6(Part), 92/7, 92/8(Part), 93, 95, 96/1/1(Part), 96/1/2(Part), 96/1/3, 96/2/1, 96/2/2(Part), 96/3(Part), 96/4(Part), 96/5/2(Part), 98(Part), 98/2, 100/1/1, 100/1/2, 100/2, 101(Part), 112/1(Part), 112/2, 114/1(Part), 119, 120/1, 120/2, 120/4/1, 120/4/2, 124/1/1, 124/1/2, 124/2, 125/1, 126/1(Part), 126/2, 127/1/1, 127/1/2(Part), 99/1/2(Part), , 113/1A/1B/1B(Part), 90/10(Part), 131/8(Part), 131/9, 131/10, 102/2(Part), 126/2/1, 73/9, 87/2, 24/3, 24/5, 25/1, 25/2, 26/1, 26/2, 26/4, 26/5, 26/6, 27/1, 27/3(Part), 69/1, 69/2/1, 69/2/2, 69/2/3, 69/2/4, 69/2/5, 69/2/6, 69/2/7, 69/2/8,



71(Part), 74/7(Part), 74/8, 74/9/1(Part) collectively admeasuring 1607777.50 Sq. Mtrs. lying, being and situated at Mouze Jambe, Nere & Marunji respectively, Tal. Mulshi, Dist. Pune.

### SECOND SCHEDULE

(Sector R10/10<sup>th</sup> Avenue/Universe Project Land)

All that piece and parcel of the property i.e. Sector R10/10<sup>th</sup> Avenue/Universe which is to be constructed on the part of the land described in the First Schedule written herein above on the portion of land admeasuring in aggregate 41,647.44 square meters out of Survey Nos. 124/1/1(P); 124/1/2(P) and 124/2(P) which is shown on the plan annexed hereto by red colour boundary line and bounded as under-

On or towards East - BY Irrigation Baby Canal; Sector R8 & EA5  
On or towards West - BY Green Belt, 18.00 meters Internal road, Sector R13 & EA 4  
On or towards North - BY Township Boundary; S.No.125 (Part), Irrigation Baby Canal  
On or towards South - BY 18.0 Meters Internal road, Green Belt & Sector R9

### THIRD SCHEDULE

#### Project -Phase-1 of Larger Project

Portion of the land described in the Second Schedule hereinabove written, which portion admeasures 19212.71 Sq.Mtrs. and is shown in blue colour boundary line on the sanctioned plan annexed hereto.

### FOURTH SCHEDULE

C-406 (Apartment) 4 + 1

Apartment i.e. \_\_\_\_\_ bearing No. \_\_\_\_\_ on the \_\_\_\_\_ floor of the building known as "\_\_\_\_\_" having carpet area admeasuring ----- sq. mtrs. and exclusive right / facility to use covered parking space. Other areas which are beyond the Carpet Area consisting of 1] Balcony admeasuring ~~53.642~~ <sup>53.642</sup> sq. mtrs. and 2] attached terrace admeasuring ~~4.80~~ <sup>4.80</sup> sq. mtrs. in the Phase-I of the Larger Project of project known as '**SECTOR R10/10<sup>th</sup> AVENUE/UNIVERSE/PHASE-I**' which is being constructed on the property described in the Second Schedule written hereinabove, and which is shown on the plan annexed hereto by redcolour boundary line, and also together with right to enjoy all the common amenities and facilities for Phase-I, Phase-II and Subsequent Multiple Phases of the said '**SECTOR R10/10<sup>th</sup> AVENUE/UNIVERSE**'.

**FIFTH SCHEDULE**

(said Consideration)

**PAYMENT SCHEDULE**

1	Rs.	____/-	At the time of booking
2	Rs.	____/-	Within 3 days from Execution of Agreement.
3	Rs.	____/-	On Completion of Excavation Work.
4	Rs.	____/-	On Completion of Foundation.
5	Rs.	____/-	On Completion of Plinth.
6	Rs.	____/-	On Completion of 1st Slab.
7	Rs.	____/-	On Completion of 3rd Slab.
8	Rs.	____/-	On Completion of 6th Slab.
9	Rs.	____/-	On Completion of 9th Slab.
10	Rs.	____/-	On Completion of 12th Slab.
11	Rs.	____/-	On Completion of 15th Slab.
12	Rs.	____/-	On Completion of 18th Slab.
13	Rs.	____/-	On Completion of 21st Slab.
14	Rs.	____/-	On Completion of the Flooring.
15	Rs.	____/-	At the time of Possession.
	<b>Rs.</b>	____/-	<b>Total Consideration</b>

**RECEIPT**

**RECEIVED** from the Allottee a total sum of **Rs.** \_\_\_\_\_/- **(Rs.** \_\_\_\_\_) being the Earnest Money payable by the Allottee to \_\_\_\_\_) us on or before the execution of these presents in respect of sale of the said Apartment.

S. No.	Ch. Amt.	Ch. No.	Ch. Date	Bank
1	Rs.			
2	Rs.			
	Rs.		<b>Total Received Amount</b>	

WE SAY RECEIVED

**KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED**

\_\_\_\_\_  
(Authorized Signatory)

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

SIGNED SEALED AND DELIVERED

By the withinnamed "PROMOTER"

**KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED**

Through the hands of its Authorized Signatory

Mr. Nelson Misquith

authorized vide Board Resolution

dated 23<sup>rd</sup> December 2020

\_\_\_\_\_  
**PROMOTER**

SIGNED SEALED AND DELIVERED

By the withinnamed "PROMOTER"

**KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED**

Through the hands of its Authorized Signatory

Mr. Nelson Misquith

authorized vide Board Resolution

dated 19<sup>th</sup> October 2011

\_\_\_\_\_  
**CO-PROMOTER**

SIGNED SEALED AND DELIVERED

By the within named "ALLOTTEE/S"

1. MR. \_\_\_\_\_

2. MRS. \_\_\_\_\_

\_\_\_\_\_  
**ALLOTTEE/S**

IN THE PRESENCE OF :

1.

2



## 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 :  
**P52100034733**

**Project: Life Republic/Sector R10/10th Avenue/Universe/Phase III , Plot Bearing / CTS / Survey / Final Plot No.:124  
Part at Jambe, Mulshi, Pune, 411057;**

**1. Koite-Patil Planet Real Estate Private Limited** having its registered office / principal place of business at **Tehsil:  
Pune City, District: Pune, Pin: 411001.**

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

- The promoter shall enter into an agreement for sale with the allottees;

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) 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 **20/04/2022** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid  
Digitally Signed by  
Dr. Vasant Remanand Prabhu  
(Secretary, MahaRERA)  
Date:20-04-2022 18:15:43

Dated: 20/04/2022

Place: Mumbai

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





PS 12 A F D - P S 21000 34733

**R10 SECTOR- Universe Cost Sheet**

Particulars		2 BHK (Area 625)	
Sr. No		51,642	
A	Carpet Area (SQ. MT)	4.870	
B	Terrace Area (SQ. MT)	5,013,770	
C	Net Agreement Value	175,600	
D	Stamp Duty @ 3.5%	30,000	
E	Registration Charge	750,000	
F	GST Applicable	456,288	
G	Total Govt. Taxes (D+E+F)	5,470,058	
H	Total Payable (C+G)		
Sr. No	Particulars	Payment Schedule %	Payment Schedule in Amount
1	Immediate Application Money	9.5%	5,71,181
2	Govt. Taxes	Stamp Duty + Reg	205,600
3	Within 3 days from Agreement	10.1%	5,11,710
4	Completion of Excavation	5%	263,223
5	Completion of Foundation	5%	263,223
6	Completion of Plinth	5%	263,223
7	Completion of 1st slab	5%	263,223
8	Completion of 3rd slab	5%	263,223
9	Completion of 6th slab	5%	263,223
10	Completion of 9th Slab	8%	421,157
11	Completion of 12th slab	8%	421,157
12	Completion of 15th slab	8%	421,157
13	Completion of 18th slab	8%	421,157
14	Completion of 21st slab	8%	421,157
15	Completion of Flooring	5%	263,223
16	Completion of Possession	100%	5,470,058
<b>TOTAL</b>			

3) Additional Charges

(a) Advance Maintenance deposit for Township Level General Amenities Rs. 3000/-PSQ. MTS. on Total Carpet Area, payable at possession.

(b) 24 months advance maintenance charges @ Rs. 50/- PSQ. MTS. per month on the Total carpet area for the maintenance of purchaser's common amenities located in the

sector of Township and Township Level General Amenities, payable at possession with applicable GST.

(c) Above cost is for Non Amenity Facing units from 1st to 4th floor only

(d) Preferred Location Charges (PLC) will be applicable for Amenity Facing units and Floor Rise applicable from 5th floor onwards.

(e) Tentative booking will be accepted only with Application Form and 5% application money. Other Terms & conditions shall be applicable as per Application Form.

(f) Stamp duty & Registration payment to be paid within 7 days from the date of application

(g) Govt. Taxes to be paid by the buyer as per prevailing rates

(h) Stamp Duty & Registration will be charged at actuals as per Government Norms

(i) Rates are subject to change without prior notice

(j) Above mentioned cost is based on tentative area, the exact area & agreement cost will be reconfirmed at the time of agreement.

(k) This is purely conceptual & not a legal offering & the company reserves the right to add, delete or alter any details in its application to make improvements as when required

(l) Cancellation charges will be applicable on realization of Token or Booking Amount. Application Money is non-refundable.

(m) Officers are for limited period & subject to management approval.

Project Name: **UNIVERSE**  
 Plot No: **100/1**  
 State: **GUJARAT**  
 District: **Surat**  
 Taluka: **Surat**  
 Branch: **Surat**  
 Branch Manager: **Mr. K. K. K.**

UNIT NO.: LR R10C 0456 SECTOR: R10 BUILDING: C

PLACE: \_\_\_\_\_ BOOKING DATE: \_\_\_\_\_

1st Applicant's Name: Nikhil Mehta Sign: [Signature]

2nd Applicant's Name: Bekina Mehta Sign: [Signature]

Sales Rep's Name: Amita Bhatnagar Sign: [Signature]