

Receipt (pavti)

385/6637

पावती

Original/Duplicate

Wednesday, March 27, 2024

नोंदणी क्र.: 39म

4:15 PM

Regn.: 39M

पावती क्र.: 7054 दिनांक: 27/03/2024

गावाचे नाव: सुस

दस्तऐवजाचा अनुक्रमांक: हवल17-6637-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: नितीन जयंत वाघोदे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

एकूण:

रु. 31420.00

मह दुय्यम निबंधक, हवेली-17

बाजार मुल्य: रु.4952431.92 /-

मोबदला रु.6560748/-

भरलेले मुद्रांक शुल्क : रु. 459300/-

प्र. सह. दुय्यम निबंधक

हवेली क्र. १७, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.1420/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324267822995 दिनांक: 27/03/2024

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH018149202202324E दिनांक: 27/03/2024

वँकेचे नाव व पत्ता:

मुळ दस्त परत केला

## सूची क्र.2

दुय्यम निबंधक : मह दु.नि. हवेली 17

27/03/2024

दस्त क्रमांक : 6637/2024

नोंदणी :

Regn:63m

## गावाचे नाव : सुस

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6560748	
(3) बाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4952431.92	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : , इतर माहिती: गाव मौजे मुम,तालुका मुळशी,जिल्हा पुणे येथील सर्वे नंबर 127/1 व 2 पै/ए/3 व 127/1 व 2 पै/ए/2 व 127/1 व 2 पै/ए/4 व 87 पै/128 पै/ए/1 यांसी एकूण क्षेत्र 22926 चौ.मी. या मिळकतीवर बांधण्यात आलेल्या तीर्थ अविना या योजनेतील वी या विल्डिंग मधील मतराव्या मजल्यावरील फ्लॅट नंबर 1706 यांसी क्षेत्र 59.46 चौ.मी. कारपेट व एनक्लोज बाल्कनी क्षेत्र 6.69 चौ.मी. व लगनचे टेरेस क्षेत्र 6.22 चौ.मी. व ड्राय बाल्कनी क्षेत्र 3.07 चौ.मी. सह हि मिळकत.(महाराष्ट्र नंबर पी52100034662)( ( Survey Number : 127/1 ; ) )	
(5) क्षेत्रफळ	1) 59.46 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-तीर्थ डेव्हलपर्स तर्फे प्रोप्रायटर विजय तुकाराम रौंदळ तर्फे दस्त नोंदणी करिता कु मु म्हणून प्रशांत सुरेश मुनोन वय:-47; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: लोहगाव, पुणे., महाराष्ट्र, पुणे. पिन कोड:-411047 पॅन नं:-AAQPR0124G	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितीन जयंत बाघोदे वय:-35; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: म. नं. १०१/१ए, १ वी प्लॉट नं. १३, एन. एच. ६, तुकाराम नगर, भुमावळ, जळगाव., महाराष्ट्र, जळगाव. पिन कोड:-425201 पॅन नं:-ABHPW2016L 2): नाव:-गौरी उदय लाड (लग्नागोदरचे नाव) उर्फ गौरी नितीन बाघोदे (लग्नानंतरचे नाव) वय:-27; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: नवकर मंत्र नं. वी, फ्लॅट नं. ८०३, ब्लॉक विशाल नगर, पिंपळे निलख, पुणे., महाराष्ट्र, पुणे. पिन कोड:-411027 पॅन नं:-ARPL1095C	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	27/03/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	6637/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	459300	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		

मी नक्कल केली  
मी वाचली  
मी रुजवात घेतली

अस्सल वरहुकुम नक्कल

दस्तासोबतची प्रत

श्री./सौ. वाघोदे

यांना दिली असे.

तारीख 26-03-2024

सह-दुय्यम निबंधक हवेली क्र. १७

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

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

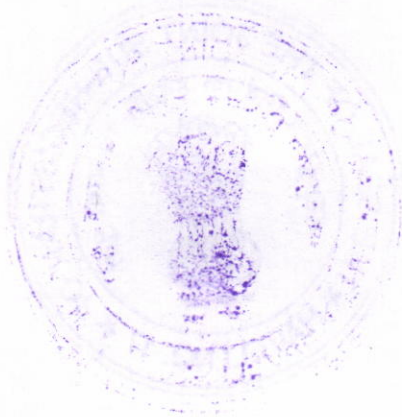




## Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NITIN JAYANT WAGHODE	eChallan	69103332024032710728	MH018149202202324E	459300.00	SD	0009555410202324	27/03/2024
2		DHC		0324267822995	1420	RF	0324267822995D	27/03/2024
3	NITIN JAYANT WAGHODE	eChallan		MH018149202202324E	30000	RF	0009555410202324	27/03/2024

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



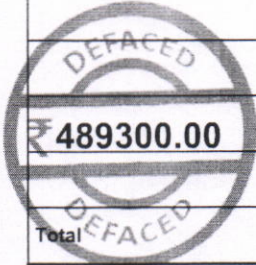




CHALLAN  
MTR Form Number-6



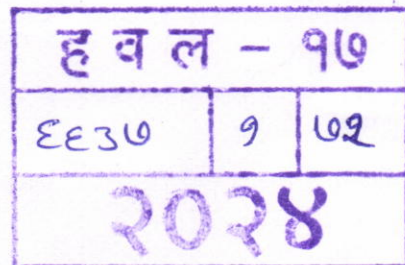
GRN	MH018149202202324E	BARCODE			Date	26/03/2024-20:59:21	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	ABHPW2016L			
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	NITIN JAYANT WAGHODE			
Location	PUNE			Flat/Block No.	Building No B, Flat No 1706, Teerth Avila			
Year	2023-2024 One Time			Premises/Building				
Account Head Details		Amount In Rs.		Road/Street	SUS			
0030046401 Stamp Duty		459300.00		Area/Locality	PUNE			
0030063301 Registration Fee		30000.00		Town/City/District				
				PIN	4 1 1 0 2 1			
				Remarks (If Any)				
				PAN2=AAQPR0124G~SecondPartyName=TEERTH DEVELOPERS~				
				Amount In	Four Lakh Eighty Nine Thousand Three Hundred Rupee			
Total		4,89,300.00		Words	s Only			
Payment Details			IDBI BANK					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
			Bank CIN	Ref. No.	69103332024032710728		2860756084	
Cheque/DD No.			Bank Date	RBI Date	26/03/2024-21:00:54		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. : 9067404142  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चतन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चतन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-385-6637	0009555410202324	27/03/2024-16:14:08	IGR024	30000.00
2	(iS)-385-6637	0009555410202324	27/03/2024-16:14:08	IGR024	459300.00
Total Defacement Amount					4,89,300.00





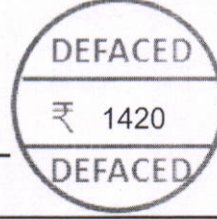


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0324267822995	Receipt Date	27/03/2024
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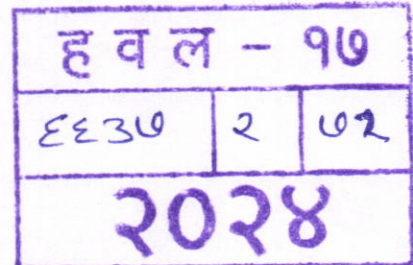
Received from Vijay Tukaram Raundal, Mobile number 9067404142, an amount of Rs.1420/-, towards Document Handling Charges for the Document to be registered on Document No. 6637 dated 27/03/2024 at the Sub Registrar office Joint S.R. Haveli 17 of the District Pune.



### Payment Details

Bank Name	SBIN	Payment Date	26/03/2024
Bank CIN	10004152024032621475	REF No.	408681225371
Deface No	0324267822995D	Deface Date	27/03/2024

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





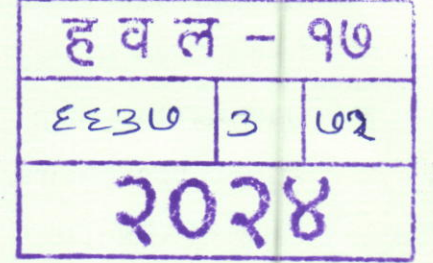
**AGREEMENT FOR SALE**

THIS **AGREEMENT** is made in Pune on **27<sup>th</sup> Day of March in the year 2024.**

**TEERTH DEVELOPERS**

**Thr' its Proprietor Mr. VIJAY TUKARAM RAUNDAL.**

Age: 54 Years, Occupation: Business,  
Address: C-708, Teerth Technospace,  
Next to Mercedes Benz Showroom, Baner - 411045  
PAN: AAQPR0124G.  
Aadhar No. 302544172966.



Hereinafter wherever the context so requires referred to as the "**the Promoter**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its administrators, successors and assigns)

..... **OF THE FIRST PART**

**AND**

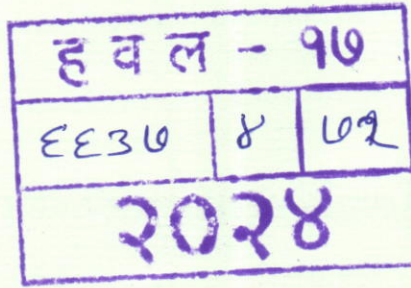
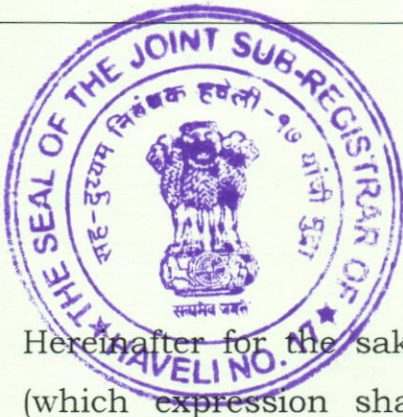
**1) MR. NITIN JAYANT WAGHODE**

Age: 35 Occupation: Service  
PAN: ABHPW2016L Aadhar No.: 2793 8025 5584  
Address: S.No.101/1a, 1 B Plot No. 13, N.H. 6, Behind Ganesh Boarwell,  
Tukaram Nagar, Bhusawal, Jalgaon, Maharashtra-425201.

**2) MISS. GAURI UDAY LAD (BEFORE MARRIAGE) ALIAS MRS. GAURI NITIN WAGHODE (AFTER MARRIAGE)**

Age: 27 Occupation: Service  
PAN: ARPPL1095C Aadhar No.: 7719 2466 1477  
Address: Gauri Lad, Navkar Mantra No B, Flat No 803, Floor 8, Block  
Vishal Nagar, Pimple Nilakh, Near Royal NSG Society, Pune City, Aundh,  
Camp, Pune, Maharashtra-411027.





Hereinafter for the sake of convenience referred to as “**the Purchaser/s**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include where (i) in case of individuals his/her/their heirs, executors, administrators and permitted assigns, (ii) in case of partnership firm - the partners from time to time of the said firm, their survivor/s, heirs, executors, administrators and permitted assigns, (iii) in case of Company- its successors, administrators and permitted assigns, and (iv) in case of LLP- the said LLP and its partners from time to time, and the representatives, administrators and successors in interest of the LLP)

..... **OF THE SECOND PART**

**WHEREAS:**

All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of the Real Estate (Regulation and Development) Act 2016 read with 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 and any other the rules and regulations made thereunder and the exercise of such rights and obligations shall be subject to the provisions of the RERA Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this said applications form / allotment letter / sale agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.

- A. All that piece and parcel of nonagricultural land total admeasuring about 22926.00 Square meters comprising of following Survey Number's lands situated at Village Sus, Taluka Mulashi, District Pune, within the limits of Pune Municipal Corporation within the jurisdiction of Sub-Registrar Haveli, Pune.
- Land bearing S.No. 127/1 & 2 Part/A/3 admeasuring about 19.8610 Are
  - Land bearing S.No. 127/1 & 2 Part/A/2 admeasuring about 149.7415 Are
  - Land bearing S.No. 127/1 & 2 Part/A/4 admeasuring about 29.6256 Are



iv. Land bearing S.No. 87 Part/128 Part/A/1 admeasuring about 30.0319 Are

**Totaling 229.26 Are**

bounded as follows:

- On or towards the East: By S. No. 127/2P  
On or towards the South: By 127/1P Hissa No. 4 & 5  
On or towards the West: Village Road  
On or towards the North: Proposed RP road.

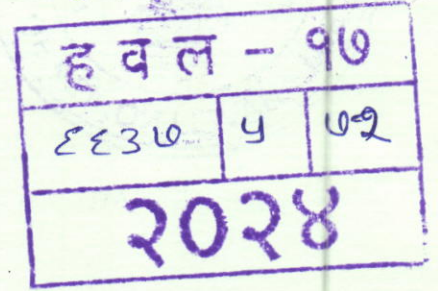
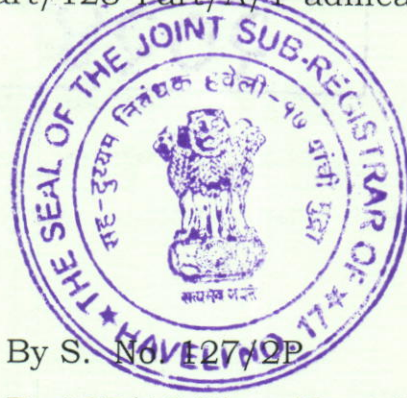
(hereinafter referred to as the **“Said Land / Project Land”**), which is more particularly described in the Schedule-I given hereunder is owned by the Owner/Promoter herein.

B. The original Survey Numbers and areas of the said project land were as follows:

a. All that piece and parcel of the Land bearing Survey No. 127, Hissa No.1 area admeasuring 00 Hector 79 Ares and 00 Hectares 23.33 Ares i.e. totally area admeasuring 01 Hectares 5.33 Ares (comprised in the larger portion of land bearing Survey No. 127/1 area admeasuring 01 Hectares 70 Ares), Situate at Village Sus, Taluka Haveli, District, Pune, within the limits of Zilha Parishad Pune.

b. All that piece and parcel of the Land bearing Survey No. 127, Hissa No.2B area admeasuring 00 Hector 91.5 Ares (comprised in the larger portion of land bearing Survey No. 127/2B area admeasuring 00 Hectares 98.5 Ares), Situate at Village Sus, Taluka Haveli, Dist. Pune, within the limits of Zilha Parishad Pune.

c. All that piece and parcel of the land bearing Plot No. 21 area admeasuring 345 Sq. Mtrs. of Survey No. 87/1A of Village Sus, Taluka Mulshi, Dist. Pune, within the limits of Zilha Parishad Pune.







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d. All that piece and parcel of the land bearing Plot No. 22 area admeasuring 300 Sq. Mtrs. of Survey No. 87/1A of Village Sus, Taluka Mulshi, Dist. Pune, within the limits of Zilha Parishad Pune.

e. All that piece and parcel of the land bearing Plot No. 54+55A area admeasuring about 00 Hector 4.36 Ares i.e., 436.80 Sq. Mtr. out of total area admeasuring 02 Hectare 45 Ares and Pot Kharaba 00 Hectare 67 Ares i.e., total area admeasuring 03 Hectare 12 Ares, out of Survey No. 128 of village Sus, Taluka Haveli, Dist. Pune, within the limits of Zilla Parishad Pune.

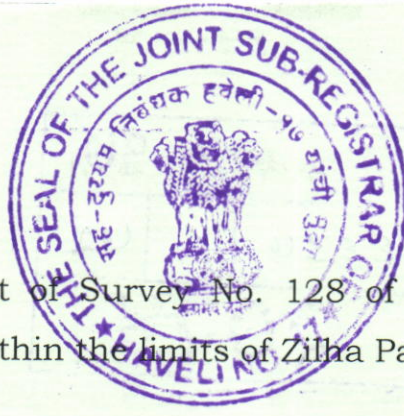
f. All that piece and parcel of the land bearing Plot No. 55B+56A area admeasuring 00 Hector 4.35 Ares i.e., 435.40 Sq. Mtr. out of total area admeasuring 02 Hectare 45 Ares and Pot Kharaba 00 Hectare 67 Ares i.e. total area admeasuring 03 Hectare 12 Ares, out of Survey No. 128 of village Sus, Taluka Haveli, Dist. Pune, within the limits of Zilha Parishad Pune.

g. All that piece and parcel of the land bearing Plot No. 56B+57 area admeasuring 00 Hector 4.34 Ares i.e., 434.10 Sq. Mtr. out of total area admeasuring 02 Hectare 45 Ares and Pot Kharaba 00 Hectare 67 Ares i.e. total area admeasuring 03 Hectare 12 Ares, out of Survey No. 128 of village Sus, Taluka Haveli, Dist. Pune, within the limits of Zilha Parishad Pune.

h. All that piece and parcel of the land bearing Plot No. 58 area admeasuring 00 Hector 3.24 Ares i.e., 324.53 Sq. Mtrs. out of total area admeasuring 02 Hectare 45 Ares and Pot Kharaba 00 Hectare 67 Ares i.e. total area admeasuring 03 Hectare 12 Ares, out of Survey No. 128 of village Sus, Taluka Haveli, Dist. Pune, within the limits of Zilha Parishad Pune.

i. All that piece and parcel of the land bearing Plot No. 59 area admeasuring 00 Hector 3.76 Ares i.e. 376.85 Sq. Mtr. i.e. 4055 Sq. Ft. out of total area admeasuring 02 Hectare 45 Ares and Pot Kharaba 00 Hectare 67 Ares i.e. total area admeasuring 03





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Hectare 12 Ares, out of Survey No. 128 of village Sus, Taluka Haveli, Dist. Pune, within the limits of Zilha Parishad Pune.

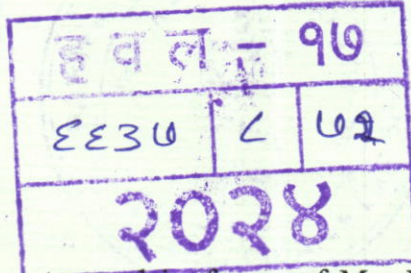
j. All that piece and parcel of the land bearing Plot No. 60 area admeasuring 00 Hectare 2.68 Ares i.e. 268.58 Sq. Mtr. i.e. 2890 Sq. Ft. out of total area admeasuring 02 Hectare 45 Ares and Pot Kharaba 00 Hectare 67 Ares i.e. total area admeasuring 03 Hectare 12 Ares, out of Survey No. 128 of village Sus. Taluka Haveli, Dist. Pune, within the limits of Zilha Parishad Pune.

k. All that piece and parcel of the land bearing Plot No. 61 area admeasuring 00 Hectare 3.25 Ares i.e. 325.27 Sq. Mtr. i.e. 3500 Sq. Ft. out of total area admeasuring 02 Hectare 45 Ares and Pot Kharaba 00 Hectare 67 Ares i.e. total area admeasuring 03 Hectare 12 Ares, out of Survey No. 128 of village Sus. Taluka Haveli, Dist. Pune.

C. By virtue of Sale Deed dated 24/12/2014 registered in the office of Sub Registrar Haveli No.15 at Sr. No. 9545/2014 Mr. Sachin Ratikant Gengaje, Mr. Rajan Kantial Gengaje and Smt. Hirkani Kantilal Gengaje sold transferred and Conveyed land bearing Plot no. 21 area admeasuring 345 Sq. Mtrs. and land bearing Plot no. 22 area admeasuring 300 Sq. Mtrs. of Survey no. 87/1A to and in favour Mr. Vijay Tukaram Raundal, and the name of the purchaser got recorded on the 7/12 extract as the owner thereof vide Mutation Entry no. 8657.

D. By virtue of Sale Deed dated 20/10/2008, Pravara Medical Trust through its authorized signatory Mr. Manoj Madhavrao Narawade executed Sale Deed dated 26/05/2011 and thereby sold, transferred and conveyed the 1) Land area admeasuring 01 Hectares 2.33 Ares i.e. 10233 Sq. Mtr. out of total area admeasuring 01 Hectares 70 Ares out of bearing Survey No. 127/1 of Village Sus, Taluka Mulshi, District Pune and 2) area admeasuring 00 Hectares 91.50 Ares i.e. 9150 Sq. Mtr. out of total area admeasuring 00 Hectares 98.50 Ares out of Survey No. 127/2B i.e total area admeasuring 01 Hectares 93.83 Ares i.e. 19383 Sq. Mtr. out of Survey No. 127/1 and 127/2B of village Sus





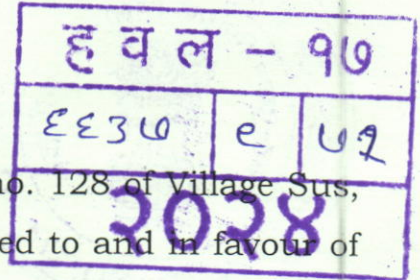
Tal Mulshi, Dist. Pune to and in favor of Mr. Vijay Tukaram Raundal for the total consideration amount of Rs. 9,21,00,000=00. The said Sale Deed registered in the office of sub-registrar Haveli No. 19 at Serial No. 5306/2011. Accordingly, name of Mr. Vijay Tukaram Raundal mutated on the 7/12 extract for the said land as owner. It is also seen from mutation entry no. 7309 and

E. By virtue of Sale Deed dated 06/07/2011 Mr. Dattatray Bhagawan Parkhi sold transferred and conveyed the Land bearing Survey No. 127/1 area admeasuring 00 Hectares 03 Ares i.e. 300 Sq. Mtr. out of total area admeasuring 01 Hectares 70 Ares to and in favor of Mr. Vijay Tukaram Raundal. The said Sale Deed is registered in the office of sub-registrar Haveli No. 15 at serial No. 5942/2011 on 07.07.2011. Accordingly, name of Mr. Vijay Tukaram Raundal mutated on the 7/12 extract vide Mutation Entry No. 7362.

F. As such Mr. Vijay Tukaram Raundal became absolute owner of the Survey No. 127/1 area admeasuring 01 Hectares 2.33 Ares i.e., 10233 Sq. Mtrs. (land purchased from Pravara Medical Trust) and land area admeasuring 00 Hectares 03 Ares i.e. 300 Sq. Mtrs. (land purchased from Mr. Dattatraya Parkhi) total land area admeasuring 01 Hectare 05.33 Are out of land area admeasuring 01 Hectare 58 Are plus pot kharaba 01 Hectare 70 Are of Survey no. 127 Hissa no. 1 of village Sus, Taluka Mulshi, District Pune.

G. Thereafter, by virtue of Sale Deed dated 28/03/2014 Mr. Aniket Avinash Bhagwat, Mrs. Vijayshree Aviansh Bhagwat, Mr. Amitabh Avinash Bhagwat as owner of the plot no. 54+55A area admeasuring 00 Hectare 4.36 Are i.e. 436.80 Sq. Mtrs, and Plot no. 55B+56A area admeasuring 00 Hectare 4.35 Are i.e. 435.40 Sq. Mtrs, Mr. Aanad Bhikaji Patwardhan for plot no. 56B+57 area admeasuring 00 Hectare 4.34 Are i.e. 434.10 Sq. Mtrs, Smt. Jayashreee Yashwant Bapat, Mr. Rajendra Yashwant Bapat and Mr. Virendra Yashwant Bapat for plot no. 58 area admeasuring 00 Hectare 3.24 Are i.e. 324.53 Sq. Mtrs out of the total land area admeasuring 02 Hectare 45 Are plus potkharaba 00 Hectare 67 Are total land area admeasuring 16.29 Are i.e. 1630.80 Sq. Mtrs out





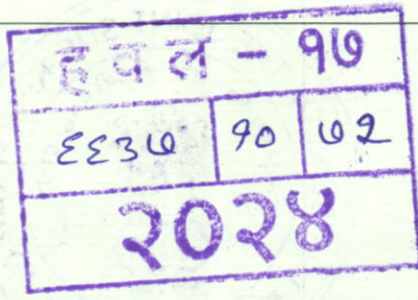
of the total land 03 Hectare 22 Are out of Survey no. 128 of Village Sus, Taluka Mulshi, District Pune executed the Sale Deed to and in favour of the Mr. Vijay Tukaram Raundal and transferred, conveyed the said land for the consideration amount of Rs. 1,28,30,500=00. The said Sale Deed is duly registered in the office of the Sub Registrar Haveli no. 15 at serial no. 2275/2014 on 28/03/2014.

H. Thereafter, by virtue of Sale Deed dated 22/05/2014 Mr. Somanath Pandurang Kate and Mr. Vishal Bachuram Kate as owners of the plot no. 59 area admeasuring 00 Hectare 3.76 Are i.e. 376.85 Sq. Mtrs. i.e. 4055 Sq. ft. and plot no. 60 area admeasuring 00 Hectare 2.68 Are i.e. 268.58 Sq. Mtrs i.e. 2890 Sq. ft out of the total land area admeasuring 02 Hectare 45 Are plus potkharaba 00 Hectare 67 Are total land area admeasuring 03 Hectare 12 Are out of Survey No.128 of village Sus, Taluka Mulshi, District Pune executed the Sale Deed to and in favour of the Mr. Vijay Tukaram Raundal and transferred, conveyed the said land for the consideration amount of Rs. 62,50,500=00. The said Sale Deed is duly registered in the office of the Sub Registrar Haveli No. 15 at serial No.3617/2014 on 22/05/2014.

I. It is seen from the Sale Deed dated 10/04/2015 that Mrs. Jayashree Anil Bhadekar and Mr. Anil Vasant Bhadekar as owner of the land bearing plot no. 61 area admeasuring 00 Hectare 3.25 Are i.e. 325.27 Sq. Mtrs i.e. 3500 Sq. ft out of the total land area admeasuring 02 Hectare 45 Are plus potkharaba 00 Hectare 67 Are total land area admeasuring 03 Hectare 12 Are out of Survey No. 128 of Village Sus, Taluka Mulshi, District Pune executed the Sale Deed dated 10/04/2015 to and in favour of Mr. Vijay Tukaram Raundal and transferred, conveyed the said land for the consideration of two flats of salable area admeasuring 902 Sq. ft. each in the proposed scheme constructed upon the said land. The said Sale Deed is duly registered in the office of the Sub Registrar Haveli no. 15 at serial no. 3720/2015 on same day.

J. The said owners also executed Power of Attorney dated 10/04/2015 and appointed Promoter i.e. Mr. Vijay Tukaram Raundal as power of attorney holder and given various powers relating to the said land. The said Power of Attorney is duly registered in the office of the Sub Registrar Haveli no.





15 at serial no. 3721/2015 on the same day.

K. As such, Mr. Vijay Tukaram Raundal became absolute owner of the land bearing plot no. 59 of the Private layout area admeasuring 00 Hectare 3.76 Are i.e., 376.85 Sq. Mtrs. i.e. 4055 Sq. Ft. and plot no. 60 of the private layout area admeasuring 00 Hectare 2.68 Are i.e. 268.58 Sq. Mtrs. i.e. 2890 Sq. Ft. (land purchased from Mr. Somanath Pandurang Kate and Mr. Vishal Bachuram Kate) and plot no. 61 of the private layout area admeasuring 00 Hectare 3.25 Are i.e. 325.27 Sq. Mtrs i.e. 3500 Sq. Ft. (land purchased from Mrs. Jayashree Anil Bhadekar and Mr. Anil Vasant Bhadekar) total land area 00 Hectare 9.69 Are i.e. 969 Sq. Mtrs out of total land area admeasuring 02 Hectare 45 Are plus potkharaba 00 Hectare 67 Are total land area admeasuring 03 Hectare 12 Are out of Survey No.128 of village Sus, Taluka Mulshi, District Pune.

L. The Promoter has decided to develop a Project named '**Teerth Avila**' (herein after referred to as '**the said project**') on the Project land and construct Building/s comprising of Residential Flats/Units, Shops/Offices, Showrooms and/or other such units as may be permissible, to be sold on ownership basis or otherwise, as it may in its absolute discretion deem fit. Accordingly, the Promoter prepared, submitted and got sanction to the building plans and specifications of the proposed building/s to be constructed on the said land/property from the Pune Metropolitan Region Development Authority, Pune under Commencement Certificate No.DP/BMU/Mouje Sus/Ta Mulashi/ Gat Na.127 & other/File no. /549/18-19 dated 17-11-2018 and revised sanction issued by Deputy Metropolitan Planner, Pune Metropolitan Region Development Authority, Pune vide Commencement Certificate No.DP/BMU/ File no.1491/18-19/Mouje Sus/Ta Mulashi/ Gat Na.127 & other dated 03-11-2021 and further revised sanction is issued by Deputy Metropolitan Planner, Pune Metropolitan Region Development Authority, Pune vide Development Permission and Commencement Certificate No.DP/BMU/Mouje Sus/S.No.127/1 & others/ Pra.kra. no.1169/22-23/1213 under the various terms and conditions at stated therein.





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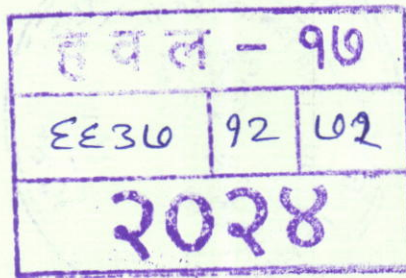
M. Vide order dated 25-09-2019 Deputy Superintendent Land Records Mulashi (Paud) vide letter dated Ja. Kr. 917/19 Kra/Ka Ja. P./ Sus-19/19 dated 25/09/2019 and Kami Jast Patrak kra. 19/2019 ordered to prepare new 7/12 extract by closing original 7/12 extracts as there were conversion of areas. Effect of the said order was given on 7/12 extract vide M.E. number 10338 and the following 7/12 extracts in respect of the Project land were created in the name of Mr. Vijay Tukaram Raundal, Anil Vasant Bhadekar and Jayashri Anil Bhadekar.

- i. Land bearing S.No. 127/1 & 2 Part/A/3 admeasuring about 19.861 Are
- ii. Land bearing S.No. 127/1 & 2 Part/A/2 admeasuring about 149.741 Are
- iii. Land bearing S.No. 127/1 & 2 Part/A/4 admeasuring about 29.6256 Are
- iv. Land bearing S.No. 87 Part/128 Part/A/1 admeasuring about 30.319 Are

N. Through the circumstances, the Promoter became absolute owner of the project land and is absolutely entitled to develop, construct, sell and allot the residential flats/units, shops/offices, garages, showrooms and/or other units as may be permissible constructed/to be constructed on the said land and/or/also the basements/garages/terraces/allot parking spaces and any other areas, spaces or structures constructed/to be constructed on the said land (except the units agreed to be allotted to the land owners) to the various prospective purchasers thereof, and to enter into agreements with such prospective purchasers of the Flats/Offices/Units, to allot, sell, lease, grant on leave and license basis, or otherwise alienate or transfer the same in whatsoever manner, along with the use of the common and restricted areas and facilities, that are provided/ intended to be provided in the said project such as parking spaces, open spaces etc. and to receive the consideration therefore, and to appropriate the amounts so received to the Promoter's own benefit.

O. The Promoter has appointed **SANS Architect (Mr. Amit R Ekambe)** Architect/s registered with the council of Architects at registration number CA/2010, 50662, and has also appointed **JRCC (Mr. Suhas Joshi)** as Structural Engineer for the preparation of the structural





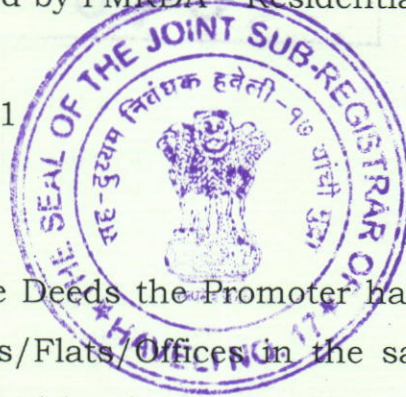
design and drawing/s of the building/s and the Promoter agrees to accept the professional supervision of the Architects and the Structural Engineers till the completion of the building/s. The Promoter herein has reserved the rights to change the Architects and the Structural Engineers as and when required during or before the completion of the development of the Project.

- P. Further the State Level Environment Impact Assessment Authority vide its letter dated October 13, 2021 considered the proposal in its 121<sup>th</sup> meeting and decided to accord environmental clearance for the proposed Residential cum Commercial Project Teerth Avila at Survey no.127/1 part, 127/2B part, 128part, 87/1A/21. 87/1A/22 Village-Sus, Taluka Mulashi, District Pune on a plot area admeasuring 22,926 square meters for total built up area 61,504.09 square meters in favour of Promoter under the provision of Environment Impact Assessment Notification, 2006 subject to implementation of the terms and conditions stated therein.
- Q. The Maharashtra Pollution Control Board vide its Consent letter bearing no. Format1.0/JD/(WPC)/UAN-0000113239/CE-2105001051 dated May 25, 2021 has granted the Consent to Establish for construction of residential project under Red Category to be constructed of residential and commercial project Teerth Avila on the land S Survey no.127/1 part, 127/2B part, 128part, 87/1A/21. 87/1A/22 Village-Sus, Taluka Mulashi, District Pune on total plot area 22,926 square meters for total construction BUA 61504.09 square meters as per Commencement Certificate granted by local body in favour of Promoter.
- R. the Promoter is entitled to construct buildings on the project land in accordance with the recitals hereinabove and is entitled to sale the units in the building/s being constructed/proposed to be constructed;
- S. the Promoter is in possession of the project land.
- T. the Promoter has proposed to construct on the project land:
- Residential buildings i.e. "A", "B", Buildings "C1" and "C2" Wings. A building having 2 level Parking + Seventeen upper floors, B building having 2 level Parking + Seventeen upper floors, C1 and C2 each



building having 1 level parking + fourteen upper Floors as per the building plans sanctioned by PMRDA – Residential Flats: 468

- ii. Total Shops 38
- iii. Total Covered parking 211
- iv. Open Parking 61



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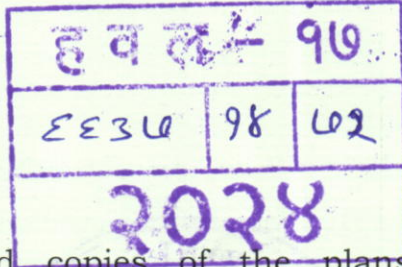
U. By virtue of the Conveyance Deeds the Promoter has sole and exclusive right to sell the Apartments/Flats/Offices in the said building/s to be constructed/being constructed by the Promoter on the project land and to enter into Agreement/s with the Purchaser(s)/s of the Apartments/Flats/Offices to receive the sale consideration in respect thereof;

V. On demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects M/s **SANS Architect and approved by PMRDA** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder; The has purchaser/s has/have himself/themselves or through his/their advocate inspected all documents with respect to the said project and fully satisfied himself/themselves.

W. the authenticated copies of Certificate of Title issued by Advocate Manisha D. Ghiware, Advocate of the Promoter, authenticated copies of 7/12 Extract showing the nature of the title of the Promoter to the project land on which the Apartments/Flats/Offices are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A'** and **'B'**, respectively.

X. The authenticated copies of the latest plans as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure C-1.**





The authenticated copies of the plans and specifications of the Apartments/Flats/Offices agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**.

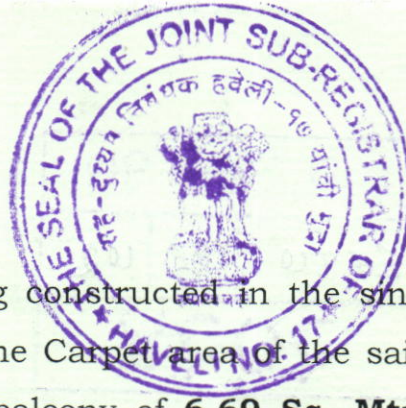
Z. The Developer/Promoter herein has obtained permission/approval for construction of the Building/s the specifications, elevations, sections and of the said building/s on the said land/property from Pune Metropolitan Region Development Authority under CC No. 541/18-19 dated 17-11-2018 and revised plan dated 03.11.2021 have been annexed and marked as **Annexure G**. The Promoter has got some of the approvals from the concerned local authority(s) to the plans, and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

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

BB. The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans and completed the construction of the said building/s in accordance with the building plans sanctioned by Pune Metropolitan Region Development Authority. Accordingly, the said Pune Metropolitan Region Development Authority also issued Occupancy Certificate bearing no. **1169/22-23/4839** dated **21/09/23** under the terms and conditions as stated therein and a copy of the said Occupancy Certificate dated **21/09/23** have been annexed and marked as **Annexure H**.

CC. The Purchaser has applied to the Promoter for allotment of Flat. No. **1706** on **17<sup>th</sup>** floor in the building/ wing "**B**" (herein after referred to as



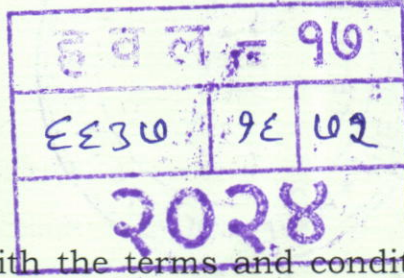


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the said Flat/Shop) being constructed in the single phase of the said Project "**Teerth Avila**", the Carpet area of the said Flat/Shop is **59.46 Sq. Mtrs.** and enclosed balcony of **6.69 Sq. Mtrs.** exclusive attached terrace of **6.22 Sq. Mtrs.**, dry balcony of **3.07 Sq. Mtrs.** "Carpet area" means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Said Flat for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Flat.

- DD. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- EE. Prior to the execution of these presents the Purchaser has voluntarily paid to the Promoter a sum of of **Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only)** being part payment of the consideration of the Flat agreed to be sold by the Promoter to the Purchaser as Advance Payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.
- FF. The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Pune under MAHARERA no **P52100034662**; copy is attached as **Annexure 'F'**.
- GG. Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Purchaser, being in fact these presents and also to register said Agreement under the Registration Act, 1908.





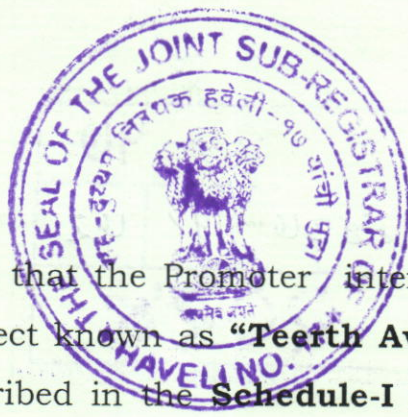
In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchaser hereby agrees to purchase the Flat and the garage/covered parking (if applicable).

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

1. The Promoter shall construct the said building/s consisting of residential flats/ shops/parking and such additional floors as may be permitted by planning authority on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the Flat of the Purchaser except any alteration or addition required by any Government authorities or due to change in law. However, if such variation or revision is not affecting the Flat allotted to the Purchaser, no such consent shall be required.

The Purchaser/s hereby irrevocably grant his/her/it's/their express unconditional consent to the Promoter to carry out such amendments, alterations, modifications, revisions, and/or variations as the promoter deems necessary and also agrees to grant his/her/it's/their unconditional consent as may be required in future. If the Promoter call for specific NOC of the Purchaser and if the Purchaser does not object within 15 days from the date on which the Promoter intimating and seeking such consent, such consent shall be deemed to have been given, and thereafter, the Purchaser will have no right to raise any objection. It is expressly agreed upon and the Purchaser is aware that as a result of changes in the Building Plans, the proportionate undivided share or interest of the Purchaser attached to the said Flat/Unit may proportionately increase or decrease. The Purchaser hereby expressly consents to such changes in the said proportionate undivided share or interest, and hereby expressly authorizes the Developer/Promoter to so increase or decrease the same, and the Purchaser hereby irrevocably agrees to accept the same.





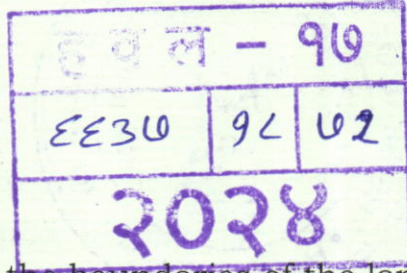
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The Purchaser is aware that the Promoter intends to carry out the development of the project known as "Teerth Avila" in single phase on the said land described in the **Schedule-I** hereunder given, by constructing Building/s comprising of Residential Flats/Units/shops/offices and other permissible Units, areas/open spaces / car parking spaces / terraces / garage/s and also intends to provide certain areas and facilities like attached terraces, parking etc. for the sole and exclusive use of the purchasers of certain specific Units therein, in accordance with the Statutory Approvals granted by the concerned Authorities and which have been seen and approved by the Purchaser, subject to such variations and modifications as the Promoter may consider necessary or as may be required by the concerned Authorities / Government to be made therein or in any of them. The Promoter intends to provide certain areas and facilities in the project for the common use of/by all the Flat/Unit Purchasers, and also intends to keep certain areas and facilities for restricted use and enjoyment of/by the Purchasers of certain specific Units in the said building/s. It is hereby clarified that the other Shop/flat/unit/apartment purchasers shall not be entitled to use the restricted area allotted to any particular Shop/flat/unit/apartment purchaser. It shall be binding on the organization of units/flats/apartment purchasers to confirm the restricted areas allotted to the respective unit purchasers.

The Promoter specifically made aware and given knowledge to the Purchaser that, there are other various land properties adjacent to the Project Land i.e., Survey No. 127/2A, Survey No.127/4, Survey No.127/5, Survey No.127/2A situated at Village sus, Taluka Mulashi and the adjacent owner Mr. Mahesh Rameshlal Merani, Mr. Narayan Gyanchand Merani and Mr. Pintoo Sundar Merani had filed a Special Civil Suit no.1005/2022 before the Hon'ble Court of Civil Judge Senior Division Pune against the Promoter seeking declaration, injunction and compensation with respect to the boundaries dispute of the properties owned by them and Promoter.

Subsequently, the Promoter begin defendant in the said civil suit and Mr. Mahesh Rameshlal Merani, Mr. Narayan Gyanchand Merani and Mr. Pintoo Sundar Merani begin plaintiffs in the said civil suit, mutually discussed the various issues of mutual concern and settled





and finalized the boundaries of the land owned by them and arrived at the amicable settlement out of court and accordingly filed a Joint Compromise Pursis at Exh.22 in the Said civil Suit on September 21, 2022 recording their consent terms, whereby the boundaries of the land owned by Mr. Merani and the Promoter are finalised and confirmed by them mutually and both have too confirmed the land area as per 7/12 extract and the land under physical possession. Accordingly, Hon'ble Court has passed the Compromise Decree on September 21, 2022.

It is further clarified by the Promoters that, in view of the above compromised taken placed between Mr. Merani and the Promoter, the Promoter has given the permanent rights of the ingress and egress access to 12-Meter-wide road to Mr. Mahesh Rameshlal Merani & others from the 24 Meter Proposed RP Road and the shall have absolute right to use the same. The adjacent owner Mr. Mahesh Rameshlal Merani & others shall use the said road for their ingress and egress for entering into their own property

It is further clarified by the Promoters that, the purchaser and the Society/ Condominium/ Apartment/Company etc. of the unit holder/purchasers, shall not have any claim/rights to obstruct and denied the access to the adjacent owner Mr. Mahesh Rameshlal Merani & others as agreed as per compromised decree and the same is agreed by the Purchaser. It is further clarified that the Promoter shall add such clause protecting the right of access of Mr. Mahesh Rameshlal Merani, Mr. Narayan Gyanchand Merani and Mr. Pintoo Sundar Merani to use the said road in the conveyance deed to be executed by the Promoter in favour of the Society/ Condominium/ Apartment/ Company etc. of the unit holder/purchasers."

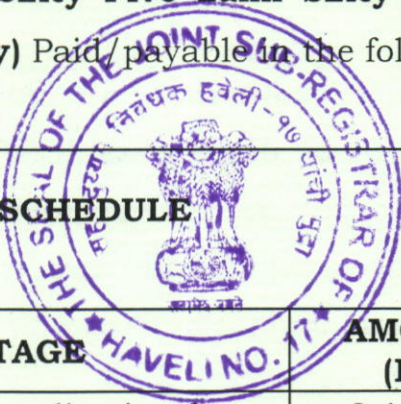
- 1.(a) The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser **Flat 1706** on **17<sup>th</sup> floor** in the "**B**" **building** in the said project and Carpet area of the said Flat is **59.46 Sq. Mtrs.** and Enclosed Balcony area **6.69 Sq. Mtrs.** exclusive attached terrace of **6.22 Sq. Mtrs.** Dry balcony area **3.07 Sq. Mtrs.** (hereinafter referred to as "The Said Flat") as shown in the Floor plan thereof hereto and described in Schedule II, together for the total consideration of **Rs.65,60,748/- (Rupees Sixty Five Lakh**



**Sixty Thousand Seven Hundred Forty Eight Only**) including the proportionate price of the common areas and facilities appurtenant to the premises. The nature extent and description of the common areas and facilities which are more particularly described in the schedule III annexed herewith under the terms and conditions mentioned hereunder.

1. (b) The total Agreed consideration of the flat/shop space is **Rs.65,60,748/- (Rupees Sixty Five Lakh Sixty Thousand Seven Hundred Forty Eight Only)** Paid/payable in the following manner

<b>PAYMENT SCHEDULE</b>		
NO	WORKING STAGE	AMOUNT (Rs.)
1	As advance payment /application fee.	2,10,000
2	Own Contribution before registration	3,85,141
3	Within 8 days after the registration	59,00,000
4	TDS as per government norms Income Tax Act 1961	65,607
<b>TOTAL</b>		<b>65,60,748</b>



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- 1(c) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of, Value Added Tax, Service Tax, GST, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat. Stamp duty and registration shall also be separately/additionally born and paid by the Allottee/Purchaser on demand by the Promoter.

- 1(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of any 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 Purchaser for increase in charges, cost, or levies imposed by the competent authorities etc.,





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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 Purchaser, which shall only be applicable on subsequent payments. The Purchaser shall be liable to pay such escalated amounts within 15 days from the receipt of demand letter as mentioned hereinabove.

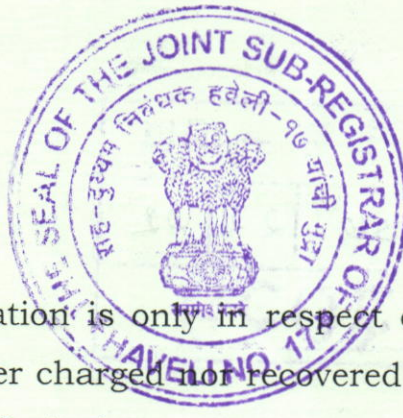
1(e) The Purchaser authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchaser undertakes not to object/demand/direct the Promoter to adjust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

1(f) on a written demand being made by the Promoter upon he Allottee/s with respect to a payment amount ( whether Sale Consideration or any other amount payable in terms of this Agreement), the Allottee/s shall pay such amount to the promoter, within 7(seven) days of the Promoter's said written Demand, without any delay, demur or default.

1(g) If the Allottee/s enters into any loan/financing arrangements with any bank/financial institution, such bank/financial institution shall be required to disburse/pay all such amounts due and payable to the Promoter under this agreement, in the same manner detailed in this clause (which will not absolve Allottee/s of his/her/its/their responsibilities under this Agreement.)

1(h) The Promoter shall be entitled to securities the Sale Price and other amounts payable by the allottee/s under this Agreement (or any part thereof), in the manner permissible under Rera, in favour of any including banks/financial institutions and shall also be entitled to transfer and assign to any person the right to directly receive the Sale Consideration and other amounts payable by the Allottee/s under this agreement or any part thereof. Upon receipt of such intimation from the Promoter, the Allottee/s shall be required to make payment of the sale consideration and other amounts payable in accordance with this Agreement, in the manner as intimated.





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1(i) The sale Consideration is only in respect of the said Premises. The Promoter has neither charged nor recovered any price for the said car Parking space/s, limited common area and the common areas facilities and amenities ( except as specified in this Agreement).

1(j). The Allottee/s shall deduct tax at source ("TDS") from each installment or at once of the sale Consideration as required under the Income Tax Act,1961 and shall provide the promoter with challans/receipt evidencing deposit of such TDS with the Government, within 15 days of receipt of Challan/Receipts.

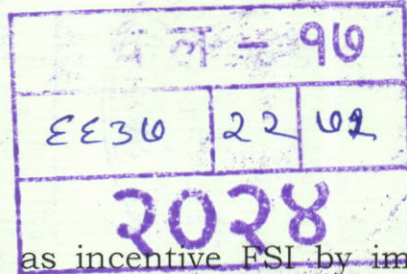
2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat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

2.2 Time is essence for the Promoter as well as the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 herein above. ("**Payment Plan**").

**2. FSI, TDR and development potentiality with respect to the said building on the said land:**

The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 21298.38 square meters only and planned to utilize additional Floor Space Index of 10591.63 square meters by availing of FSI available on payment of premiums or





FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the total Floor Space Index of 31890.01 Sq. Meters as proposed to be utilized by him on the project land in the said Project and Purchaser has agreed to purchase the said Flat based on the proposed construction and sale of offices/shops/flats/Apartments/Flats/showrooms to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

- 3.1. It is further agreed by and between the parties that if the project land is amalgamated with the adjoining land the project land shall stand corrected and amended accordingly the Purchaser shall not take any objection for the same, in that case the Promoter shall be entitled to utilize additional FSI/Paid FSI and/or TDR as may be permissible to utilize in the project and construct additional units and/or floor and/or buildings and the Promoter shall be absolutely entitled to deal with and dispose of such additionally constructed areas at its sole discretion.
- 3.2 It is hereby further declared that the Promoters have reserved rights for putting the hoardings, illumination etc. on the compound wall and buildings of the entire complex and for the said purpose the Purchaser has no objection. The Purchaser agrees and undertakes to not to raise any objection at any time in future for the said hoardings, illumination etc. The Promoters shall also be entitled to use of the said area of hoarding, illumination etc. as a separate premises and/allot it to the prospective purchaser.
- 3.3 In the event of F.S.I./Floating FSI availability being increased as a result of which the Promoter being permitted to develop any additional F.S.I./floating F.S.I., or as a result of any favourable Notification or relaxation of rules by the Government or relevant Authority and/or building regulations or otherwise from time to time or at any time



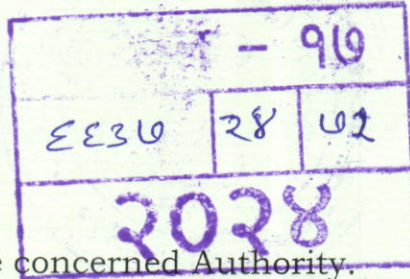


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hereafter, or in case the Promoter additionally acquires any adjoining lands or land/property /FSI/TDR for development and chooses to construct the same on the said land/project, then the Promoter shall alone be entitled to claim the benefit of such additional F.S.I. /Floating FSI/TDR and to utilize the same for the purpose of development and constructing additional Flats/Units/Floors/buildings on the said land/property and/or on any adjacent lands as may be permissible. The Promoter shall be entitled to deal with and dispose off such additionally constructed FSI/ Flats/Units/ floors/buildings in any manner as the Promoter may deem fit. Also, if at any time, Transferable Development Rights (TDR) is available to the Promoter as per the relevant building regulations or Government Notifications/Circulars, then same shall always be the sole property of the Promoter (subject to terms and conditions of the Development Agreement) who will alone be entitled to deal with the same or to claim the benefits thereof in such manner as the Promoter may choose, and the Purchaser hereby consents to the same. The Purchaser shall not be entitled to any rebate and/or concession in the price in respect of his/her/its Unit on account of the construction of any additional FSI /Flats/Units/floors/Building/s and/or changes or alterations and additions made in the building/s on the said land/property or in the project by the Promoter as aforesaid. The Society /Limited Company /The Association of Apartment/ Units/ Flats/ Shops/Offices/Showrooms Owners/any other association as may be formed shall be bound to admit all such Purchasers of such additionally constructed Units as its members, subject to its rules and regulations as are applicable to its then existing members being observed and abided.

3.4 The Purchaser hereby authorizes and allows the Promoter to change the position and location of the various utilities, service lines, open spaces, amenities, common or restricted areas etc that are provided in the Building Plans, from time to time, as per the requirements of the Municipal / Local / Town Planning Authority. The Purchaser will not take any objection for the changes on grounds of inconvenience, annoyance, safety and hazard or for any other reason. The Purchaser agrees to give his unconditional consent and no objection for the same





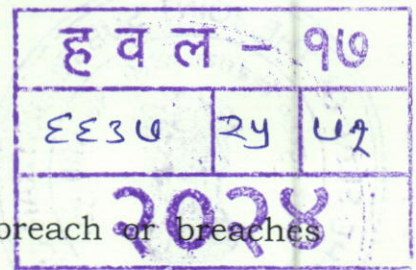
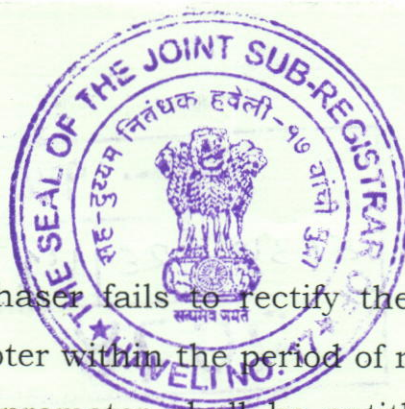
if required by the concerned Authority.

3.5 The Promoter shall have the right to change internal / external layout, height of building/s and shall have the sole discretion of utilizing the amenity space (if available) in any manner it may deem appropriate. Spaces earmarked for Buildings/other areas in proposed developments are subject to revision at the sole discretion of the Promoter. The amenity spaces may be suitably developed, dealt with and disposed off by the Promoter in any manner as it may deem fit, for such authorized purposes as may be permissible and approved by the Planning Authority and as per D.C. Rules, and the Purchaser consents and shall have no objection for the same.

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

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing defaults of payment of installments, the Promoter shall at its own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Purchaser, by Registered Post AD at the address provided by the Purchaser and mail at the e-mail address provided by the Purchaser, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the

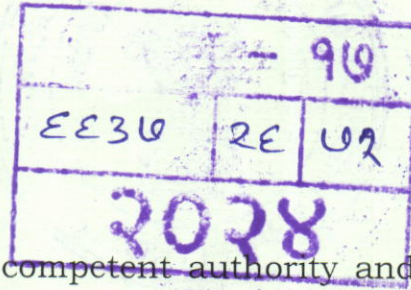




Agreement. If the Purchaser fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser subject to deduction of amount equivalent to 5 % of the agreed consideration value and other charges payable to the promoter including any other deductible amounts, within a period of 30 days of the termination.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the said Flat as are set out in **Annexure 'E'**, annexed hereto.
6. The Promoter shall give possession of the said Flat to the Purchaser on or before 31-12-2024. If the Promoter fails or neglects to give possession of the said Flat to the Purchaser on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of –
  - (i) war, civil commotion or act of God, any event which unforeseeable and outside the control including but not limited to epidemic, "pandemic," "outbreak of disease" and lockdown and any restrictions put by the government.
  - (ii) any notice, order, rule, stay, notification of the Government and/or other public or competent authority/court/statutory authorities.
  - (iii) delay in making payment by the Purchasers in the project.
  - (iv) any legislation, notice, order, notification, rules, regulations or bye laws or orders of Court, Government and/or other local or public body





or authority or competent authority and/or any other cause beyond the control of the Promoter.

(v) delay in issuance of any permissions, sanctions, approvals, NOCs etc. and/or any extension(s) thereof by the concerned authority or authorities despite diligent efforts by the Promoter.

(vi) any other reason that may be deemed reasonable by the Authority.

**7.1 Procedure for taking possession:** The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchaser as per the agreement shall offer in writing the possession of the flat/Office, to the Purchaser in terms of this Agreement.

The Allottees/agrees to pay the maintenance charges determined by the Promoter or the Society, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee/s in writing within 15 days of receiving the Occupancy Certificate of the Real Estate Project.

**7.2** The Purchaser shall take possession of the Flat within 15 days of the written notice from the promotor to the Purchaser intimating that the said Flat is ready for use and occupancy:

**7.3** Failure of Purchaser to take Possession of flats: Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchaser shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat to the Purchaser. In case the Purchaser fails to take possession within the time provided in clause 7.1 such Purchaser shall continue to be liable to pay maintenance charges as applicable and the Purchaser/s shall in addition to the above, **pay to the Promoter holding charges at the rate of Rs. 10 /- (Rupees TEN only)** per month per square feet of the Total Area of the said Flat/Premises (**"Holding Charges"**) and applicable maintenance charges towards upkeep and maintenance of the common areas and facilities and common facilities (if any) for the period of such delay, MSEDCL charges, Property Taxes and all other applicable charges etc. from the date of intimation of Possession. During the period of said





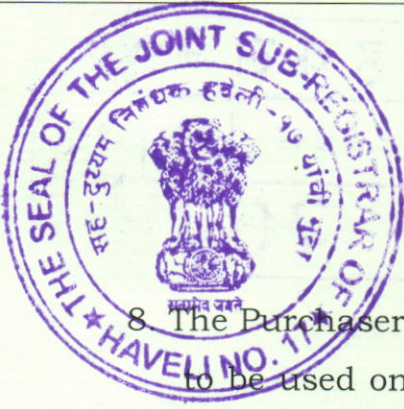
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delay the said Flat/Premises shall remain locked and shall continue to be in possession of the Promoter but at the sole risk, responsibility and cost of the Purchaser in relation to its deterioration in physical condition. The Purchaser does hereby agree and undertake to execute all the required indemnities, undertakings, NOCs as may be required by the Promoter, including NOCs required for the purpose of getting revised plans in respect of the said project and/or any phase thereof sanctioned.

7.4 If within a period of five years from the date of handing over the Flat to the Purchaser, the Purchaser brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flat 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 Purchaser shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. It is clarified that the promoter shall not be liable to any such defects if the same have been caused by reason of the willful default and /or negligence of the allottees/ and/or any other person. It is hereby clarified that the defect liability shall not apply to the brought in materials.

Provided further that the Purchaser shall not carry out any alterations of whatsoever nature in the said Flat/Unit or tamper with any fittings provided therein. In particular, it is agreed that the Purchaser shall not tamper with or make any alteration in any of the fittings, pipes, elevation, water supply connections or any of the erections in the bathrooms as this may result in seepage of water and/or affect the strength of the structure. If any of such works are carried out without the prior written consent of the Promoter, the Purchaser shall not be entitled to claim the warrantee regarding the defect liability, and the alleged defect liability of the Promoter shall automatically stand extinguished.





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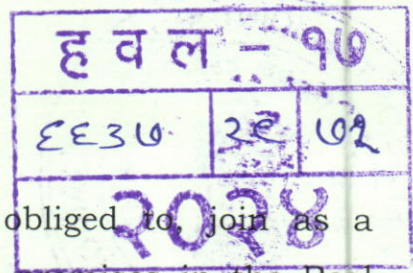
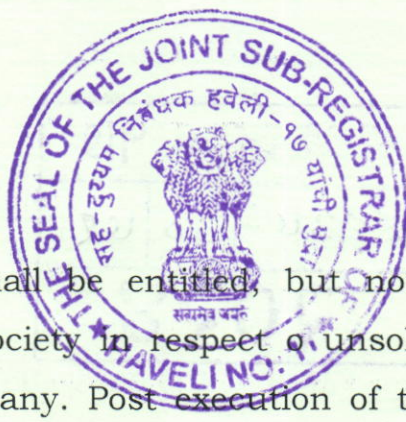
8. The Purchaser shall use the Flat or any part thereof or permit the same to be used only for purpose of residence/Shop only and shall use car parking space, if allotted, only for purpose of keeping or parking car.

8.1 RIGHT TO ALLOT: It is hereby agreed that the Promoter has the exclusive right of allotment/sale of covered parking spaces which are sanctioned by the competent authority as per development rules to one or more person/s of its choice, for his/her/their exclusive use.

9. Formation of the Society:

- (i) The Purchaser along with other Purchaser(s) of Apartment/ offices/ shops/ units/ showrooms in the building shall join in forming and registering the Society/Association under the provisions of the Maharashtra Co-operative housing societies Act, 1960 and the Rules thereunder and in accordance with the Provisions RERA nd RERA rules, in respect of the Real Estate Project in which the Allottees of the Premises in the Real Estate Project alone shall be joined as members (Society).
- (ii) For this purpose, the Allottee/s shall from time to time sign and execute the application for registration and/or membership and all other papers forms, writings and documents necessary for the formation and registration of the Society/Apartment Condominium and for becoming a member, including the byelaws of the proposed Society/Association and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchaser, so as to enable the Promoter to register the common organization of Purchaser. No objection shall be taken by the Purchaser if any, changes or modifications are made in the draft bye-laws, regulations, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies any other authorities, as the case may be, or any other Competent Authority.
- (iii) The name of the society shall be solely decided by the Promoter.
- (iv) The society shall admit all Purchasers/Allotees of flats and premises in the said building as members, in accordance with its bye laws.



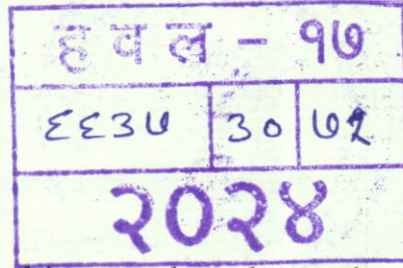


- (v) The Promoter shall be entitled, but not obliged to, join as a member of the society in respect of unsold premises in the Real Estate Project, if any. Post execution of the Society transfer, the promoter shall continue to entitle to be to such unsold premise and to undertake the marketing etc. in respect of such unsold premises. The Promoter shall not be liable or required to bear and/or pay any by way of contribution, outgoings, deposits, transfer fees/charges and/or non - occupancy charges, donation, premium any amount, compensation whatsoever to the society for the sale/allotment or transfer of the unsold premises in the Real Estate Project.
- (vi) Post execution of the society Transfer, the Society shall be responsible for the operation and management and/or supervision of the Real Estate Project, and the Allottee/s shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- (vii) The cost, charges, expenses, levies, fees, taxes, duties, including stamp duty and registration charges, with respect to the formation of the society, including in respect of (a) any documents, instruments, papers and writings, (b) professional fees charged by the Advocates & solicitors engaged by the promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Society and the members/intended members including the Allottee/s, as the case may be, and the promoter shall not be liable towards the same.

**10. Transfer to the Society:**

The Promoter shall, within Three months of completion of development of the said building as per the plan and obtaining final completion certificate and on sale of all the units therein, cause to be transferred to the society all the right, title and the interest of the Vendor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Flat is situated or submit such building under the provisions of Maharashtra Apartment

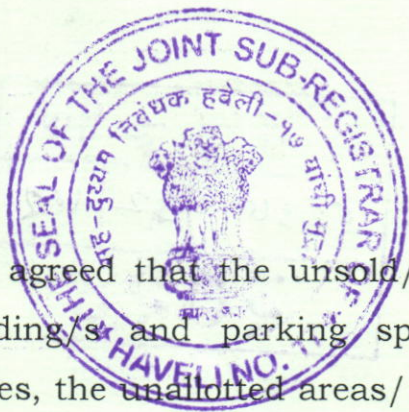




Ownership Act subject to that the entire flats/units have been sold by the promoters

11. Within 15 days after notice in writing is given by the Promoter to the Purchaser that the Flat is ready for use and occupancy, the Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoing in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society is formed and the said structure of the building/s or wings is transferred to it, the Purchaser shall pay to the Promoter such proportionate share of outgoing as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Promoter provisional contribution of Rs.50,000/- (Rupees FIFTY THOUSAND Only). The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the building or wing is executed in favour of the society as aforesaid. On such conveyance being executed for the structure of the building or wing the balance amount, if any, of out of the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter as to the Society.
12. The Purchaser agrees that he /she/ it/they shall be entitled to apply for membership and/or become member of such common organization only upon the instruction and nomination by the Promoter and not otherwise.
13. The Promoter shall by itself or through a third party/agency be entitled to operate, maintain and manage the said project and any common areas facilities and amenities on such terms and conditions as it may deem fit and/or proper.



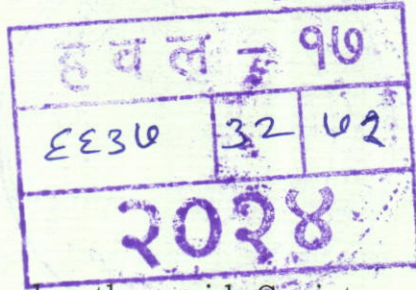
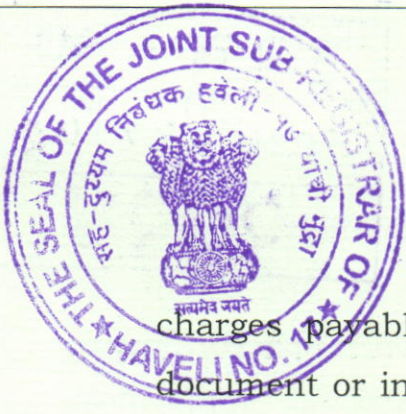


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14. It is hereby expressly agreed that the unsold/unallotted Units, top terraces on the Building/s and parking spaces and/or in the surrounding open spaces, the unallotted areas/ open spaces/amenity spaces and other unsold and reserved or restricted areas and facilities in the project, shall always belong to the Promoter, and the Promoter shall be entitled to deal with and dispose of the same in such manner as it may deem fit, the Purchaser or the association of the Purchaser/ Society/ Condominium shall have no rights to raise an objections. In the event of the Promoter obtaining permission from the concerned Authorities for constructing one or more Units on the top terraces of the Building/s, then the Promoter shall be entitled to sell such Units that may be additionally constructed by it on the top terraces. In the event of the Promoter constructing Unit/s on the top terraces, then the Promoter shall be entitled to sell the concerned Unit/s as penthouses by allotting the exclusive rights of enjoyment and possession of the portions of the terraces adjoining or appurtenant thereto to such Purchaser/s. The Society / Limited Company / Association of Flats/ Shops/ Offices/ Apartment /Units/Showrooms owners to be formed by the purchasers of various Flats/ Units/ Apartments/Flats/Offices/Showrooms as stated herein shall also admit the Purchaser(s) of such additional Units that may be proposed or constructed on the top terraces, as its member(s), and shall confirm the exclusive rights granted to them as regards the said terraces as aforesaid. Provided however that, if any water storage tanks for the said Building/s are constructed on the terraces, or lift machine room, Solar heater panels, or any other common facilities/ amenities are installed or provided on the top terrace/s, then the Promoter shall be entitled to depute its representatives to go to the top terrace/s for a regular maintenance, and for its upkeep, and for carrying out repairs and maintenance of the water tanks/lifts/solar panels and/or such other common facilities/amenities, at all reasonable times and/or during such times as may be suitable to the Purchaser(s) of such Units.

15. At the time of registration of conveyance of the structure of the building or wing of the building, the Purchaser shall pay to the Promoter, the Purchasers' share of stamp duty and registration





charges payable, by the said Society on such conveyance or any document or instrument of transfer in respect of the structure of the said Building /wing of the building.

At the time of registration of conveyance of the project land, the Purchaser shall pay to the Promoter, the Purchaser's' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or instrument of transfer in respect of the said land to be executed in favour of the Apex Body or Federation.

If promoter decides to submit the said project/building under the provisions of Maharashtra Apartment Ownership Act, in that case the Purchaser shall be liable to pay all the expenses for the execution and registration of Deed of Apartment of their respective apartments and Deed of Declaration.

The said project shall always be known as 'Teerth Avila' and the name of the Society/Limited Company/Condominium/Apex Body to be formed shall be as decided by the Promoter and the name of the Society/Limited Company/Condominium/Apex Body to be formed shall always bear the same number. This shall not be changed without the written permission of the Promoter/Developer

#### **16. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**

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

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



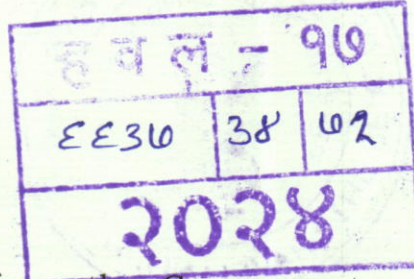


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and shall obtain requisite approvals from time to time to complete the development of the project;

- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Flat which will, in any manner, affect the rights of Purchaser under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Purchaser in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;



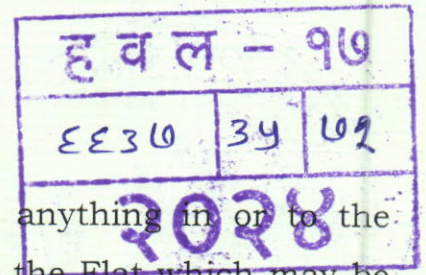


xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

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

- i. To maintain the Flat at the Purchasers own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities and promoter, if required.
- ii. Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- iii. To carry out at his/their own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser

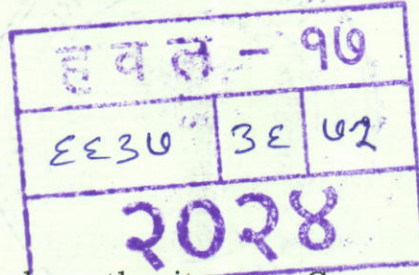




and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser committing any act in contravention of the above provision, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- iv. Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the

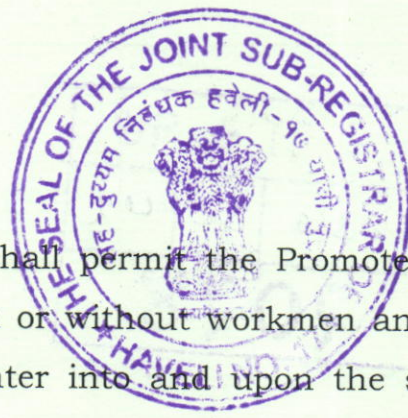




concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.

- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Purchaser for any purposes other than for purpose for which it is sold.
- ix. The Purchaser shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser to the Promoter under this Agreement are fully paid up.
- x. The Purchaser shall observe and perform all the rules and regulations which the Society or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments/Flats Shops/Offices/Units/Showrooms therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the



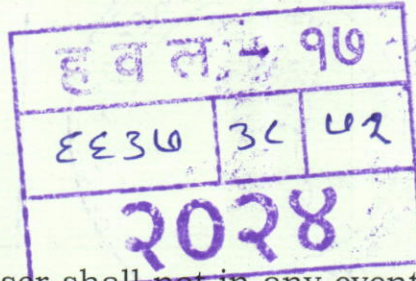


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Purchaser shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

- xii. Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Apex Body or Federation, the 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 project land or any part thereof to view and examine the state and condition thereof.
- xiii. The Purchaser shall keep the front /outside and the rear elevation of the Building in which the said Flat/Unit is situated in the same form/panorama as per the construction made by the Promoter, and shall not at any time alter the said elevation made in any manner whatsoever without obtaining the prior consent of the Promoter in writing.
- xiv. The purchaser shall not affix any fixture or grills on the exterior of the Real Estate Project or any part thereof for the purposes of drying clothes or for any other purpose and not to have any alundry drying outside the said premies. For fixing grills on the inside of the windows, the standard design for the same shall be obtained by the Allottee/s from the Promoter and the Allottee/s undertakes not to fix any grill having a design other than the standard design approved by the promoter. If the Allottee/s has affixed fixtures or grills on the exterior of the said premises for drying clothes or for any other purpose or if the Allottee/s has **AFFIXED A GRILL HAVING DESIGN OTHER THAN THE STANDARD APPROVED DESIGN, THE ALLOTTEE SHALL BE LIBALE TO PAY A SUM OF Rs. 50,000/-**





xv. The Purchaser shall not in any event install or hang any cables, wires, pipes, articles, antennas or appendages outside the parapet walls or on outer elevation of the Flat/Unit or the building, or in the balconies or terraces or in any other areas, as it severely damages the external paint of the building and causes inconveniences to the other Flat/Unit Purchasers.

- xvi. to remain bound by and to observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser as set forth in this Agreement (including in the Recitals hereof). If the Purchaser neglects, omits or fails, to pay to the Promoter and any of the sums/amounts payable under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time specified for the payment thereof, for any reason whatsoever, or if the Purchaser shall in any other way fail to perform or observe any of the covenants and stipulations herein contained or referred, then the Promoter shall be entitled to terminate this Agreement in the manner mentioned elsewhere in this Agreement.
- xvii. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- xviii. The Purchaser is made aware about TEERTH DEVELOPERS has acquired/ will be acquiring some more land bearing survey no.127/2A, survey no.127/3, survey no.127/4 and survey no.127/5, situated at village sus, adjacent to the said Project "TEERTH AVILA" and 24 meter road is shown in the layout sanctioned by Pune Metropolitan Region Development Authority, Pune under Commencement Certificate No.DP/BMU/Mouje Sus/Ta Mulashi/ Gat Na.127 & other/File no. /549/18-19 dated 17-11-2018 and Commencement Certificate No.DP/BMU/



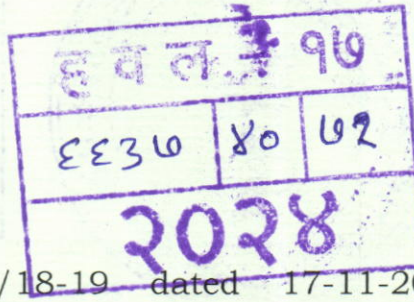


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File no.1491/18-19/Mouje Sus/Ta Mulashi/ Gat Na.127 & other and Development Permission and Commencement Certificate No.DP/BMU/Mouje Sus/S.No.127/1 & others/ Pra.kra. no.1169/22-23/1213. Teerth Developer shall be constructing Phase-2 project on the said newly acquired/to be acquired land and the said 24 feet meter road shown in the layout is the only road and access available to the newly acquired land for ingress and egress. Hence, while constructing the phase-2 project on the newly acquired/to be acquired, the TEERTH DEVELOPERS shall amalgamate newly acquired/to be acquired land with the existing layout sanction under Commencement Certificate No. DP/ BMU/Mouje Sus/Ta Mulashi/ Gat Na.127 & other/File no. /549/18-19 dated 17-11-2018 and Commencement Certificate No.DP/BMU/ File no.1491/18-19/Mouje Sus/Ta Mulashi/ Gat Na.127 & other and Development Permission and Commencement Certificate No.DP/BMU/Mouje Sus/S.No.127/1 & others/ Pra.kra. no.1169/22-23/1213 and shall provide access to the phase-II project from the said 24meter road shown in the sanctioned layout for which the Purchaser shall not raise any objection for whatsoever reason and the purchaser has consent for the same.

- xix. The purchaser has given irrevocable consent to TEERTH DEVELOPERS for amalgamating newly acquired/to be acquired land with the existing layout sanction under Commencement Certificate No.DP/BMU/Mouje Sus/Ta Mulashi/ Gat Na.127 & other/File no. /549/18-19 dated 17-11-2018 and Commencement Certificate No.DP/BMU/ File no.1491/18-19/Mouje Sus/Ta Mulashi/ Gat Na.127 & other and Development Permission and Commencement Certificate No.DP/BMU/Mouje Sus/S.No.127/1 & others/ Pra.kra. no.1169/22-23/1213 and providing free access to the phase-II project from the said 24 meter road shown in the sanctioned layout for ingress and egress from the said 24 meter road shown in the layout sanctioned by Pune Metropolitan Region Development Authority, Pune under Commencement Certificate No.DP/BMU/Mouje Sus/Ta Mulashi/ Gat Na.127 & other/File



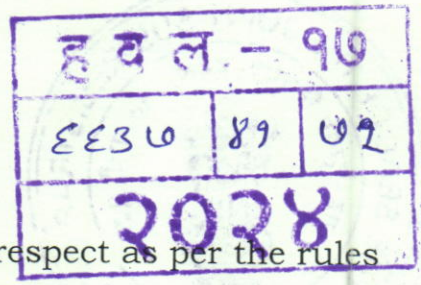


no. 549/18-19 dated 17-11-2018 and Commencement Certificate No.DP/BMU/ File no.1491/18-19/Mouje Sus/Ta Mulashi/ Gat Na.127 & other and Development Permission and Commencement Certificate No.DP/BMU/Mouje Sus/S.No.127/1 & others/ Pra.kra. no.1169/22-23/1213.

18. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat or of the said Plot and Building or any part thereof. The Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned. The Promoter shall be absolutely entitled to lease, let out, allot, sell, alienate, deal with or dispose off or grant in any other mode and manner as may be permissible by law, the open spaces, lobbies, terraces, parking spaces, recreation spaces, hoarding spaces, canopies, remaining portions of the building/s or forming part of the said project, unto and in favour of any person/individual/s or other purchasers/Purchasers, on such terms and conditions as may be stipulated by the Promoter, at its sole discretion and choice, for which the Purchaser hereby grants and shall always deemed to have granted his/ her/its/ their consent.

If any portion of the said land/property is required by the MSEDCL for establishing a sub-station/or installation of Transformer, the Promoter shall execute a Sub-Lease with MSEDCL in this connection as may be required. The Purchaser shall not raise any objection or cause any obstruction towards putting up and construction of such electric sub-station /transformer and allied structures, pipes, boxes for electric meters, and other equipment's and for doing all matters in this connection, and shall extend all co-operation and assistance as





may from time to time be necessary in this respect as per the rules and requirements.

The Promoter shall be executing the works such as lifts/elevators/Inverter Backup for Lifts/firefighting system / plumbing/solar system and drainage system etc as per required/laid down rules, procedures and specifications of local/ Government Authorities. In case of any mishap / accident of any nature after completion of such works, if due to improper maintenance/negligence or on any grounds whatsoever, then the Promoter shall not be held responsible or liable for the same, once the Completion/Occupation certificate/ Departmental Clearance is issued by the concerned Authorities/Department/s.

**19. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:**

After execution of this Agreement, if Promoter creates a charge on the Flat then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Purchaser who has taken or agreed to take such Apartment/Office/Units/Showrooms.

The Promoter shall have the right to mortgage the said land/property to any other Banks or Financial Institutions to raise project finance or Over-Draft Facilities, takeover of the existing loan and the Promoter shall have absolute right to raise loan against the security of the said land/property/project subject to the rights of the Flat/Unit Purchasers in respect of the Flat/Units which may have been agreed to be sold to the respective buyers under their respective Agreements, provided however that the responsibility of loan repayment and discharge of such mortgage shall always be of the Promoter and the rights of the Purchaser to the said Flat/Unit shall not be adversely affected, and in case the Purchaser desires to avail any loan against the said Flat/Unit agreed to be purchased in terms of this Agreement, then the Promoter shall provide the NOC/consent of its Mortgagee Bank/Financial Institution for the said purpose.

**20. BINDING EFFECT:**



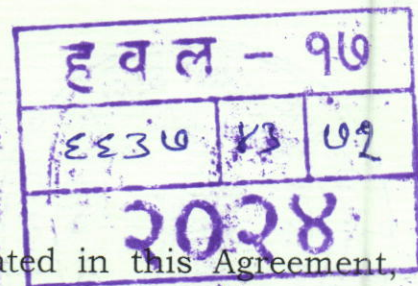
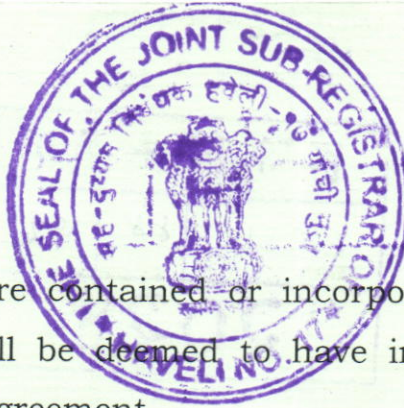


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Forwarding this Agreement to the Purchaser by the Promoter does not create a binding obligation on the part of the Promoter or the Purchaser until, firstly, the Purchaser signs and delivers this Agreement with all the schedules along with the payments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

21. **ENTIRE AGREEMENT:** This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties with regards to the said Office/Apartment/Shop/Flat/showroom, as the case may be. This Agreement (including this clause) contains the whole agreement between the parties in respect of the subject matter of this Agreement. There are no promises or representations, oral or written, express or implied other than those contained in this Agreement. The Purchaser hereby expressly admits, acknowledges and confirms that no terms, conditions, particulars or information whether oral, written or otherwise given or made or represented including those contained/given in any advertisement or brochure by the Promoter and/or its agents to the Purchaser and/or his/her/its/their agents other than such terms, conditions and

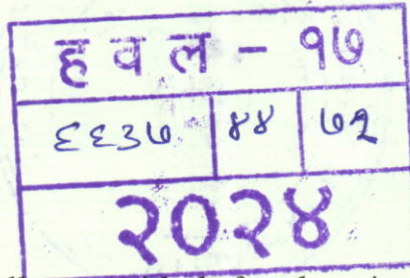




provisions as are contained or incorporated in this Agreement, which only shall be deemed to have induced the Purchaser to enter into this Agreement.

22. **RIGHT TO AMEND** This Agreement may only be amended through written consent of the Parties.
23. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASER/SUBSEQUENT PURCHASERS** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.
24. **SEVERABILITY:** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.
25. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** Wherever in this Agreement it is stipulated that the Purchaser has to make any payment, in common with other Purchaser(s) in Project, the same shall be in proportion to the carpet area of the Flat to the total carpet area of all the units in the Project.
26. **FURTHER ASSURANCES** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and





actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

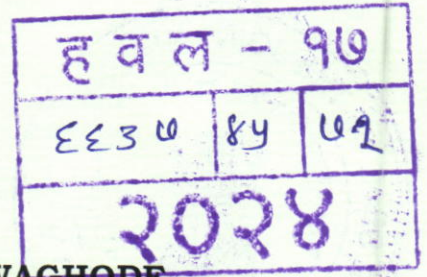
27. **WAIVER:** No forbearance, indulgence or relaxation or inaction by either party at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice the rights of such party to require performance of that provision and any waiver or acquiescence by such Party of any breach of any of the provisions of these presents by the other party shall not be constructed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights of rights and/or position other than as expressly stipulated in these presents.

28. **PLACE OF EXECUTION** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at Pune, after the Agreement is duly executed by the Purchaser and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Pune.

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

30. That all notices to be served on the Purchaser and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:





Name of Purchaser: - 1) **MR. NITIN JAYANT WAGHODE**

2) **MISS GAURI UDAY LAD (BEFORE MARRIAGE) ALIAS MRS. GAURI NITIN WAGHODE (AFTER MARRIAGE)**

Purchaser's Address:- S.No.101/1a, 1 B Plot No. 13, N.H. 6, Behind Ganesh Boarwell, Tukaram Nagar, Bhusawal, Jalgaon, Maharashtra-425201.

Notified Email ID: - [waghodenitin1@gmail.com](mailto:waghodenitin1@gmail.com)

**Promoter:**

**Teerth Developers**

C-708, Teerth Technospace,  
Next to Mercedes Bens Show Room,  
Mumbai Bangalore Highway, Pune

**Notified Email ID:** - [crm@teerthrealities.com](mailto:crm@teerthrealities.com)

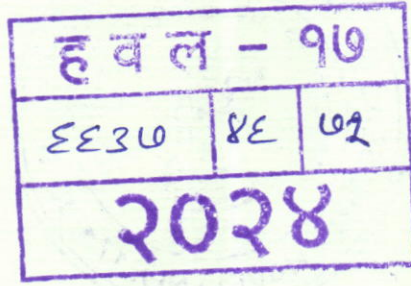
It shall be the duty of the Purchaser and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Purchaser, as the case may be.

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

33. **STAMP DUTY AND REGISTRATION:** The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser.

34. **DISPUTE RESOLUTION:** Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to The Real Estate Regulatory Authority as per the provisions of the Real Estate Regulation and Development) Act, 2016, Rules and Regulations, there under.





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

This agreement shall be subject to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules made

thereunder and/or any other enactment and/or amendment thereof upon application of the aforesaid Act for the Said Property.

36. **STAMP DUTY PAYABLE ON THIS AGREEMENT:**

Necessary Stamp Duty on this Agreement has been paid by the Purchaser as per the provisions of Article 25 r/w Article 5 the Maharashtra Stamp Act, 1958 and benefits under the same shall be available to the Purchaser.

**Agreed Consideration- Rs. 65,60,748**

**Stamp Duty Paid - Rs. 4,59,252**

**Registration Charges Paid - Rs. 30,000**

**SCHEDULE- I ABOVE REFERRED TO**

**(OF THE SAID LAND/PROPERTY ABOVE REFERRED TO)**

All that piece and parcel of nonagricultural land total admeasuring about 22926.00 Sq.Mtrs. comprising of following lands situated at Village Sus, Taluka Mulashi, District Pune, within the limits of Pune Municipal Corporation within the jurisdiction of Sub-Registrar Haveli

- i. Land bearing S.No. 127/1 & 2 Part/A/3 admeasuring about 19.8610  
Are
- ii. Land bearing S.No. 127/1 & 2 Part/A/2 admeasuring about 149.7415  
Are
- iii. Land bearing S.No. 127/1 & 2 Part/A/4 admeasuring about 29.6256  
Are



iv. Land bearing S.No. 87 Part/128 Part/A/1 admeasuring about 30.0319  
Are

bounded as follows:

On or towards the East: By S. No. 127/2P

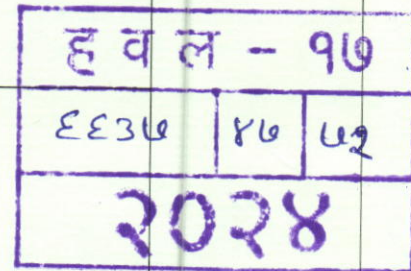
On or towards the South: By 127/1P Hissa No. 4 & 5

On or towards the West: Village Road

On or towards the North: Proposed R P road

**SCHEDULE- II**  
**(OF THE SAID FLAT ABOVE REFERRED TO)**

Name of the Project	<b>Teerth Avila</b>
Location	Survey No. S.No. 127/1 & 2 Part/A/3 and others, Village Sus, Taluka Mulashi, District Pune 411 021.
Unit	Flat Unit <b>B 1706</b>
Unit No. & Floor	Flat /Unit No. <b>1706</b> on the <b>17<sup>th</sup></b> floor in the ' <b>B</b> ' Building/Wing
Carpet Area	<b>59.46</b> sq. mtrs.
Details of	
i. Exclusive attached terrace	6.22 sq. mtrs.
ii. Enclosed balcony	6.69 sq. mtrs.
iii. Dry Balcony	3.07 sq. mtrs.







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Details of the Car  
Parking

No Covered Car Parking

### SCHEDULE III

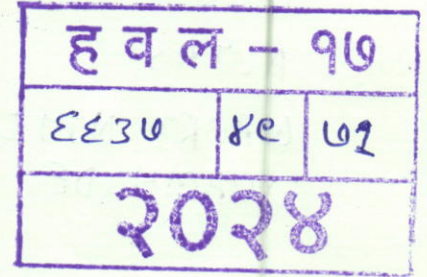
1. Internal Roads and open areas
2. Entrance Lobbies, corridors, Passages, staircases, lifts.
3. Swimming pool, Kid's play area.



IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED

by the within named



**PROMOTER - TEERTH DEVELOPERS**

Through proprietor **VIJAY TUKARAM RAUNDAL,**

Name	Signature	Left Thumb	Photo
<b>VIJAY TUKARAM RAUNDAL</b>			

SIGNED AND DELIVERED BY THE WITHIN NAMED

**PURCHASER/S-**

Name	Signature	Left Thumb	Photo
<b>NITIN JAYANT WAGHODE</b>			





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Name	Signature	Left Thumb	Photo
GAURI UDAY LAD ALIAS GAURI NITIN WAGHODE.			

Name	Signature	Left Thumb	Photo

In the presence of **WITNESSES:**

1)   
.....  
Shubam Kulkarni  
.....  
Mungwadi pune.....

2)   
.....  
Nishu Magpure  
.....  
Katraj pune.

**LIST OF ANNEXURES**





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ANNEXURE NO.	Particulars
A	Certificate of Title Report issued by Advocate, in respect of the said land/property.
B	Authenticated copies of 7/12 extract showing nature of the title of the original owner
C-1	Authenticated copies of the plans as approved by the Pune Municipal Corporation, Pune dated 21/06/2019.
D	Authenticated specifications of the Flat agreed to be purchased by the Purchaser as approved by the concerned local authority
E	List of specification and amenities for the Flat
F	Authenticated copy of the Registration Certificate of the Project granted by the RERA (Real Estate Regulatory Authority)
G	Authenticated copies of the Commencement Certificate No. CC/0637/19 dated 21/06 /2019 of the Project issued by the Pune Municipal Corporation, Pune.
H	Authenticated copy of the Sanad No. PMC/Sanad/SR/10/2016 dated 11/03/2016 of the Project issued by the Collector Office, Pune.

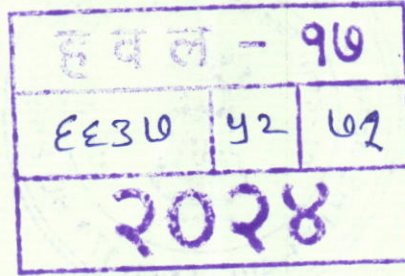
**ANNEXURE - D**

**SPECIFICATIONS OF THE APARTMENT  
(For Residential Unit)**

A) Living Room, Kitchen & Bedroom

- 1) Vitrified tile flooring (600 X 600 mm.)
- 2) Kitchen platform with stainless steel sink.
- 3) Tiles dado on kitchen platform upto 2ft.
- 4) Provision of exhaust fan in kitchen.





B) Bathrooms & Toilets

- 5) Bathrooms & toilets with glazed tiles up to lintel level.
- 6) Concealed plumbing with arrangement for shower.
- 7) CP fittings of Jaguar/equivalent in all bathroom and toilets.
- 8) Provision of exhaust fan.

C) Doors & Windows

- 9) Laminated door frames with laminated flush door.
- 10) Bathrooms & Toilet door frames in granite.
- 11) Powder coated aluminum sliding windows with mosquito net.

D) Electrification

- 12) Concealed wiring.
- 13) Modular switches.
- 14) 15 Amp. Power point connection in kitchen and bathroom/Toilet.

**ANNEXURE - E**

**SPECIFICATIONS AND AMINITIES FOR THE APARTMENT**

**(For Residential Units only)**

A) Basic Building Structure

- 1) RCC Framed Structure.
- 2) Internal walls and external walls with AAC block work.
- 3) Back coat plaster with Neeru/Gypsum finish inside and "M" sand faced plaster outside.
- 4) Oil bond distemper on inside walls and ceiling.
- 5) Cement paint on external walls.



6) Adequate ground and elevated water storage tank with pumping arrangement.

7) Internal plumbing concealed work

B) Entrance, Common Passages, Lift & Parking

1) Lobby & Lift Passages.

2) Lift with D.G. backup.

3) Common Society Entrance gate.

C) Additional amenities:

1) Lawn

2) Temple- Ganeshji

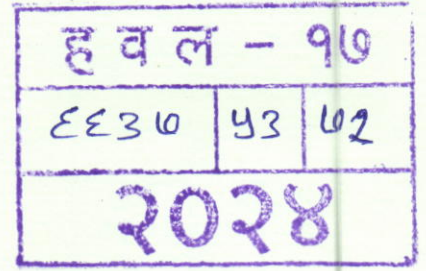
3) Kids Play Area

4) Gym

5) Swimming Pool

6) Solar water system.

7) Directory at Lobby





**Manisha D. Ghiware**  
Advocate



ह व ल - १७		
६६३७	५४	७१
२०२४		

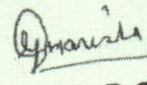
A-1201, Teerth Towers, Next to Vibgyor School, Sus, Pune

**Title Certificate**

That I have investigated the title of the said property/land bearing s.no. 127/1 & 2 part/a/3, land bearing s.no. 127/1 & 2 part/a/2, land bearing s.no. 127/1 & 2 part/a/4, land bearing s.no. 87 part/128/part/A/1. Relying on the available documents, title deeds. Revenue record in my opinion mr. Vijay tukaram raundal proprietor of teerth developers is lawful owner and in actual physical possession of the project lands, and the said property is free from all encumbrances, charges or claims or whatsoever nature and the said owner has full and absolute right, title, possession and interest in the project lands and absolutely entitled to construct the buildings thereon as per the sanctioned plans sanctioned by the sanctioning authority and sell the same to prospective purchasers subject to whatever stated in the report dated 31-03-2022.

Pune

Date: 31-03-2022

  
Manisha D Ghiware  
Advocate





STAMP FOR APPROVAL  
1023

Approved as submitted by  
S. S. N. S. No. 54/1919  
Date: 20/11/2018  
S. S. N. S. No. 54/1919  
Date: 20/11/2018  
S. S. N. S. No. 54/1919  
Date: 20/11/2018



ALL WINDY STATEMENT

BLDG	COMMERICAL	RESIDENTIAL	REAR	OPEN	PERM	PROP	REQ	PROSP	EXCESS
ABLDG	29432	58025	13861	19860	3420	424	938		
CBLDG	491	89925	12645	17841	19860	3420	424	938	
CMRDG	2463	87321	48879	54161	20729	15503	8045	370	424
CDG	7818	79375	12215	15749	79128	38369	59361	3140	424
TOTAL	39008	46417	44803	28124	19329	18203	37523	1320	1728

TOTAL PROPOSED BUILT UP AREA = 31731.68 SQ.MT

AREA CALCULATION FOR BLDG IN BLDG

FLOOR	BLDG	AREA	PERM	PROP	REQ	PROSP	EXCESS
1ST	ABLDG	29432	13861	19860	3420	424	938
2ND	CBLDG	491	89925	12645	17841	19860	3420
3RD	CMRDG	2463	87321	48879	54161	20729	15503
4TH	CDG	7818	79375	12215	15749	79128	38369
TOTAL		39008	46417	44803	28124	19329	18203

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AREA STATEMENTS

NO.	DESCRIPTION	AREA (SQ.M)
1	Area of Plot	1023.00
2	Area of Road	1023.00
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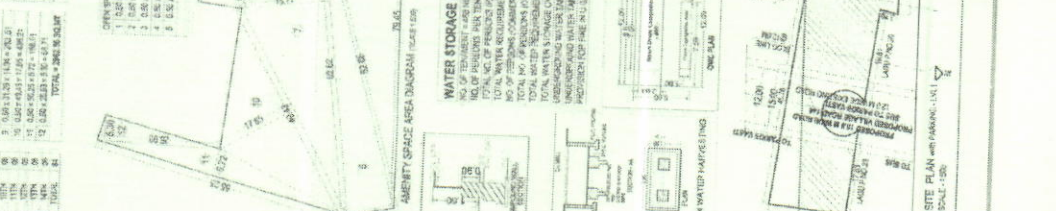
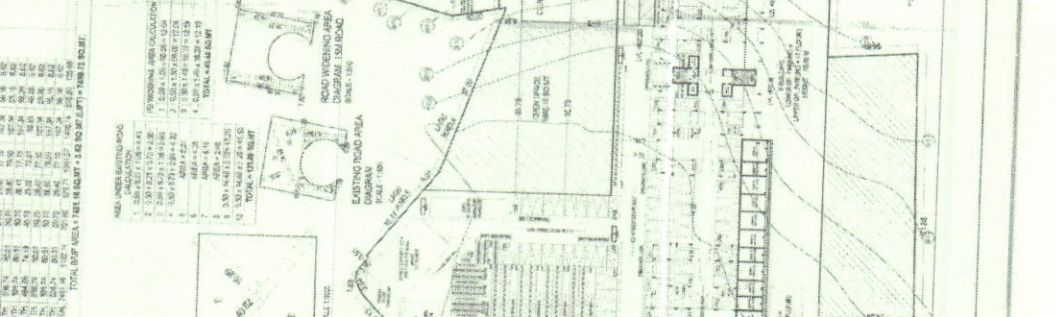
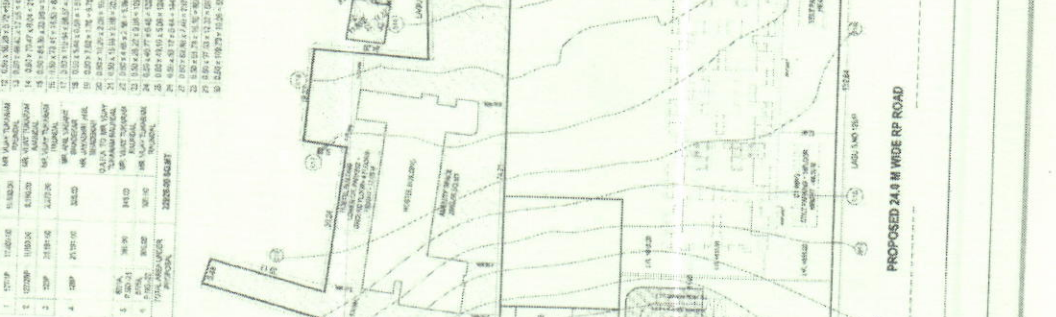
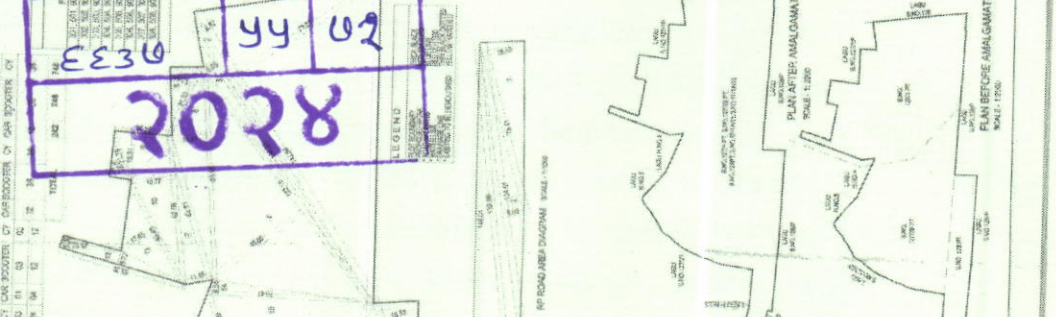
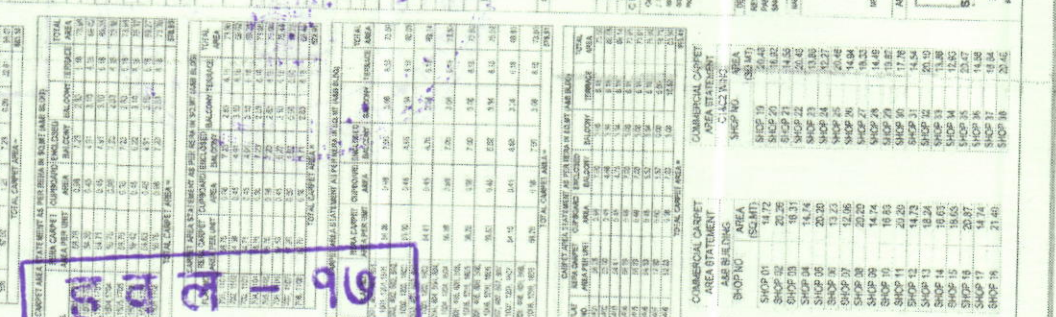
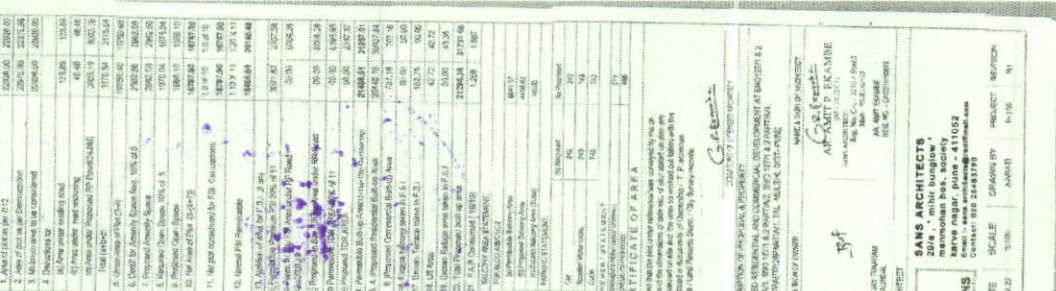
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DATE: 20/11/2018  
SCALE: AS SHOWN  
PROJECT: SANS ARCHITECTS

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महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- सुस (५५६२००)

तालुका :- मुळशी

जिल्हा :- पुणे

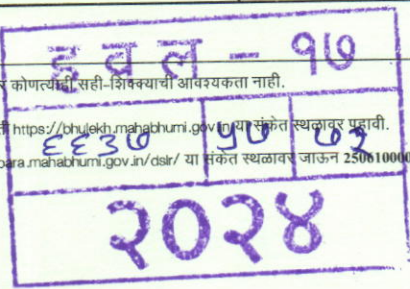
भुमापन क्रमांक व उपविभाग ८७/पै/१२८पै/अ/१  
भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	१३६६१	विजय तुकाराम रौंदळ				(१०३३८)	कुळाचे नाव व खंड
		अनिल वसंत भादेकर				(१०३३८)	
अकृषिक क्षेत्र		जयश्री अनिल भादेकर				(१०३३८)	इतर अधिकार
बिन शेती ३०.०३.१९		-----सामाईक क्षेत्र-----	३०.०३१९	०.००			अकृषिक वापर २४.०० मी. रस्ता (१०३३८)
बिन शेती ०.००							प्रलंबित फेरफार : नाही.
आकारणी							शेवटचा फेरफार क्रमांक : १०३३८ व दिनांक : १३/१२/२०१९
जुने फेरफार क्र :							सीमा आणि भुमापन चिन्हे



हा ७/१२ अभिलेख (दि.१७/१२/२०२० ०५:५०:०६ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.  
सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर प्रमाणित नसलेल्या फेरफार क्र. १०३३८ ची सद्यस्थिती <https://bhulekh.mahabhumi.gov.in> या संकेत स्थळावर पहावी.  
७/१२ डाउनलोड व वैध दि. : ३१/०३/२०२१ ११:२०:२९ या दिनांकापर्यंत <https://dhsalsatbara.mahabhumi.gov.in/dsitr/> या संकेत स्थळावर जाऊन 2506100001159783 हा क्रमांक वापरावा.







हवल - १७  
६६३७ ५८ ७२  
२०२४



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- सुस (५५६२००)

तालुका :- मुळशी

जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग १२७/१४२१/अ/२  
भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	१३६६१	विजय तुकाराम रौंदळ				(१०३३८)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		अनिल वसंत भादेकर				(१०३३८)	इतर अधिकार
बिन शेती १४९.७४.१५		जयश्री अनिल भादेकर				(१०३३८)	अकृषिक वापर
बिन शेती १४९८.००		-----सामाईक क्षेत्र-----	१४९.७४१५	१४९८.००			बिनशेती (१०३३८)
आकारणी							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : १०९३० व दिनांक : ११/०९/२०२२
जुने फेरफार क्र : (१०९३०)							सीमा आणि भुमापन चिन्हे



या ७/१२ अभिलेखा मधील गा.न.नं. ७ (दि. ११/०९/२०२२:०५:४२:२६ PM रोजी) व गा.न.नं. १२ (दि. १६/१२/२०२०:०४:४०:११ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर

कोणत्याही सही-शिकव्याची आवश्यकता नाही.

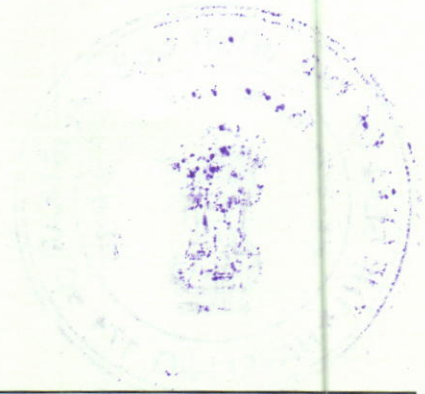
७/१२ डाउनलोड व वैध दि. : ३१/०३/२०२२ : ११:२९:०३ AM. वैधता पडताळणीसाठी <https://digitalsatbarq.mahabhumi.gov.in/dsir/> या संकेत स्थळावर जाऊन 2506100001215086 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Digitally signed



8805



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- सुस (५५६२००)

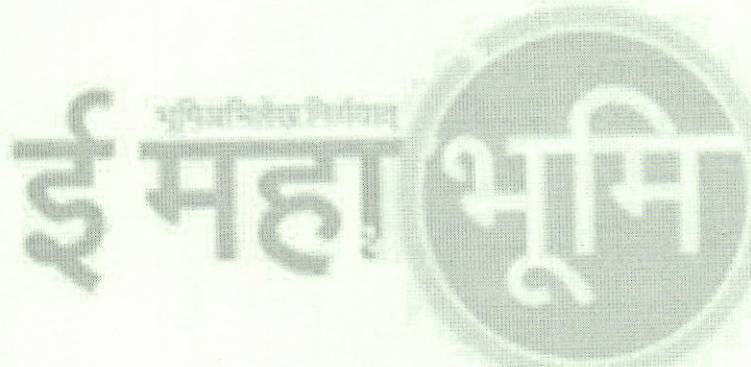
तालुका :- मुळशी

जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग १२७/११२पै/अ/३  
भुधारणा पद्धती भोगवटादार वर्ग-१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	१३६६१	विजय तुकाराम रौंदळ				(१०३३८)	कुळाचे नाव व खंड
		अनिल वसंत भादेकर				(१०३३८)	
अकृषिक क्षेत्र		जयश्री अनिल भादेकर				(१०३३८)	इतर अधिकार
बिन शेती १९.८६.१०		-----सामाईक क्षेत्र-----	१९.८६१०	१९९.००			अकृषिक वापर
बिन शेती १९९.००							ओपन स्पेस (१०३३८)
आकारणी							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : १०३३८ व दिनांक : १३/१२/२०१९



जुने फेरफार क्र :

सीमा आणि भुमापन चिन्हे



हा ७/१२ अभिलेख (दि. १६/१२/२०२२ ०८:४०:४३ PM) कोर्ना डिजिटल सात व नोंद करणे असल्यामुळे त्यावर कोणत्याही सही-शिकव्याची आवश्यकता नाही.  
सुचना : सदर ७/१२ डिजिटल सात व नोंद करणे कोर्ना डिजिटल सात व नोंद करणे फेरफार क्र. १०३३८ ची सद्यस्थिती <https://bhulekh.maharashtra.gov.in> या संकेतस्थळावर पहावी.  
७/१२ डाउनलोड व वेब दि. : ११/०३/२०२२ : ११:२९:३६ AM. अधून पडताळणीसाठी <https://digitalsatara.mahabhumi.gov.in/dsr/> या संकेतस्थळावर जाऊन 2506100001159410 हा क्रमांक वापरावा.



ह व ल १७  
६६३७ ५९ ७९  
२०२४

पृष्ठ क्र. १/२







हवल - १७  
६६३७ ६० ७१  
२०२४



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- सुस (५५६२००)

तालुका :- मुळशी

जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग

१२७/१२२६/अ/४

भुधारणा पद्धती

भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	१३६६१	विजय तुकाराम रौंदळ				(१०३३८)	कुळाचे नाव व खंड
अकृषिक क्षेत्र		अनिल वसंत भादेकर				(१०३३८)	
बिन शेती	२९.६२.५६	जयश्री अनिल भादेकर				(१०३३८)	इतर अधिकार
		सामाईक क्षेत्र	२९.६२५६	२९७.००			अकृषिक वापर
बिन शेती	२९७.००						अॅमिनीटी स्पेस (१०३३८)
आकारणी							प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : १०३३८ व दिनांक : १३/१२/२०१९
जुने फेरफार क्र :							सीमा आणि भुमापन चिन्हे



हा ७/१२ अभिलेख (दि. १६/१२/२०२० ०४:५१:१० PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर प्रमाणित झालेल्या फेरफार क्र. १०३३८ ची सद्यस्थिती <https://bhulekh.mahabhumi.gov.in> या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व वैध दि. : ३१/०३/२०२२ : ११:२२:०० AM. वैधता पडताळणीसाठी <https://digitalsabara.mahabhumi.gov.in/dslr/> या संकेत स्थळावर जाऊन 2506100001159411 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

Digitally signed



- वाचले:-१) मे. तीर्थ डेव्हलपर्स प्रोप्रा श्री. विजय तुकाराम रॉदळ, ऑ. नं. सी.-७०८, तीर्थ टेक्नोस्पेस, मर्सीडीज बेन्झ शोरूम जवळ, मुंबई-बंगलोर, बाणेर पुणे-४५ यांचा महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण पुणे यांचे कार्यालयाकडे केलेला दिनांक-१०/०७/२०१८ रोजीचा अर्ज.
- २) महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी पुणे महानगर प्रदेश विकास प्राधिकरण यांचे कार्यालयाकडील क्र. बीएमयु/मौजे सुस/स.नं./ग.नं. १२७/१ पै. व इतर/प्र.क्र. ५४९/१८-१९/२१५, दिनांक-०८/०८/२०१८ रोजीचे पत्र.
- ३) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील महाराष्ट्र अध्यादेश क्र. २ दिनांक-०५/०१/२०१७.
- ४) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील परिपत्रक क्र. एनएए-२०१७/प्र.क्र.११५/टी-१ दिनांक-१९ ऑगस्ट २०१७

**जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, अकृषिक आकारणी आणि ती वरील भार याबाबत पत्र**  
(महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४२क)

जिल्हाधिकारी कार्यालय पुणे  
(महसूल शाखा)  
क्र.मुळशी/एनए/एसआर/११/२०१८  
पुणे, दिनांक-३१/१०/२०१८

प्रति,

महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी,  
पुणे महानगर प्रदेश विकास प्राधिकरण,  
सयाजीराव गायकवाड, उद्योग भवन औंध पुणे-०७

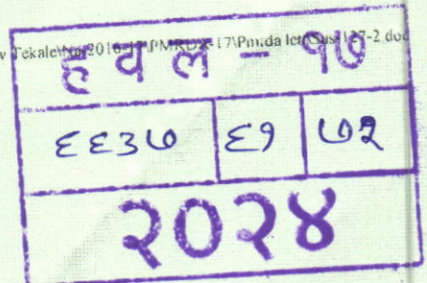
**विषय:-जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, अकृषिक आकारणी आणि ती वरील भार याबाबत पत्र**

मौजे सुस, ता. मुळशी, जि. पुणे येथील जमीन ग.नं/स.नं. ८७/१अ/मु.क्र. /२१, ८७/१अ/ मु.क्र. /२२, १२७/१, १२७/२ब व १२८ मधील एकुण क्षेत्र २२९२६.०० चौ.मी. प्रयोजन-निवासी व वाणिज्य

संदर्भ:- आपले कार्यालयाकडील क्र. बीएमयु/मौजे सुस/स.नं./ग.नं. १२७/१ पै. व इतर/प्र.क्र. ५४९/१८-१९/२१५, दिनांक-०८/०८/२०१८ रोजीचे पत्र.

महोदय,

विषयांकीत पत्रान्वये मौजे सुस, ता. मुळशी, जि. पुणे येथील जमीन ग.नं/स.नं. ८७/१अ/मु.क्र./२१, ८७/१अ/ मु.क्र. /२२, १२७/१, १२७/२ब व १२८ मधील एकुण २२९२६.०० चौ.मी. क्षेत्रास निवासी व वाणिज्य प्रयोजनासाठी महाराष्ट्र जमिन महसूल अधिनियम-१९६६ चे कलम-१८ नुसार रेखांकन/बांधकाम परवानगी मिळणेबाबत दिनांक-१०/०७/२०१८ रोजी अर्जदार मे. तीर्थ







ह व ल - १७  
 ६६३७ ६२ ७१  
 २०२४

डेव्हलपर्स प्रोग्रा श्री. विजय तुकाराम रौंदळ, ऑ. नं. सी.- ७०८, तीर्थ टेक्नोस्पेस, मर्सीडीज् बेंड्ज शोरुम जवळ, मुंबई-बेंगलोर, बाणेर पुणे-४५ यांनी आपले कार्यालयाकडे अर्ज दाखल केलेला आहे.

२. महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील शासन परिपत्रक क्र. एनएए-२०१७/प्र. क्र. ११५/टी-१ दिनांक-१९/०८/२०१७ मधील तरतूदीनुसार आपण आपले कडील पत्र क्र. बीएमयु/मौजे सुस/स.नं./ग.नं. १२७/१ पै. व इतर/प्र.क्र. ५४९/१८-१९/२१५, दिनांक-०८/०८/२०१८ अन्वये सदर जमिनीच्या संदर्भातील भोगवटा/धारणाधिकार/अधिभार/अकृषिक आकारणी व इतर शासकीय देणी या मुद्द्यांची माहिती मिळणेकामी प्रस्तुतचा प्रस्ताव व त्यालगतची कागदपत्रे या कार्यालयाकडे सादर केलेली आहेत.

३. त्यानुसार महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील शासन परिपत्रक क्र. एनएए-२०१७/प्र.क्र.११५/टी-१ दिनांक-१९/०८/२०१७ मधील तरतूदीनुसार शासन परिपत्रकातील परिच्छेद क्र. (I) (२) (I) मधील (अ) ते (इ) मध्ये नमुद मुद्द्यांचे अनुषंगाने खालीलप्रमाणे सादर करण्यात येत आहे.

४. मौजे सुस, तालुका मुळशी, जिल्हा पुणे येथील खालील वर्णनाची जमीन जमिनमालक यांचे हक्कनोंदणीस दाखल आहे.

अ.क्र.	जमिन मालकाचे नाव	सर्व्हे नं./गट नं.	प्रस्तावित क्षेत्र (चौ.मी)
१	विजय तुकाराम रौंदळ	८७/१अ/मु.क्र./२१	३४५.००
२		८७/१अ/ मु.क्र. /२२	३००.००
३		१२७/१	१०५३३.००
४		१२७/२ब	९१५०.००
५	जयश्री अनिल भादेकर अनिल वसंत भादेकर विजय तुकाराम रौंदळ	१२८	३२५.००
एकूण क्षेत्र			२२७३.००
रेखांकन/बाधकाम नकाशामध्ये समाविष्ट केलेले क्षेत्र			२२९२६.००
अकृषिक सारा आकारणीचे प्रयोजन			२२९२६.००
			निवासी

५. विषयांकित मिळकत ही भोगवटादार वर्ग-१ ची असलेचे दिसून येत आहे.

६. विषयांकीत जमिनीचे अधिकार अभिलेखाच्या इतर हक्कामध्ये अर्जदार यांचेशी संबंधित कोणत्याही प्रकारचा भार अथवा बोजा असल्यास त्याबाबतची सर्वस्वी जबाबदारी अर्जदार यांची राहिल.

७. सन १९५० पासूनचे ७/१२ उतारे व त्यावरील फेरफार नोंद यावरून सदरची जमिन खाजगी/राखीव वनसंवर्गात मोडत नाही.

८. प्रकरणी या कार्यालयाकडील पत्र क्र./मुळशीएनए/एसआर/९१/२०१८, दिनांक-०१/११/२०१८ अन्वये खालीलप्रमाणे अकृषिक सारा, रूपांतरण कर तसेच यथास्थिती नजराणा किंवा अधिमुल्य आणि इतर शासकीय देणी शासन जमा करणेबाबत अर्जदार यांना कळविणेत आलेले होते.

अ.क्र.	तपशील	रक्कम
१	बिगरशेती आकारणीचे प्रयोजन	निवासी
२	बिगरशेती आकारणी क्षेत्र (चौ.मी.)	२२९२६.००
३	बिनशेती आकारणीचा दर (प्रति चौ.मी.)	०.१०



४	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी	२२९३.००
५	रूपांतरित कराची आकारणी	११४६५.००
६	जिल्हा परिषद कर	१६०५१.००
७	ग्रामपंचायत कर	२२९३.००
वसूल करावयाची एकूण रक्कम रुपये		३२१०२.००

त्यानुसार वरीलप्रमाणे नमुद अकृषिक सारा, रूपांतरण कर तसेच यथास्थिती नजराणा किंवा अधिमुल्य आणि इतर शासकीय देणी शासन जमा केलेबाबत अर्जदार यांनी चलन क्र. एम.एच. ००७९०२८०६ २०१८१९ एम, दिनांक-३१/१०/२०१८ या कार्यालयास सादर केले आहे.

९. नागरी कमाल जमिन धारणा कायदांतर्गत असलेल्या केसेस (यु.एल.सी.), कुलमुख्यारपत्र, वनजमीन, मौजणी नकाशा, जागा पाहणी, विद्युतवाहीनी, भुसंपादन, पर्यावरण विभाग ना-हरकत (Environment Clearance), एअर फोर्स, रेडझोन परिक्षेत्र (वर्क्स ऑफ डिफेन्स ॲक्ट) उदा. देहु ॲम्ब्युनेशन डेपो, दिघी मॅगॅझिन, उच्च ऊर्जा पदार्थ अनुसंधान प्रयोगशाळा (HEMRL), INS शिवाजी, राष्ट्रीय संरक्षण प्रबोधिनी (NDA), पर्यावरण संवेदनशिल असलेली गांवे (ESA) इ. तांत्रिक बाबींची खात्री नियोजन प्राधिकारी म्हणून महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर विकास क्षेत्र प्राधिकरण, पुणे यांनी त्यांचे स्तरावर करूनच रेखांकन/बांधकाम नकाशांना परवानगी देणे अपेक्षित आहे.

वरीलप्रमाणे विषयांकीत जमिनीचा वर्ग, तिचा भोगवटा, तिचा धारणाधिकार, ती वरील अधिभार रूपांतरण कर, अकृषिक आकारणी तसेच यथास्थिती नजराणा किंवा अधिमुल्य आणि इतर शासकीय देणी याबाबतची वस्तुनिष्ठ माहिती सादर करण्यात येत आहे. तरी विषयांकीत जमिनीवरील रेखांकन/बांधकाम आराखडयांना उपरोक्त नमुद बाबींच्या पडताळणी अंती मंजूरी देण्याबाबत शासन परिपत्रक दिनांक-१९/०८/२०१७ मधील परिच्छेद क्र. (I) (2) (iii) मध्ये नमुद केलेप्रमाणे आपले स्तरावर विहित मुदतीत पुढील योग्य ती कार्यवाही करावी. सोबत मुळ संचिका पान क्र. १ ते ३०९ जोडली असे.

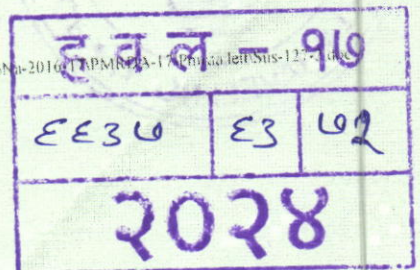
मा. जिल्हाधिकारी साठे  
यांचे मान्यतेने }

सही १-२२२  
(प्रल्हाद हिरामणी)  
तहसिलदार महसुल

प्रत:-मे. तीर्थ डेव्हलपर्स प्रोप्रा श्री. विजय तुकाराम रौंदळ, ऑ. नं. सी.-७०८, तीर्थ टेक्नोस्पेस, मर्सीडीज बॅन्ड शोरूम जवळ, मुंबई-बॅंगलोर, बाणेर पुणे-४५

शासन परिपत्रक दिनांक-१९/०८/२०१७ मधील परिच्छेद क्र. (I) (2) (iv) मध्ये नमुद केलेप्रमाणे पुणे महानगर विकास क्षेत्र प्राधिकरण यांनी त्यांचे स्तरावर रेखांकन/बांधकाम नकाशांना परवानगी दिलेनंतर रेखांकन/बांधकाम परवानगीची साक्षांकीत प्रत या कार्यालयाकडे सादर करावी. जेणेकरून प्रस्तुत जमिनीच्या गा.न.नं. ७/१२ मध्ये जमिन अकृषिक झाल्याची नोंद घेणेकामी पुढील आवश्यक ती कार्यवाही करता येईल.

(प्रल्हाद हिरामणी)  
तहसिलदार महसुल







## पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४

PUNEMETROPOLIS

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

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: [comm@pmrda.gov.in](mailto:comm@pmrda.gov.in)

### विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र. ६.६.१ नुसार)

जा.क्र. : DP/बीएमयु/मौ.सुस/ स.नं. १२७/१ व इतर /प्र.क्र.११६९/२२-२३/६२९३

दि.१८/०४/२०२३

प्रति,

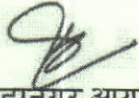
श्री. विजय तुकाराम रौंदळ (प्रोप्रायटर तीर्थ डेव्हलपर्स)

पत्ता:- रा. ऑफीस नं. सी ७०८, तीर्थ टेक्नोस्पेस मर्सीडिज बेन्ज शोरूमजवळ,

मुंबई -बेंगलोर हायवे, बाणेर, पुणे ४११०४५

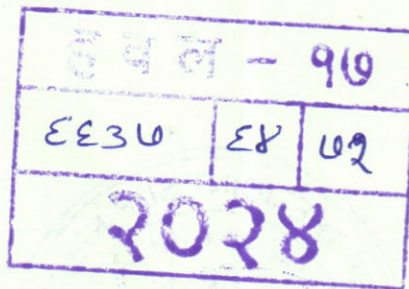
मौजे- सुस, तालुका- मुळशी,जिल्हा- पुणे, येथील स.नं.- १२७/१ व २पै/अ/२, १२७/१ व २पै/अ/३, १२७/१ व २पै/अ/४ व ८७/पै/१२८ पै/अ/१ क्षेत्र- २२९२६.०० चौ.मी. क्षेत्रावरील "समुह गृहबांधणी" प्रकल्पामधील सुधारित रेखांकन/ इमारत बांधकाम प्रस्ताव मंजूरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावासोबत सादर केलेल्या कागदपत्रास अधिन राहून तसेच सोबतच्या परिशिष्ट 'अ' मध्ये नमूद अटी व शर्तीस अधिन राहून उक्त प्रस्तावास सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)

  
महानगर आयुक्त

तथा,

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







## 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 :  
**P52100034662**

Project: **Teerth Avila**, Plot Bearing / CTS / Survey / Final Plot No.: **S. No. 127/1 & 2 Part/A/3, S No 127/1 & 2 Part/A/2, S No 127/1 & 2 Part/A/4, S No 87 Part/128 Part/A/1 Village Sus Taluka Mulshi 411021 at Sus, Mulshi, Pune 411021at Sus, Mulshi, Pune, 411021;**

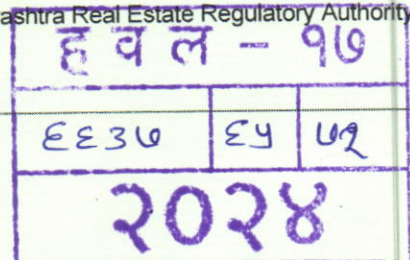
1. Mr./Ms. **Vijay Tukaram Raundal** son/daughter of Mr./Ms. **TUKARAM KONDAJI RAUNDA** Tehsil: **Haveli**, District: **Pune**, Pin: **411045**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
  - ◊ The promoter shall enter into an agreement 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 **20/04/2022** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - ◊ That the promoter shall take all the pending approvals from the competent authorities
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  
Mr. Arun A. Pasaheeb Nadagoudar  
(Secretary Incharge, MahaRERA)  
Date:25-08-2022 11:49:04

Dated: **25/08/2022**  
Place: **Mumbai**



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







ह व ल - १७  
६६३७ ६६ ७९  
२०२४

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे-४११०४४

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

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४ / ३५६ / ३३३ Email: [comm@pnrda.gov.in](mailto:comm@pnrda.gov.in)

अंशतः भोगवटा प्रमाणपत्र

( मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.७.६ नुसार )

जा.क्र. : DP / बीएमयु / मौ. सुस / स.नं. १२७/१ व इतर / प्र.क्र. - ११६९/२२-२३ दि. २१/६/२०२३

प्रति,

श्री. विजय तुकाराम रौंदळ, (प्रोप्रायटर तीर्थ डेव्हलपर्स)  
पत्ता - मौजे सुस, ता. मुळशी, जि. पुणे.

मौजे. सुस, ता. मुळशी, जि. पुणे येथील ग.नं. १२७/१ व २पै/अ/२, १२७/१ व २पै/अ/३, १२७/१ व २पै/अ/४ व ८७/पै/१२८पै/अ/१ क्षेत्र २२९२६.०० चौ.मी. या जागेवर इमारतीचे सुधारित बांधकाम करण्यासाठी प्राधिकरणाकडील विकास परवानगी व प्रारंभ प्रमाणपत्र जा.क्र. डीपी/बीएमयु /मौ. सुस/ग.नं. १२७/१अपै/प्र.क्र. ११६९/२२-२३ दि. १८/०४/२०२३ अन्वये आपणास सुधारित बांधकाम परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण श्री. अमित एकांबे परवानाधारक वास्तुविशारद यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळणेबाबत दि.-२५/०५/२०२३ रोजी अर्ज केल्यावरून आपणास खालील इमारतींना सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ.क्र.	इमारत	मंजूरीप्रमाणे	प्रत्यक्ष जागेवर	मंजूर नकाशानुसार क्षेत्र व एकूण सदनिका संख्या	भोगवटा प्रमाणपत्र द्यावयाच्या इमारतीचे क्षेत्र व सदनिका संख्या
१	रहिवास + वाणिज्य इमारत A	लोअर तळ पार्किंग + अप्पर तळ पार्किंग + १७ मजले,	लोअर तळ पार्किंग + अप्पर तळ पार्किंग + १७ मजले,	९२९३.६२ चौ.मी. एकूण सदनिका १३६ दुकाने-१६	९२९३.६२ चौ.मी. एकूण सदनिका १३६ दुकाने-१६
२	रहिवास + वाणिज्य इमारत B	लोअर तळ पार्किंग + अप्पर तळ पार्किंग + १७ मजले,	लोअर तळ पार्किंग + अप्पर तळ पार्किंग + १७ मजले,	९०४८.११ चौ.मी. एकूण सदनिका १३६ दुकाने-२	९०४८.११ चौ.मी. एकूण सदनिका १३६ दुकाने-२
३	रहिवास + वाणिज्य इमारत सी १+ सी २	पार्किंग + १४ मजले	पार्किंग + १४ मजले,	१३३८९.३५ चौ.मी. सदनिका-१९६ दुकाने -२०	१३३८९.३५ चौ.मी. सदनिका-१९६ दुकाने -२०
		एकूण	एकूण निवासी सदनिका-४६८ एकूण व्यापारी दुकाने-३८		

( मा.महानगर नियोजनकार यांचे मान्यतेने )



महानगर आयुक्त

तथा,

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,  
पुणे यांचे करिता.

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

कर आकारणी व कर मिळकत प्रमुख, पुणे महानगर प्राधिकरण यांना माहितीसाठी व घरपट्टी आकारणीसाठी.



आयकर विभाग  
INCOME TAX DEPARTMENT  
VIJAY TUKARAM RAUNDAL  
TUKARAM KONDAJI RAUNDAL  
05/03/1968  
Permanent Account Number  
AAQPR0124G  
Signature

भारत सरकार  
Government of India  
विजय तुकाराम राउंदळ  
Vijay Tukaram Raundal  
जन्म तिथि / DOB : 05/03/1968  
पुरुष / Male  
3025 4417 2966  
मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT  
WAGHODE NITIN JAYANT  
JAYANT BABURAO WAGHODE  
01/03/1989  
Permanent Account Number  
ABHPW2016L  
Signature

आयकर विभाग  
INCOME TAX DEPARTMENT  
स्थायी खाते संख्या कार्ड  
Permanent Account Number Card  
ARPLL1095C  
नाम / Name  
GAURI UDAY LAD  
पिता का नाम / Father's Name  
UDAY NARAYAN LAD  
जन्म तिथि / Date of Birth  
13/02/1997  
Signature

भारत सरकार  
Government of India  
नितिन जयंत वाघोडे  
Nitin Jayant Waghode  
जन्म तारीख/DOB: 01/03/1989  
पुरुष/ MALE  
2793 8025 5584  
VID : 9142 8474 0056 4405  
माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India  
पत्ता:  
स. नं. 101/1ए, 1 बी प्लॉट नं. 13, एन. एच. 6, गणेश  
बोअरवेल मार्ग, तुकाराम नगर, मुसावळ, जळगाव,  
महाराष्ट्र - 425201  
Address: - 425201  
S. No. 101/1A, 1 B Plot No. 13, N. H. 6,  
Behind Ganesh Boarwell, Tukaram Nagar,  
Bhusawal, Jalgaon,  
Maharashtra - 425201  
2793 8025 5584  
VID : 9142 8474 0056 4405  
www.uidai.gov.in

भारत सरकार  
Government of India  
गौरी उदय लाड  
Gauri Uday Lad  
जन्म तारीख / DOB: 13/02/1997  
महिला / FEMALE  
7719 2466 1477  
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India  
पता: D/O उदय लाड, सदानिका नं-६५, शैला  
बिल्डिंग श्री महालक्ष्मी अपार्टमेंट, चैत्राबा, नेार लेक टाउन, बीववोदी,  
पुणे, पुणे, महाराष्ट्र, 411037  
Address: D/O Uday Lad, Flat no-65, Shaila  
Building Shree Mahalaxmi Apartment,  
Chaitraaban, Near Lake Town, Bivewadi,  
Pune, Pune, Maharashtra, 411037  
7719 2466 1477  
help@uidai.gov.in www.uidai.gov.in

भारत सरकार  
GOVERNMENT OF INDIA  
उदय नारायण लाड  
Uday Narayan Lad  
जन्म वर्ष / Year of Birth : 1964  
पुरुष / Male  
2262 3265 1036  
सामान्य माणसाचा आधार

भारत सरकार  
Government of India  
बाबर सादिक शेख  
Babar Sadik Shaikh  
जन्म तारीख/DOB: 17/01/1984  
पुरुष / MALE  
7981 3426 9107  
VID : 9197 0608 0346 8140  
सामान्य माणसाचा आधार



हवेल - १७  
६६३७ ६७ ७२  
२०२४



# घोषणापत्र

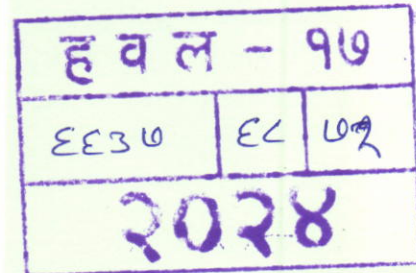
मी. श्री. प्रशांत सुरेश मुनोत

राहणार:- लोहगांव, पुणे.

याद्वारे घोषित करतो, दुय्यम निबंधक हवेली नं. 17 यांचे कार्यालयात **करारनामा** या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. मला **विजय तुकाराम रौंदळ** यांनी दिनांक :- 14/02/2022 रोजी हवेली क्रमांक 15 मध्ये दस्त नं. 2390/2022 अन्वये दिलेल्या कुलमुखत्यार पत्राच्या आधारे, मी, सादर दस्त नोंदणीस सादर केला आहे. / निष्पादित करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार पत्र रद्दाबाबत ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनीयम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक :- 27/03/2024

सही / कुलमुखत्यारधारक  
श्री. प्रशांत सुरेश मुनोत





Valuation ID 202403277381

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

27 March 2024, 03:13:24 PM  
हवेली 17

मूल्यांकनाचे वर्ष 2023  
जिल्हा पुणे  
मूल्य विभाग  
उप मूल्य विभाग  
क्षेत्राचे नांव  
तालुका : मुळशी विभागाचे नाव : ( वि.क्र.67) सुस नव्याने समाविष्ट (पुणे महानगरपालिका )  
67/3-गावठाणाला लागून असलेल्या उर्वरीत विकसित मिळकती  
Pune Municipal Corporation  
सर्व्हे नंबर / न. भू. क्रमांक : सर्व्हे नंबर # 127

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
8840	55800	62990	67640	0	चौ. मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र (Built Up)-	बांधकामाचे वर्गीकरण-	उद्भववाहन सुविधा -	प्रकल्पाचे क्षेत्र -	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचे वय -	मजला -	मिळकतीचा प्रकार-	बांधीव
76.142 चौ. मीटर	1-आर सी सी	आहे	Above 2 hector	मिळकतीचा वापर-	निवासी सदनिका	0 TO 2 वर्षे	11th to 20th Floor	बांधकामाचा दर-	Rs.26620/-
Sale Type - First Sale				कार्पेट क्षेत्र-					69.22 चौ. मीटर

(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर

प्रकल्पाचे क्षेत्रानुसार

मजला निहाय घट/वाढ

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= (( मिळकतीचा प्रति चौ. मीटर मूल्यदर ) \* 105 % )

निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs. 58590 /-

= 107.5 / 100 Apply to Rate = Rs.62984/-

= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) \* घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )

= ( ( (62984-8840) \* (100 / 100) ) + 8840 )

= Rs.62984/-

= वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र

= 62984 \* 76.142

= Rs.4795727.728/-

6.22 चौ. मीटर

= 6.22 \* ( 62984 \* 40/100 )

= Rs.156704.192/-

Applicable Rules

= 3. 5 अ. 9. 18. 19 .14

एकत्रित अंतिम मूल्य

मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन 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

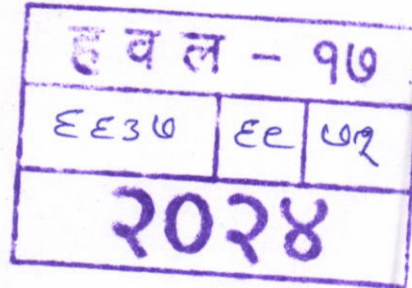
= 4795727.728 + 0 + 0 + 0 + 0 + 156704.192 + 0 + 0 + 0 + 0

= Rs.4952432/-

= एकोणपन्नास लाख बावन्न हजार चार शे बत्तीस /-

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Print





385/6637

बुधवार, 27 मार्च 2024 4:15 म.नं.

दस्त गोषवारा भाग-1

हवेली 17 ७०/७२

दस्त क्रमांक: 6637/2024

दस्त क्रमांक: हवेली 17 /6637/2024

वाजार मूल्य: रु. 49,52,432/-

मोवदना: रु. 65,60,748/-

भरलेले मुद्रांक शुल्क: रु.4,59,300/-

दु. नि. मह. दु. नि. हवेली 17 यांचे कार्यालय

पावती: 7054

पावती दिनांक: 27/03/2024

अ. क्रं. 6637 वर दि. 27-03-2024

मादरकरणाराचे नाव: नितीन जयंत बाघोदे

रोजी 4:12 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

दस्त हजर करणाऱ्याची मही:

एकुण: 31420.00

मह. दुष्यम निबंधक, हवेली-17

मह. दुष्यम निबंधक, हवेली-17

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्रं. 1 27 / 03 / 2024 04 : 12 : 45 PM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 27 / 03 / 2024 04 : 13 : 53 PM ची वेळ: (फी)

**प्रातिज्ञापत्र**

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

लिहून घेणारे :





दस्त गोपवारा भाग-2




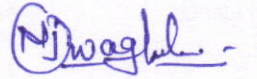

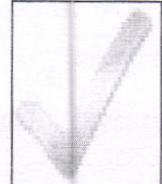
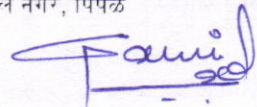

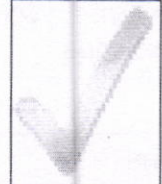
हवल 17 189/02

दस्त क्रमांक:6637/2024

27/03/2024 4 19:10 PM

दस्त क्रमांक :हवल17/6637/2024




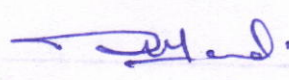

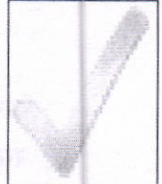
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:तीर्थ डेव्हलपमेंट तर्फे प्रोप्रायटर विजय तुकाराम गोंदळ तर्फे दस्त नोंदणी करिता कु मु म्हणून प्रशांत सुंश मुनात पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: लोहगाव, पुणे., महाराष्ट्र, पुणे. पॅन नंबर:AAQPR0124G	लिहून घेणार वय :-47 स्वाक्षरी:- 		
2	नाव:नितीन जयंत बाघोदे पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: म. नं. १०१/१ए, १ वी प्लॉट नं. १३, एन. एच. ६, तुकाराम नगर, भुमावळ, जळगाव., महाराष्ट्र, जळगाव. पॅन नंबर:ABHPW2016L	लिहून घेणार वय :-35 स्वाक्षरी:- 		
3	नाव:गौरी उदय लाड (लग्नानंतरचे नाव) उर्फ गौरी नितीन बाघोदे (लग्नानंतरचे नाव) पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: नवकर मंत्र नं. वी, फ्लॅट नं. ८०३, ब्लॉक विशाल नगर, पिंपळे निलख, पुणे., महाराष्ट्र, पुणे. पॅन नंबर:ARPL1095C	लिहून घेणार वय :-27 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:27 / 03 / 2024 04 : 17 : 06 PM

ओळख:-

खालील इमम अमे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:बाबर सादिक शेख वय:30 पत्ता:वरकत, लानूर. पिन कोड:413512			
2	नाव:उदय नारायण लाड वय:60 पत्ता:बिबवेवाडी, पुणे. पिन कोड:411037			

शिक्का क्र.4 ची वेळ:27 / 03 / 2024 04 : 18 : 56 PM

मह. मुख्य निबंधक, हवेली-17





## Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NITIN JAYANT WAGHODE	eChallan	69103332024032710728	MH018149202202324E	459300.00	SD	0009555410202324	27/03/2024
2		DHC		0324267822995	1420	RF	0324267822995D	27/03/2024
3	NITIN JAYANT WAGHODE	eChallan		MH018149202202324E	30000	RF	0009555410202324	27/03/2024

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

6637 /2024

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असे प्रमाणित करण्यात येते की, पहिले नंबराचे पुस्तकाचे  
सदर दस्तावेजात ७२ पाने आहेत. ६६३७ नंबरी नोंदला.

सह. दुय्यम निबंधक हवेली क्र. १७  
सह. दुय्यम निबंधक हवेली क्र. १७  
दिनांक



ह व ल - १७		
६६३७	७२	७२
२०२४		