

5078

Please Tick

Saving A/C No. : _____ Branch FILE No. : _____

CIF NO. _____ PAL/Take Over/NEW/Resale/Top up

RLMS / LOS Reference No. _____ Tie Up No. (if applicable) _____

Applicant Name : **AKSHAY BHOSLE**

Co-Applicant Name : _____

Contact (Resi.) : _____ Mobile : **8097185780**

Loan Amount : **69,30,000/-** Tenure : **20YEAR**

Interest Rate : **8.50%** EMI : _____

Loan Type : **HL(NEW)** SBI LIFE : _____

Hsg. Loan _____ Maxgain _____
Realty _____ Home Top up _____

Property Location : **PUNE**

Property Cost : **1,00,00,000/-**

Name of Developer / Vendor : _____

RBO - **III** ZONE - **THANE** Branch : **KOKAN BHAYAN** (Code No) **06240**.

Contact Person : **NARAYAN PADAVE** Mobile No: **9833054840**.

Name of RACPC Co-ordinator along with Mob No. _____

	DATE		DATE
SEARCH - 1	Pawan more	RESIDENCE VERIFICATION	} samant 13/3/24
SEARCH - 2	13/3/24	OFFICE VERIFICATION	
VALUATION - 1	Nastukale	SITE INSPECTION	
VALUATION - 2	13/3/24		

HLST / MPST / BM / FS / along with Mob. No. _____

Receipt (pavti)

525/28220

Thursday, December 21, 2023

11:49 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: ताथवडे

दस्तऐवजाचा अनुक्रमांक: हवल24-28220-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अक्षय रघुनाथ भोसले -

पावती क्र.: 29871

दिनांक: 21/12/2023

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 820.00

पृष्ठांची संख्या: 41

एकूण:

रु. 30820.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:09 PM ह्या वेळेस मिळेल.

JSR Haveli 24

बाजार मुल्य: रु.7037008.56 /-

मोबदला रु.7294000/-

भरलेले मुद्रांक शुल्क : रु. 510600/-

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र. २४

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012726460202324E दिनांक: 21/12/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.820/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1223210401272 दिनांक: 21/12/2023

बँकेचे नाव व पत्ता:

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.इ.व.नी 24

दस्त क्रमांक : 28220/2023

नोंदणी :

Regn:63m

21/12/2023

गावाचे नाव : ताथवडे

(1) चिन्हेचा प्रकार	करारनामा
(2) मोबदला	7294000
(3) बाजारभाव(भाडेपट्ट्याच्या वागवितपट्ट्याकार आकारणी देतो की पट्टेदार ने नसूद करावे)	7037008.56
(4) भू-मापन, पॉटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गाव मीजे ताथवडे येथील सर्व्हे नं 150पी मधील प्लॉट नं 2 वरील विमोका कीस्टोन विल्डींग वी या योजनेतील विंग वी मधील चौथ्या मजल्यावरील मदनिका क्र 410 यांसी कारपेट क्षेत्र 83.76 चौ. मी व वाल्कनी क्षेत्र 4.73 चौ. मी व इनकनोज्ड ड्राय वाल्कनी क्षेत्र 2.64 चौ. मी व एक तळ मजल्यावरील कव्हर्ड कार पार्किंग सर्व्हे(रंग नं पी 52100052263दि.31/12/2025)((Survey Number : 150 ;))
(5) क्षेत्रफळ	1) 83.76 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-आयडियल वूड वर्किंग अॅन्ड इंजिनरिंग कंपनी प्रा लि तर्फे डायरेक्टर अजिंक्य विठ्ठल काळभोर स्वताकरिता व मान्यता देणार विमल हनुमंत पवार व इतर तर्फे कु मु म्हणून यांच्या तर्फे क ज कु मु म्हणून धिग्न निकॉन वय:-28; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: आकुर्डी पुणे, महाराष्ट्र, पुणे. पिन कोड:-411035 पॅन नं:-AAACI3752N
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षय रघुनाथ भोसले - वय:-30; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ईस्सार पेट्रोल पंप कल्याण ईस्ट मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BYSPB1769A 2): नाव:-रघुनाथ विष्णु भोसले - वय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ईस्सार पेट्रोल पंप कल्याण ईस्ट मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ARAPB0381Q
(9) दस्तावेज करून दिल्याचा दिनांक	21/12/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/12/2023
(11) अनुक्रमांक, खंड व पृष्ठ	28220/2023
(12) बाजारभावाप्रमाणे मूद्रांक शुल्क	510600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

दस्तासोबतची मुळ प्रत
श्री/श्रीमती. *श्रीमती*
यांना दिली.
दि. 21/12/2023

श्री
सह.दुय्यम निबंधक (वर्ग-२)

मुल्याकरनामाठी विचारात घेतलेला तपशील:-

शुल्क आकारवताना निवडलेला अनुच्छेद :-

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





हवल-२४		
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२०२३		

AGREEMENT

THIS AGREEMENT is made and executed at Pune, on this 21th day of the Month of Dec in the year 2023.

BETWEEN

M/S. IDEAL WOOD WORKING & ENGINEERING COMPANY PVT. LTD.

A Company incorporated
under the Companies Act, 1956,
Having its Registered Office at: Kalbhor Corporate,
2nd Floor, Tuljai Vasti, Akurdi, Pune 411035
PAN: AAAC13752N
Through its Director
MR. AJINKYA VITTHAL KALBHOR
Age: 47 years, Occupation: Business

Hereinafter referred to as 'THE PROMOTER' (which expression unless repugnant to the context or meaning thereof shall mean and include the said company, its present and future directors, executors, administrators, agents, managers and assigns, etc.)

...THE PARTY OF THE FIRST PART

AND

1. MR. AKSHAY RAGHUNATH BHOSLE
Age: 30 years, Occupation: Service
PAN: BYSPB1769A

2. MR. RAGHUNATH VISHNU BHOSLE
Age: 66 years, Occupation: Retired
PAN: ARAPB0381Q

Both Residing at : 308, A-Wing, Tower No.3,
Seasons Sahara, Behind 50-50 Dhaba, Opposite
Essar Petrol Pump, Kalyan East, Mumbai-421306.

Hereinafter referred to as the 'ALLOTTEE(S)' (which expression unless repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns).

...THE PARTY OF THE SECOND PART

AND



हवेली - २४		
२८२२०	४	४९
२०२३		

Hereinafter referred to as the 'CONSENTING PARTY'(which expression unless repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors, administrators and assigns).

...THE PARTY OF THE THIRD PART

WHEREAS the land more particularly described in the 'Schedule I' written hereunder (herein after called and referred to as the 'said land' for the sake of brevity and convenience) belonged to Consenting Party herein;

AND WHEREAS the said Consenting Party assigned development rights of said land in favour of M/s. Ideal Wood Working & Engineering Company Pvt. Ltd. vide Development Agreement dated 05.07.2016, which is duly registered in the office of Sub registrar Haveli No. 18 at serial No. 6156/2016 on 07.07.2016 and Power of Attorney dated 05.07.2016, which is duly registered in the office of Sub registrar Haveli No. 18 at serial No.6157/2016 on 07.07.2016;

AND WHEREAS in the aforesaid manner the M/s. Ideal Wood Working & Engineering Company Pvt. Ltd. i.e. Promoter herein acquired development rights of entire said land;

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

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

AND WHEREAS the Pimpri Chinchwad Municipal Corporation has sanctioned building plans pertaining to the present project vide Commencement Certificate dated 16.03.2020 bearing no. BP/Tathawade/36/2020, Revised Commencement Certificate dated 07.06.2023 bearing No. B.P./Tathawade/53/2023;

AND WHEREAS the Promoter has registered the Project under the provisions of the Real Estate (Regulation & Development) Act, 2016 with the Real Estate Regulatory Authority bearing Certificate No. P52100052263;

AND WHEREAS the Allottee(s) has applied to the Promoter for allotment of flat more particularly described in the 'Schedule II' written hereunder (herein after called and referred to as the 'said flat' for the sake of brevity and convenience) from the Promoter and the Promoter has agreed to allot the said flat to the Allottee(s) herein on the basis of the carpet area and on the terms and conditions mentioned herein below;

	Copper wiring - Polycab/Finolex/KEI
	Switches - Legrand/Schneider/Roma/Equivalent brand.
Tiles - Flooring	
All Rooms	Double charged Vitrified flooring 4'x2'.
Balcony	Antiskid matt/satin finish tiles.
Dry Balcony	Antiskid matt/satin finish tiles.
All Bathrooms	Antiskid matt/satin finish tiles.
Tiles - Walls	
All Rooms	300x600 Designer ceramic tiles.
Balcony	300x600 Designer ceramic tiles.
Dry Balcony	300x600 Designer ceramic tiles.
All Bathrooms	300x600 Designer ceramic tiles.
Kitchen Platform	Polished Granite.
Windows	Aluminium sliding doors/windows
Doors	
Main Door	Both side laminated door with Digital Lock.
Bedroom Door	Both side laminated door with Cylindrical/Mortise Lock.
Toilet Door	Both side laminated door with Cylindrical/Mortise Lock.
Balcony Door	Aluminium sliding doors/windows.
Dry Balcony Door	Aluminium sliding doors/windows.
Fabrications	
Balcony	SS Glass Railing
Painting	
Internal Paint	Emulsion Paint - Asian/Nerolac/Dulux/Equivalent brand.
Type of External Paint	Texture finish external acrylic paint - Asian/Nerolac/ Dulux/ Equivalent brand.
Plumbing & Sanitary	
CP Fittings	Jaquar/Grohe/Equivalent Brand.
Sanitary Fittings	Jaquar/Equivalent Brand.

SCHEDULE - IV

AJ COMMON AREAS & AMENITIES

Amenities on Ground



हवल-२४		
2220	33	89
२०२३		

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED ALLOTTEE(S)

1. MR. AKSHAY RAGHUNATH BHOSLE



2. MR. RAGHUNATH VISHNU BHOSLE



In Presence Of :

- Signature :
Name : Basant Dhaye
Address : Chinchwad pune-33
- Signature :
Name : Kanchan Sawant
Address : Chitvel pune-31



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 :
P52100052263

Project: Visoka Keystone- B Building , Plot Bearing / CTS / Survey / Final Plot No.: **150P Plot No 2 Tathawade at Tathwade, Mulshi, Pune, 411033;**

1. **Ideal Woodworking And Engineering Company P.Ltd** having its registered office / principal place of business at
Tehsil: Haveli, District: Pune, Pin: 411019.

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

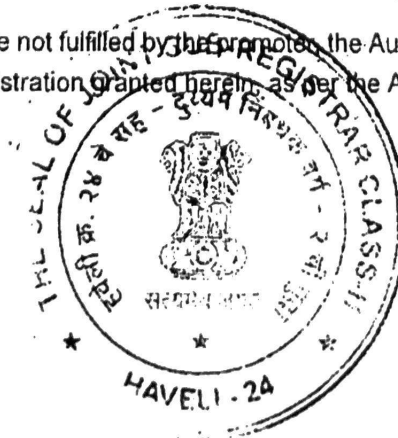
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **09/08/2023** 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.



हवेल-२४		
2	2220	36 89

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date:09-08-2023 11:59:59

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	202312207705			20 December 2023, 04:31:54 PM		
हवतः 24						
मूल्यांकनाचे वर्ष	2023					
जिल्हा	पुणे					
मूल्य विभाग	तालुका मूळशी विभागाचे नाव (विक्र.28) ताथवडे (पिंपरी चिंचवड महानगरपालिका)					
उप मूल्य विभाग	28.5-राष्ट्रीय महामार्गाच्या पूर्वकडील क्षेत्र					
क्षेत्राचे नाव	Pune Municipal Corporation		सर्व्हे नंबर / न. भू क्रमांक :	सर्व्हे नंबर#150		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
	14240	70330	76070	82830	0	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र (Built Up)-	95.04 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs 26620/-	
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	86.4 चौ. मीटर	
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2013						
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs. 70330/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((70330-14240) * (100 / 100)) + 14240) = Rs. 70330/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 70330 * 95.04 = Rs. 6684163.2/-					
E) बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	12.5 चौ. मीटर = 12.5 * (70330 * 25/100) = Rs. 219781/-					
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	4.73 चौ. मीटर = 4.73 * (70330 * 40/100) = Rs. 133064.36/-					
Applicable Rules	= 3, 9, 18, 19, 14, 15					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 6684163.2 + 0 + 0 + 0 + 219781 + 133064.36 + 0 + 0 + 0 + 0 = Rs. 7037009/- = A सत्तर लाख सदतीस हजार नऊ/-					



पिंपी / ताथवेडे / ३६ / २०२०, दि. १६ / ०३ / २०२० करीमा

पिंपरी चिंचवड महानगरपालिका, पिंपरी १८.

परिशिष्ट डी - १



सुध्दा

बांधकाम चालू करणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८

क्रमांक - बी.पी. / ताथवेडे

१५३ / २०२३

दिनांक : ०७ / ०६ / २०२३

श्री./श्रीमती/ वें. श्री. हनुमंत रामभाऊ पवार व उत्तर र तर्फे कु.मु.धा मे.सायडियल कुड वरुंग पॅन्ड इंजिनरिंग कंपनी प्रा.लि. तर्फे मागी. श्री. धनंजय वि. काळभोर व उत्तर व्वार : ला. आ. / ला. स. श्री. मे.पाटील पॅन्ड कुण्डे समोसिल्ट्रस

प्लॉट नं. - PAP 5, D-III ब्लॉक काळभोरनगर चिंचवड पुणे-१९ यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे - ताथवेडे..... येथील सर्व्हे नं./गट नं. १५० वें.....

..... सिटी सर्व्हे नं. (१) प्लॉट नं. - २..... मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक ३० / ०३ / २०२३ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमुद अटीवर व जादा अट क्र १ ते ४६ नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

- १) सेट बँकच्या अंमलबजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
- २) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी मिळणार नाही किंवा भोगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही प्रकारचा वापरण्याची परवानगी दिली जाणार नाही.
- ३) सदर प्रारंभ प्रमाणपत्र बांधकाम चालू करण्याच्या ताथवेडेपासून सुरु होणाऱ्या वार्षिक कालावधीत कोणत्याही प्रकारचा विकास होऊ नये.
- ४) ही परवानगी आपल्या मालकीच्या जमिनी (भूखंड) नसलेल्या आणि वा विकास करण्यास पात्र नाही.

सोबत - १ ते ५२ अटी व नकाशा प्रती.



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2023		

उप अभियंता
पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता
पिंपरी चिंचवड महानगरपालिका

Handwritten Signature
शहर अभियंता (करीमा)
पिंपरी चिंचवड महानगरपालिका



हवेल-२४		
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aforesaid by post. By executing these presents the Allottee(s) ratify and confirm and agree to ratify and confirm aforesaid act of the Constituted Attorney i.e. the Promoter herein by virtue of the present clause.

41. STAMP DUTY AND REGISTRATION CHARGES:

The necessary stamp duty & registration charges and allied expenses for registration of the present Agreement shall be paid by the Allottee(s).

**SCHEDULE I
DESCRIPTION OF THE SAID LAND**

All that piece and parcel of land at Northern side portion admeasuring about 00 H 81 R i.e. 8100 sq. mtr., (out of which B Building is being constructed on the land admeasuring about 4845.45 sq. mtr.) bearing Plot No. 2 out of Survey No. 150(P), Village Tathawade, Taluka Mulshi and within the limits of Pimpri Chinchwad Municipal Corporation, District Pune which land is bounded as follows:

On or towards the East : by Survey No. 149
On or towards the South : by Part of Survey No. 150
On or towards the West : by Survey No. 151
On or towards the North : by Survey No. 148

**SCHEDULE II
DESCRIPTION OF THE SAID FLAT**

Name of the Project	:	VISOKA KEYSTONE B BUILDING
Wing	:	B
Floor	:	4 th
Flat No.	:	410
Carpet Area of Flat	:	83.76 Sq. Mtr.
Carpet Area of Balcony	:	4.73 Sq. Mtr.
Carpet Area of Enclosed Dry Balcony	:	2.64 Sq. Mtr.
Exclusive right to use one Covered car parking on the Ground Floor		

**SCHEDULE - III
SPECIFICATIONS**

Floors	Basement + Ground parking + 14 floors.
RCC	Earthquake resistant RCC framed structure.
Brickwork Walls	ACC Blocks for external & internal walls.
Plaster	Internal Gypsum plaster with sand face back coat plaster.



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4.6 The Allottee(s) herein shall pay the aforesaid amount on the due date or within seven days from the Promoter giving the written intimation to the Allottee(s) calling upon the Allottee(s) to make the payment.

4.7 The Allottee(s) agree(s) not to question or challenge the said discounted consideration, the same been agreed on lump-sum basis after considering all aspects and other terms of the agreement.

4.8 The deduction of amount made by the Allottee(s) on account of Tax Deducted at Source (TDS) as may be required under prevailing law while making any payment to the Promoter under this Agreement shall be acknowledged/credited by the Promoter, only upon Allottee(s) submitting original TDS certificate and the amount mentioned in the certificate is reflected on the Income Tax Department website. Provided further that at the time of handing over the possession of the flat, if any such certificate is not produced, the Allottee(s) shall pay equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on the Allottee(s) producing such certificate within 4 months of the possession. Provided further that in case the Allottee(s) fails to produce such certificate within the stipulated period of 4 months, the Promoter shall be entitled to appropriate the said deposit against the receivable from the Allottee(s).

5. MODE OF PAYMENT:

The Allottee(s) shall make all the payments by local Account Payee cheques, demand draft, RTGS, NEFT or by any other mode of online payment in favour of M/S. IDEAL WOOD WORKING & ENGINEERING COMPANY PVT.LTD. A/c No. 60369116339, BANK OF MAHARASHTRA, AKURDI BRANCH, IFSC CODE: MAHB0000391 payable at Pune or at par. Only after the amount has been credited to the bank account of the Promoter, the Promoter shall give effect of the same to the account of the Allottee(s) with such amount after deducting the commission of the Bank (if any) charged by the bank of the Promoter.

6. DELAY IN PAYMENT:

6.1 The Allottee(s) shall make timely payments of the instalment and other dues payable by the Allottee(s) and meeting the other obligations under the Agreement. Time is the essence for the aforesaid payment.

6.2 Without prejudice to the right of Promoter to charge interest, on the Allottee(s) committing default in payment on due date of any amount due and payable by the Allottee(s) to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee(s) committing three defaults of payment of



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All Residing at: Jeevan Nagar, Mumbai Pune Highway,
Near Sahyadri College, Tathawde, Taluka Mulshi,
District Pune 411033

4. MRS. DEEPALI RAVINDRA SHAKHARE

Age: 34 years, Occupation: Housewife and Agriculture
Residing at: Hinjewadi, Taluka Mulshi, District Pune

5. MRS. SHILPA SURAJ KAD

Age: 32 years, Occupation: Housewife and Agriculture
Residing at: Kharabwadi, Khed, District Pune

6. MR. TANAJI RAMBHAU PAWAR

Age: 61 years, Occupation: Business and Agriculture

7. MRS. SUREKHA TANAJI PAWAR

Age: 53 years, Occupation: Housewife and Agriculture

8. MR. SAGAR TANAJI PAWAR

Age: 28 years, Occupation: Business and Agriculture

9. MR. KIRAN TANAJI PAWAR

Age: 26 years, Occupation: Business and Agriculture
All residing at: Jeevan Nagar, Mumbai Pune Highway,
Near Sahyadri College, Tathawde, Taluka Mulshi,
District Pune 411033

10. MRS. SAPANA MAHENDRA PADALE

Age: 32 years, Occupation: Housewife and Agriculture
Residing at: Mahalunge, Near Datta Mandir,
Taluka Mulshi, District Pune

11. MRS. RESHAMA RAHUL RAKSHE

Age: 29 years, Occupation: Housewife and Agriculture
Residing at: Sangwade Gaothan, Taluka Maval, District Pune

12. MR. SAMBHAJI RAMBHAU PAWAR

Age: 55 years, Occupation: Business and Agriculture
For self and as guardian of Master Vaibhav and Master Sourabh

13. MRS. MANISHA SAMBHAJI PAWAR

Age: 55 years, Occupation: Housewife and Agriculture

All Residing at: Jeevan Nagar, Mumbai Pune Highway,