पावती

Original/Duplicate

नोंदणी क्रं.:39म

Regn.:39M

पावती क्रं.: 7748

दिनांक: 19/03/2024

गावाचे नाव: हिंजवडी

दस्तऐवजाचा अनुक्रमांक: मलस२-7134-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: लिंडा डिसिल्वा - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 115

₹. 30000.00

₹. 2300.00

एकुण:

₹. 32300.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 12:32 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.16781234 /-मोबदला रु.25052818/-भरलेले मुद्रांक शुल्क : रु. 877000/-

हु**कम निबंधक** श्रेणी - १, मुळ**शी -** २

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017523865202324E दिनांक: 19/03/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324197801390 दिनांक: 19/03/2024

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0324190501366 दिनांक: 19/03/2024

बँकेचे नाव व पत्ताः

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Project: No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th Jun 2023



19/03/2024

सुची क्र.2

द्य्यम निबंधक : सह दु.नि. मुळशी-२

दस्त क्रमांक : 7134/2024

नोदंणी: Regn:63m

गावाचे नाव : हिंजवडी

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदला

25052818

(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार 16781234

आकारणी देतो की पटटेदार ते नमुद करावे)

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: मंजूर विशेष वसाहत योजना ब्लू रिज टाऊनशिप या पैकी सेक्टर आर-5 मधील सदनिका नं-3201,माळा नं-32वा मजला,विंग-टॉवर ७,इमारतीचे नाव - टी ७-पी १,प्रोजेक्टचे नाव-हिंजवडी प्रिमियम टॉवर 7,प्रोजेक्ट चा पत्ता- लोढा हिंजवडी,ब्लू रिज टाउनशिप,फेज 1,हिंजवडी,पुणे,पार्किंग -सोबत दोन् कार पार्किंग((Survey Number : 126/1 Part,126/2 Part,126/3 Part व दस्तात नमूद केल्याप्रमाणे ;))

(5) क्षेत्रफळ

1) 180.42 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-मॅक्रोटेक डेव्हलपर्स लिमिटेड तर्फे कु.मु. शेखर कुमार तर्फे क.ज.कु.मु. म्हणून कल्पेश जोशी - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL1490J

2): नाव:-प्रिसाईझहोम्स कंस्ट्रक्शन्स प्रायवेट लिमिटेड (मान्यता देणार) तर्फे अधिकृत स्वाक्षरीकर्ता कल्पेश जोशी - - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 1, प्लॉट नं. 58 व 65, सेक्टर 15, सीबीडी बेलापूर, बेलापूर, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AAMCP2274L

3): नाव:-परांजपे स्कीम्स (कंस्ट्रक्शन) लिमिटेड् (जॉर्ड्न्ट् डेव्हलपर) तर्फे कु.मु. मुॅक्रोटेक डेव्हलपर्स लिमिटेड तूर्फ् कु.मु. शेखर कुमार तर्फे क.ज.कु.मु. म्हणून कल्पेश जोशी - वय:-32; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 101 सोमनाथ, सीटीएस नं. 988, राम मंदिर रोड, विले पार्ले ईस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400057 पॅन नं:-AACCP1941Q

(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-लिंडा डिसिल्वा - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-1102 व्हिडिओकॉन टॉवर्स, ठाकुर कॉम्प्लेक्स जवळ गोकुळ हॉस्पिटल कांदिवली पूर्व मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AHQPD0010Q

2): नाव:-जॉय डिसिल्वा - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-1102 व्हिडिओकॉन टॉवर्स, ठाकुर कॉम्प्लेक्स जवळ गोकुळ हॉस्पिटल कांदिवली पूर्व मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AHOPD7920K PARTO

THE

(9) दस्तऐवज करुन दिल्याचा दिनांक

19/03/2024

(10)दस्त नोंदणी केल्याचा दिनांक

19/03/2024

(11)अनुक्रमांक,खंड व पृष्ठ

7134/2024

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

877000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

MULSH1-2

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



19/03/2024

Payment Details

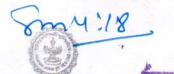
sr.	Purchaser	Туре	Verification no/Vendor	GRN/Licence	Amount	Used At	Doface Number	Deface Date
1	LINDA DSILVA	eChallan	02003942024031802078	MH017523865202324E	877000.00	SD	0009272424202324	19/03/2024
2	LINDA DSILVA	eChallan		MH017523865202324E	30000	RF	0009272424202324	19/03/2024
3		DHC		0324197801390	300	RF	0324197801390D	19/03/2024
4		DHC		0324190501366	2000	RF	0324190501366D	19/03/2024

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









CHALLAN MTR Form Number-6

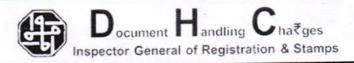


GRN MH017523865202324E BA	RCODE IIIIII		ı ının in nye	Date	18/03/2024-11:57:	21 Fo	m ID	25	.2	
Department Inspector General Of Re Stamp Duty Type of Payment Registration Fee	gistration	9 99	TAX ID (TA	pplicable) A	Payer Details					
Office Name MLS2_MULSHI 2 SUB F	REGISTRAR	AMERICAN CONTRACTOR CO	Full Name	701	INDA DSILVA					
Location PUNE							D	Ta		
Year 2023-2024 One Time Account Head Details Ar		Amount In Rs.	Flat/Block No.		3201 Tower 7 P1 Hinjewadi Premium Tower 7					
0030046401 Stamp Duty			Road/Street		lear Blue Ridge Tov	wn Phas	se 1, l	Hinjewa	ıdi	
0030063301 Registration Fee		30000.00	Area/Locality		Pune					
			Town/City/[District			1	0	5	7
			PIN Remarks (If	Any)		4 1		0	3	
₹907000.00				CL1490J~Se	condPartyName=M	acrotec	h	C	Develo	opers
			Amount In	Nine Lakh	Seven Thousand R	Rupees	Only			
Total FFACE		9,07,000.00	Words							
Payment Details BANK O	F BARODA			FO	R USE IN RECEIVII					
Cheque-DD	Details		Bank CIN	Ref. No.	020039420240318	302078		513086		
Cheque/DD No.			Bank Date	RBI Date	18/03/2024-18:39:	12	Not \	/erified	with F	RBI
Name of Bank			Bank-Branc	h	BANK OF BAROD	A				
Name of Branch			Scroll No.,	Date	Not Verified with S	Scroll				

Department ID : Mobile No. : 98196956 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागु आहे . नोदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही . 9819695674

Challan Defaced Details

	D-marks	Defacement No.	Defacement Date	Userld	Defacement Amount
Sr. No.	Remarks			ICDOAE	30000.00
1	(iS)-453-7134	0009272424202324	19/03/2024-12:12:56	IGR045	
	<u> </u>	0009272424202324	19/03/2024-12:12:56	IGR045	877000.00
2	(iS)-453-7134		AND THE PERSON NAMED IN COLUMN TO TH		9,07,000.00
			Total Defacement Amount		3,07,000.00



Receipt of Document Handling Charges

Receipt Date 0324190501366 PRN

Received from MDL ., Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 7134 dated 19/03/2024 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.

Payment Details

SBIN	Payment Date	19/03/2024	
10004152024031901249	REF No.	407944691895	
0004400F04266D	Deface Date	19/03/2024	

DEFACED

2000

DEFACED

19/03/2024

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

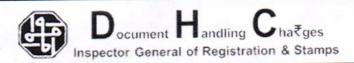
0324190501366D

Bank Name

Bank CIN

Deface No





Receipt of Document Handling Charges

PRN 0324197801390

sbiepay

Bank Name

Bank CIN

Deface No

Receipt Date 19/03/2024

Received from MDL, Mobile number 0000000000, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered on Document No. 7134 dated 19/03/2024 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.

Payment Details

Jetalis		
Payment Date	19/03/2024	
REF No.	202407989171687	
		_

19/03/2024

DEFACED

₹ 300 DEFACED

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

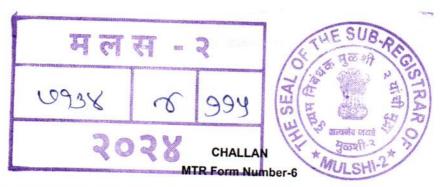
10004152024031901282

0324197801390D

4938 3 999 2028



Deface Date





	Date 18/03/2024-11:57:21 Form ID 25.2			
	Payer Details			
TAX ID / TAN (If	Any)			
PAN No.(If Applic	cable) AHQPD0010Q			
Full Name	LINDA DSILVA			
Flat/Block No.	3201 Tower 7 P1 Hinjewadi Premium Tower 7			
. Premises/Buildir				
0 Road/Street	Near Blue Ridge Town Phase 1, Hinjewadi			
Area/Locality	Pune			
Town/City/Distric	ot			
PIN	4 1 1 0 5 7			
Remarks (If Any)				
PANS-AAACI 4400 LO				
Limited~CA=25052818 Developers				
Amount In Nine	e Lakh Seven Thousand Rupees Only			
Words				
	FOR USE IN RECEIVING BANK			
Bank CIN Ref. N	lo. 02003942024031802078 1377513086			
Bank Date RBI Da	ate 18/03/2024-18:39:12 Not Verified with RBI			
Bank-Branch	BANK OF BARODA			
Scroll No. , Date	Not Verified with Scroll			
0000	PAN No. (If Applied Full Name Flat/Block No. S. Premises/Building OO Road/Street OO Area/Locality Town/City/District PIN Remarks (If Any) PAN2=AAACL149 Limited~CA=2505 Amount In Nine O Words Bank CIN Ref. N Bank Date RBI D Bank-Branch			

Department ID : Mobile No. : 9819695674 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोदंणी करावयाच्या दस्तांसाठी लागु आहे . नोदंणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही .





AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 19 day of March, 2024.

BETWEEN:

MACROTECH DEVELOPERS LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Mumbai Fort -400001, hereinafter referred to as "THE COMPANY" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the One Part;

AND

PRECISEHOMES CONSTRUCTIONS PRIVATE LIMITED, a private limited company duly incorporated under Companies Act, 2013, bearing CIN: U70200MH2021PTC366031, and having its registered office at Shop No.1, Plot 58 & 65, Sector-15, CBD Belapur, Thane 400 614, hereinafter referred to as "Confirming Party" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the Second Part;

AND

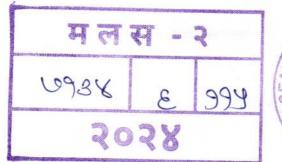
LINDA DSILVA AND JOY DSILVA residing / having its address at A-1102 VIDEOCON TOWERS THAKUR COMPLEX NEAR GOKUL HOSPITAL KANDIVALI EAST MUMBAI 400101 MAHARASHTRA INDIA and assessed to income tax under permanent account number (PAN) AHQPD0010Q , AHOPD7920K hereinafter referred to as the "PURCHASER" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the Third Part.

AND

PARANJAPE SCHEMES (CONSTRUCTION) LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 101 Somnath, CTS No. 988, Ram Mandir Road, Vile Parle (East), Mumbai – 400057, hereinafter referred to as "Joint Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the Fourth Part;

The Company and the Purchaser are hereinafter individually referred to as the "Party" and collectively referred to as the "Parties"

M.





WHEREAS:

- A. The Company is/shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein). This Larger Property forms part of an integrated township project viz. "Blueridge Township" which is being developed by the Confirming Party.
- B. The Company is/shall be constructing/has constructed the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- C. The chain of title of the Company to the Larger Property is at **Annexure 2** (*Chain of Title*).
- D. A copy of the Report on Title in respect of the Larger Property is at Annexure 3 (Report on Title).
- E. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at **Annexure 4** (*Key Approvals*). Applications for further Approvals may be under consideration of the relevant Authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- F. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be/has been under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local Authorities.
- G. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- H. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as **Annexure 5** (*Floor Plan*).
- I. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

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

DEFINITIONS –

- 1.1. "Agreement" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "Applicable Law" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "Approvals" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent





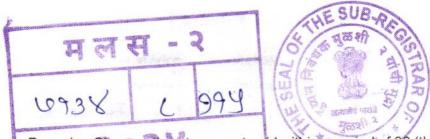




Authorities in connection with the Project/ Building/ Unit and/or the development thereof

- 1.4. "Arbitrator" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "Attorney" shall have the meaning ascribed to it in Clause 11.4.2(b) below.
- 1.6. "Authority" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.7. "BCAM Charges" shall mean the Building common area maintenance charges payable by the Purchaser inter alia for the maintenance of the Unit/ Building, but shall not include FCAM Charges.
- 1.8. "Building" shall mean the single/multi-storied buildings to be/ being constructed as part of the Project.
- 1.9. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.
- 1.10. "Building Protection Deposit" shall mean the amounts specified in the Annexure 6A (Other Amounts Payable before DOP).
- 1.11. "CAM Charges" shall mean the costs related to the upkeep and maintenance of the Building/ Project/ Larger Property, payable as the BCAM charges and FCAM Charges, as set out in Annexure 6A.
- 1.12. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether/when the Purchaser takes possession of the Unit.
- 1.13. "Cancellation Deed" shall have the meaning ascribed to it in Clause 11.4.2(a) below;
- 1.14. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc. Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.
- 1.15. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.
- 1.16. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason, whatsoever, including 'insufficient funds', 'stop payment' or 'account closed', and shall mean an amount equivalent to 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and

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the Cheque Bouncing Charges thereto are not paid within a period of 30 (thirty) days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.

- 1.17. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.
- 1.18. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at Annexure 7 (Common Areas and Amenities) but shall not include the Demarcated Area.
- 1.19. "Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.
- 1.20. "Consideration Value" shall have the meaning ascribed to it at Annexure 6 (*Unit and Project Details*).
- 1.21. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at Annexure 6 (Unit and Project Details).
- 1.22. "Demarcated Area" shall mean the community hall(s) / temple(s) (if any) that may / has been constructed on the Larger Land and appurtenant land(s) thereto;
- 1.23. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.
- 1.24. "Exclusive Balcony/ Veranda/Open Terrace Area" or "EBVT Area" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.
- 1.25. "Extended DOP" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.26. "FCAM Charges", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and excluding any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organization and will be as set out at Annexure 6A (Other Amounts Payable before DOP).
- 1.27. "Federation" shall mean the apex body to be formed by and consisting of the ultimate organizations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law. Till such time that the management of the Federation is handed over to the representatives of the ultimate





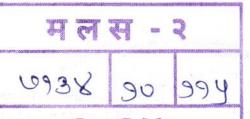


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organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Company.

- 1.28. "Federation Conveyance" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.29. "FEMA" mean the Foreign Exchange Management Act, 1999.
- 1.30. "FMC" shall shall mean the facility management company which shall be responsible for maintenance and upkeep of the Common Area and Amenities of the Building/Project..
- 1.31. "Force Majeure" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Company to carry out works / raise moneys / get approvals.
- 1.32. "FSI Free Constructed Spaces" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.33. "Indirect Tax" or "Indirect Taxes" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature, whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.34. "Interest" shall mean simple interest at State Bank of India's (SBI) highest Marginal Cost of Lending Rate ("MCLR") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st (first) day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.35. "Larger Property" means the land with details as described in Annexure 1 (Description of Larger Property). For clarity, there may be land parcels which may be added to / be reduced from the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.36. "Liquidated Damages" shall mean an amount equivalent to 10% (ten per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto.
- 1.37. "Loan" shall have the meaning ascribed to it in Clause 7.1below.
- 1.38. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at Annexure 6A.
- 1.39. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.40. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.41. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.
- 1.42. "Project" shall mean the project with RERA registration number as stated in Annexure 6 (Unit and Project Details) and with details as available with the

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concerned RERA authority (including current and proposed parts of the project). The Project may be part of a layout on the Larger Property Which may comprise of various other buildings and/or projects.

- 1.43. "**Property Tax**" shall mean the amounts payable by the Purchaser towards property tax for the Unit, and the proportionate share of common areas of the Building.
- 1.44. **"Purchaser Notice of Termination"** shall have the meaning ascribed to it in Clause 11.3.1(b) below.
- 1.45. "Refund Amount" shall mean:
 - 1.45.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Consideration Value or part thereof, paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom a. the Liquidated Damages, b. amounts incurred pursuant to Clause 11.4.2 and c. any amounts paid to third parties by the Company on behalf of the Purchaser, including but not limited to, stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).

For avoidance of doubt, it is clarified that any amount paid by the Purchaser which has been utilized towards payment of Indirect Tax to any Authority shall not be refunded unless (and till such time that) the Company receives credit for the same from the relevant Authority.

1.45.2. In case of termination pursuant to Clause 11.2.3 and 11.3.1(b): an amount equivalent to the aggregate of the Consideration Value or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) and Interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amounts paid to 3rd parties by the Company on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser), till the date of payment of the Refund Amount.

For the avoidance of doubt, it is clarified that Interest will not be payable on any amounts paid by the Purchaser towards any Indirect Tax and, or, any other government levy.

- 1.46. "Other Charges" shall include all expenses shall include all expenses related to government, utility and infrastructure charges, more particularly stated in Annexure 6A.
- 1.47. "RERA" shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules / regulations framed by the relevant State Government thereunder and any amendments thereto and / or the rules / regulations.
- 1.48. "Service Providers" shall have the meaning ascribed to it in Clause 15.15 below.
- 1.49. "Shortfall Amount" shall have the meaning ascribed to it in Clause 16.3 below.
- 1.50. "Structural Defects" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any









other non-load bearing elements or defects for reasons not attributable to the Company.

1.51. "Taxes" shall mean and include Direct Tax and Indirect Tax.

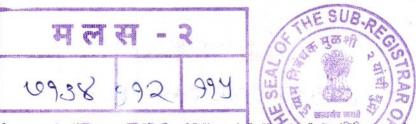
- 1.52. "Transfer" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:
 - a. the Unit or any part of the right, title or interest therein; and, or,
 - b. the benefit of this Agreement; and, or,
 - c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25% (twenty five per cent) of the voting rights and, or, economic interest;
 - d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

- 1.53. "Ultimate Organization" shall mean the company/ condominium/ society/ other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14. Till such time that the management of the Ultimate Organization is handed over to the representatives elected by the purchasers/ owners of all the units in the Building, all rights and powers of the Ultimate Organization shall vest in and be exercised by the Company.
- 1.54. "Unit" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at Annexure 6 (*Unit and Project Details*) and floor plan thereto (with unit shaded) annexed as Annexure 5 (*Floor Plan*) hereunder.

2. RULES FOR INTERPRETATION

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
 - Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - All statutory instruments or orders made pursuant to a statutory provision;
 and
 - Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.
- 2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.



- 2.6. Any reference to the words "hereof," "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.
- The Purchaser confirms and warrants that the Liquidated Damages is a genuine 2.10. pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser and has been arrived at having regard to inter alia the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/ marketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Purchaser hereby further agrees, acknowledges and accepts that Liquidated Damages are not penal and essentially in the nature of guarantee by the Purchaser to fulfil and abide by the terms and conditions contained hereunder, including all payment related terms and conditions, and the Company will be entitled to adjust the Liquidated Damages as earnest money under this Agreement in case of any failure / non-compliance on the part of the Purchaser. Forfeiture of Liquidated Damages is for the sole purpose of reasonably compensating the Company for the loss or damage that is suffered / likely to be suffered by the Company on account of breach / contravention of the terms of this Agreement by the Purchaser. The Purchaser hereby waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein or otherwise contending to the contrary.
- 2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law
- 2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.
- 2.13. All references in this Agreement to the term 'Date of Offer of Possession' / 'DOP' shall be read and construed as reference to 'Extended DOP', if and as applicable.
- 2.14. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.
- 2.15. Applicability of clauses: In the event the OC has been received by the Company before the execution of this Agreement:
 - a. Clause 1.44 (Purchaser's Notice of Termination), Clause 1.45.2 (Refund Amount), Clause 11.2.3 (Prolonged Stoppage of Construction), Clause 11.3 (Purchaser's Right to Terminate) shall not be applicable to the Parties and deemed to be deleted under this Agreement;







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- b. Offreyeterence to the tenth on termination of this Agreement by either Party in accordance with the provisions of this Clause 11 under Clause 11.4.1. shall be read and construed as 'On termination of this Agreement by the Company in accordance with the provisions of this Clause 11';
- c. All the references in this Agreement to the term 'shall obtain OC' shall be read and construed as reference to 'has obtained the OC';
- d. Annexure 9 (Purchaser's Notice of Termination) and the reference in relation to Annexure 9 shall stand deleted.

3. DISCLOSURES AND TITLE -

- 3.1. The Purchaser hereby declares and confirms that prior to the execution of this Agreement: (i) the Company has made full and complete disclosure of its title to Larger Property; (ii) the Purchaser has taken inspection of all the relevant documents; and (iii) the Purchaser has, in relation to the Unit/ Building/ Larger Property, satisfied himself of *inter alia* the following:
 - a. Nature of the Company's right, title and encumbrances, if any;
 - b. The Approvals (current and future);
 - c. The drawings, plans and specifications; and
 - Nature and particulars of fixtures, fittings and amenities.
- 3.2. The Purchaser confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion, and after reviewing and understanding the draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

4. AGREEMENT TO SELL AND CONSIDERATION

- 4.1. The Purchaser hereby agrees to purchase/ acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Consideration Value as set out in **Annexure 6** (*Unit and Project Details*), subject to the terms and conditions mentioned herein and the Approvals.
- 4.2. The Consideration Value shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at **Annexure 6** (*Unit and Project Details*). The Purchaser shall be responsible for ensuring that payment of each installment is made within 14 (fourteen) days of the demand for the said installment being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

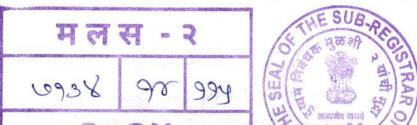
4A. OTHER AMOUNTS PAYABLE

All other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto, shall be paid by the Purchaser to the Company in the manner more particularly described at Annexure 6A within 14 (fourteen) days of such demand being made by the Company, time being of the essence. The Possession of the Unit as provided under Clause 10 herein is subject to payment of all amounts under this Agreement including the amounts set out at Annexure 6A.

4B. TERMS OF PAYMENT

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- 4B.1 The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:
 - a. shall make payment of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, shall include all expenses related to Other charges, Maintenance Related Amounts and all Indirect Taxes thereto as per the timelines set out herein, without any delay or demur for any reason whatsoever;
 - b. shall observe all covenants, obligations and restrictions stated in this Agreement; and
 - c. confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.
- 4B.2 It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:
 - Firstly, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
 - b. Secondly, towards Interest due as on the date of payment;
 - c. Thirdly, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Other Charges and Maintenance Related Charges, dues and Taxes payable or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and
 - d. Fourthly, towards outstanding dues, including Consideration Value and any other amounts payable in respect of the Unit or under this Agreement, including, but not limited to, Other Charges, Maintenance Related Charges and all Indirect Taxes thereto.

Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Company.

- 4B.3 In case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.
- 4B.4 The Parties agree that, in addition to the Interest, in case of every instance of delayed payment, the Company shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2% (two per cent) of the amount of the delayed payment per instance (subject to minimum of Rs. 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2023 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).
- 5. CONSTRUCTION AND DEVELOPMENT

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5.1. The Company shall, subject to the terms hereof construct/has constructed the Building in accordance with the Approvals and or, plans and amendments thereto as approved by the relevant Authorities.

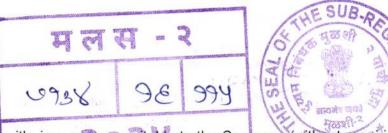
- 5.2. The Purchaser is aware that while the Company has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.
- Subject to the remaining provisions of this clause, the Parties agree that the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/ Ultimate Organization. The Purchaser gives his consent for such changes, provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3% (three per cent) of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.
- 5.4. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have been waived. In terms of the above, the Company shall be, at absolute liberty, to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

6. SECURITIZATION -

6.1. The Purchaser hereby agrees and acknowledges that the Company shall, at all times, have the absolute, unconditional and unfettered right to sell, assign, transfer, securitize, dispose-off, utilise or deal with the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Other Charges, or any part/ portion thereof (whether or not the Company is in full receipt of the same as of a particular date), in the manner that the Company may, in its sole and absolute discretion, deem fit. The Purchaser hereby further agrees and acknowledges that the Company may, from time to time, raise finance through any instrument, modes, avenues, options or markets available to the Company, whether in India or worldwide, as permissible under Applicable Law, which may include but not be limited to, procuring such financing from; any private or public institution; issuance of a security, bond, or any instrument, of any nature whatsoever, debt or equity, including redeemable or convertible (fully or partially or optionally) or nonconvertible, in the primary / secondary market (whether through private placement or by way of a public offer); from any financial institutions, banks, funds and, or, any other vehicle, instrumentality, entity, body corporate or person, onshore or offshore. as the case may be. Accordingly, the Purchaser hereby grants his irrevocable consent to the Company to sell, assign, transfer, securitize, dispose-off, utilise or

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deal with, in a manner suitable to the Company (without requiring specific consent from the Purchaser), the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Other Charges and/or part thereof and any amounts received/ receivable by the Company hereunder, including without limitation, the right to directly receive from the Purchaser such amounts pertaining to the Consideration Value and/or other amounts payable under this Agreement, including, but not limited to, Other Charges and, or, part thereof and, or, any amounts payable by the Purchaser herein.

6.2. It is further agreed that any such securitization shall not lead to an increase in the Consideration Value or any other amounts payable under this Agreement, including Other Charges and Maintenance Related Charges paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and, or, any bank or financial institution / bond holders / investors/ funds / vehicle / instrumentality / entity / corporate body etc. nominated by the Company, in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

LOANS AGAINST THE UNIT

- 7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement ("Loan") and any mortgage created or to be created over the Unit in connection with such Loan (which shall require the prior written consent of the Company), the Purchaser shall remain solely and wholly responsible for the timely payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges and Maintenance Related Charges or any parts thereof and/or any other amounts payable hereunder.
- 7.2. The Parties further agree that the Company shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Company shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.
- 7.3. The Purchaser hereby expressly agrees that so long as the Loan and the Consideration Value and any other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Charges and all Indirect Taxes thereto remain unpaid/outstanding, the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.
- 7.4. The Purchaser indemnifies and hereby agrees to keep harmless and indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/ financial institution may initiate on account of the Loan or for the recovery of the Loan or any







part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8. CAR PARKING

- At the request of the Purchaser, the Company hereby permits the Purchaser to use 8.1. the number of Car Parking Spaces as set out in Annexure 6 (Unit and Project Details) hereto within the Project/Larger Property. The allocation of these spaces shall be at the sole discretion of the Company and the Purchaser hereby agrees to the same. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the Purchaser shall, upon formation of the Ultimate Organization and/or execution of conveyance, as contemplated herein, cause such Ultimate Organization to confirm and ratify and shall not permit the Ultimate Organization to alter or change the allocation of Car Parking Spaces in the manner allocated by the Company to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.
- 8.2. The Purchaser is aware and agrees and acknowledges that the Car Parking Spaces to be allotted / allocated to the Purchaser may be in stack or tandem or any other format or manner as may be permissible under Applicable Law. The Purchaser hereby agrees, acknowledges and confirms that the Purchaser shall not raise any objection in respect of the format of Car Parking Spaces that may be allocated pursuant to this Agreement. The Purchaser hereby agrees not to raise any claim or grievance in respect of the Car Parking Spaces being allotted / allocated to the Purchaser.

REGISTRATION

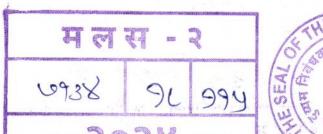
9.1. It shall be the responsibility of the Purchaser to immediately, after the execution of this Agreement, at his own cost and expense, lodge the same for the registration with the relevant Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Company the serial number under which the Agreement is lodged so as to enable the representative of the Company to attend the office of the Sub Registrar of Assurances and admit execution thereof. The Company may extend assistance/co-operation for the registration of this Agreement, at the cost and expense of the Purchaser. However, the Company shall not be responsible or liable for any delay or default in such registration.

10. POSSESSION

10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including, but not limited to, the Consideration Value, Other Charges, Maintenance Related Charges and all Indirect Taxes thereto, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP, as set out in Annexure – 6 (Unit and Project Details), which shall be subject to grace period set out at Annexure 6 (Unit and Project Details) and any further extension as may be applicable pursuant to Clause 10.4 (cumulatively, "Extended DOP" shall mean estimated DOP as set out at Annexure 6 (Unit and Project Details) + grace period as set out at Annexure 6 (Unit and Project Details) + further extension as may be applicable pursuant to Clause 10.4).

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- 10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 14 (fourteen) days of the Company intimating him, in writing, that the Unit is ready for possession ("Possession Demand Letter") and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of Rs. 10/- (Rupees Ten) per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the Unit on the expiry of the 2 (two) months from the date of the Possession Demand Letter and the Purchaser alone shall be responsible/ liable in respect any loss or damage that may be caused to the Unit after this date.
- 10.3. The Company shall obtain occupation certificate for the Unit ("OC") (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law) at any time prior to the Extended DOP. The OC may be for part or whole of the Building. Further, the Company shall endeavor to make available the key Common Areas and Amenities in respect of the Building within a period of 1 (one) year from the Extended DOP.
- 10.4. Notwithstanding any other provision of this Agreement, the Company shall, without being liable to the Purchaser in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of said Building if the same is delayed for reasons beyond the control of the Company, including on account of any of the following:
 - 10.4.1. War, civil commotion or act of God;
 - 10.4.2. Any notice, order, rule or notification of the Government and/or any other public or competent Authority/ court.

For the purposes of this Clause 10.4, a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause 10.4 and a 3 (three) month recommencement period.

11. TERMINATION

11.1. The Parties are entitled to specific performance of this Agreement. The Purchaser is aware that the Company, as per its practices and policies, does not accept request for cancellation / termination of this Agreement under any circumstance, save and except the provisions contained in 11.3 hereinbelow. The Parties hereby agree this Agreement is not terminable under any circumstance, save and except the very specific circumstances stated below.

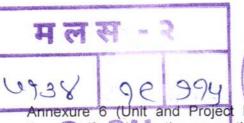
Company's Right to Terminate

- 11.2. The Company shall have right to terminate this Agreement only in the following circumstances:
 - 11.2.1. Default / Non-Payment: Without prejudice to the right of Company to charge Interest, on the Purchaser committing a default in making payment of any amounts due and payable by the Purchaser as per this Agreement (including









Annexure 6 (Unit and Project Details) and Annexure 6A (and Interest thereon, if any)) on the respective due date, the same shall constitute a default ("First Default").

Provided that upon such First Default occurring, the Company shall give 1st notice of 14 (fourteen) days after his/her first default to the Purchaser. If the Purchaser fails to make payments of all outstanding amounts by 15th day from the aforesaid 1st notice, the same shall constitute the "Second Default". Thereafter, the Company shall give the 2nd notice of another 7 (seven) days to rectify the breach. If all outstanding amounts are not paid in full by 8th day from such 2nd notice, the same shall constitute "Third Default". Upon Third Default, the Company shall have the right (but not an obligation) to terminate this Agreement without any further notice or upon the Purchaser committing any 3 (three) defaults in making payment of any amounts due and payable by the Purchaser as per this Agreement (including Annexure 6 (Unit and Project Details) and Annexure 6A (and Interest thereon, if any)) on the respective due date.

Provided further that upon termination of this Agreement as aforesaid, the Company shall refund the Refund Amount to the Purchaser as per Clause 11.4.3.

A notice of a default under this Agreement shall be served in writing by registered AD/ speed post at the address provided by the Purchaser. Any delay in sending the said notice(s) shall not affect the rights of the Company under this clause.

- 11.2.2. Attempt to Defame: The Purchaser agrees not to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Company or its representatives. In the event, the Purchaser does any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in Applicable Law, have the option to the terminate this Agreement.
- 11.2.3. <u>Prolonged Stoppage in Construction</u>: In the event the construction of the wing or floor of the Building in which the Unit is located has been stopped for a period of more than 1 (one) year, the Company shall have the option to terminate this Agreement.

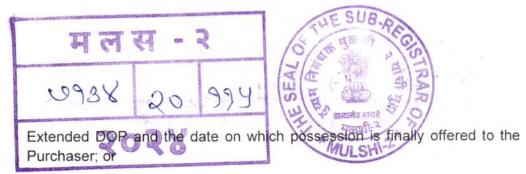
Purchaser's Right to Terminate:

- 11.3. Purchaser shall have right to terminate this Agreement only in the following circumstances:
- 11.3.1. <u>Delay in possession beyond Extended DOP</u>: Subject to the Purchaser having paid all the amounts due and payable hereunder as per the timelines stated in **Annexure** 6(*Unit and Project Details*), if the Company fails to offer possession of the Unit by Extended DOP, then:
 - (a) Within 30 (thirty) days of expiry of Extended DOP, the Company shall inform the Purchaser the revised date by which the Unit is likely to be ready for being offered for possession. On receipt of such written intimation, unless the Purchaser elects to terminate this Agreement in terms of Clause (b)) the DOP mentioned in Annexure 6 (Unit and Project Details) shall stand revised to and substituted by revised date communicated by the Company. The Company shall credit Interest to the Purchaser for the period between the









(b) Within 30 (thirty) days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in **Annexure 9** (*Purchaser Notice of Termination*) elect to terminate this Agreement ("**Purchaser Notice of Termination**"). Where the Purchaser Notice of Termination is not received by the Company within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1((a)).

11.4. Consequences of Termination and Payment of Refund Amount

11.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.4.3.

11.4.2. Cancellation Deed

- (a) Upon termination, the Purchaser shall execute a cancellation deed in the format specified by the Company ("Cancellation Deed") and such other documents as may be required for cancellation of the Units and be required to register the same as per the timelines specified by the Company and undertake all actions as may be required to give effect to this provision.
- (b) To give effect to this provision of Clause 11.4.2(a) above, the Purchaser hereby irrevocably nominates, constitutes and appoints Mr. Surendran Nair, Mr. Rahul Wandekar and Mr.Pandhari Kesarkar, jointly and/ or severally, whose signatures are annexed hereto in Annexure "10", (hereinafter referred to as, the "Attorney") to be his/her/its true and lawful Attorney to act for and on behalf of the Purchaser and in the name of the Purchaser, for doing all or any of the acts, deeds, matters and things pertaining to cancellation of the Unit and incidental matters thereto and to undertake any of the following actions on behalf of the Purchaser:
 - To execute all such documents as may be required for cancellation of the Unit, including, but not limited to, execution of the Cancellation Deed;
 - (ii) To appear before and deal with the concerned Sub-Registrar of Assurances for the purpose of registration of the cancellation deed, affidavits, confirmation deeds and all other ancillary documents executed in respect of cancellation of the Unit upon the same being duly registered; and
 - (iii) To undertake all actions as may be required to give effect to this Clause.
- (c) Without prejudice to the provisions of Clause 11.4.2(b) above, in the event the Purchaser fails to personally appear for the execution and/or registration of the Cancellation Deed upon 7 days' notice being given for the same by the Company, then the Purchaser shall be obliged to pay a 'non co-operation charge' of an amount equivalent to 5% percentage of the Consideration Value under this Agreement and the same shall be reduced from the Refund Amount.
- 11.4.3. Upon registration of the Cancellation Deed, the Refund Amount (if any) shall be paid starting after 30 (thirty) days from the date of registration of the Cancellation Deed in 12 (twelve) equal monthly instalments.

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Both Parties have entered into this Agreement, knowing fully well that the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Charges and Indirect Taxes thereto may change (increase or decrease) in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of any change in the Consideration Value or other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Charges and Indirect Taxes thereto.

12. **DEFECT LIABILITY**

12.1. If, during a period of 60 (sixty) months from the Date of Offer of Possession or such shorter period as permissible under Applicable Law, the Purchaser brings to the notice of the Company any Structural Defect in the Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Company at its own costs. In case, it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in this Clause 12 or elsewhere in this Agreement, the Company shall not be, in any way, liable to repair or provide compensation for Structural Defects as set out in this Clause 12 where the Purchaser has made any structural changes in the Unit or in the materials used therein.

13. SET OFF / ADJUSTMENT

13.1. The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company, including the Consideration Value, Other Charges, Maintenance Related Amounts, Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Company or by the Company to the Purchaser pursuant to this Agreement and/or in relation to the Unit. The Purchaser agrees and undertakes not to raise any objection and/or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

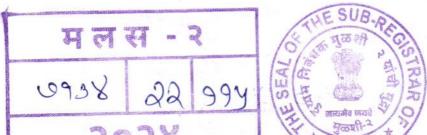
14. ULTIMATE ORGANIZATION AND FEDERATION

- 14.1. The Purchaser along with other purchasers of units in the Building shall join in forming the Ultimate Organization in respect of the Building within a period of 3 (three) months of the 51% of the total number of purchasers having booked their units in the Building. The Ultimate Organization shall be known by such name as the Company may, in its sole discretion, decide for this purpose. The Purchaser and other unit holders in the Building shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Ultimate Organization and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Ultimate Organization.
- 14.2. Where the Project consists of more than one building, separate ultimate organizations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organizations within 3(three) months from the date of receipt of the full occupation certificate of the last building which is to be constructed on the Larger Property. The Purchaser

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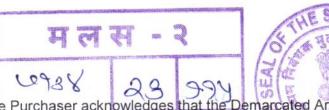
and other members of the ultimate organization(s) shall from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Federation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Federation.

- 14.3. Within 1 (one) month from the date of full occupation certificate in respect of the Building, the Company shall share a Deed of Conveyance with the Ultimate Organization ("Building Conveyance") in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Company (i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the purchasers; (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Larger Property; (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise. The above execution of the Building Conveyance shall be subject to payment of any outstanding amounts of CAM charges and property taxes (along with interest thereon) owed by the members of the Ultimate Organization to the Company and completion of takeover of management of the affairs of the building by the Ultimate Organization.
- Within 3 (three) months from the receipt of the full occupation certificate for the last 14.4. of the building which is to be constructed on the Larger Property, the Company shall share a Deed of Conveyance with the Federation ("Federation Conveyance") in respect of all of the Company's right, title and interest in the Larger Property less the Demarcated Area subject to and excluding the Building Conveyance and also subject to the right of the Company (i) to dispose of unsold units, if any; and receive the entire consideration amount and outstanding dues from the purchasers; (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for the future and/or ongoing development or otherwise. The above execution of the Federation Conveyance shall be subject to payment of any outstanding amounts of CAM charges and Property Taxes (along with interest thereon) owed by the members of the Ultimate Organization forming part of the Federation to the Company and completion of takeover of management of the affairs of the Larger Property by the Federation.
- 14.5. The Purchaser hereby agrees and undertakes that the Purchaser, along with other unit holders in the Ultimate Organization/ Federation, shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organization/ Federation.
- 14.6. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organization and/or the Federation, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser or the Ultimate Organization or the Federation, in respect of the Unit/ Building/ Larger Property and in this regard, the Purchaser for himself and the Ultimate Organization/Federation, waives all his rights and claims, and undertakes not to claim and cause the Ultimate Organization/Federation not to claim any such right in respect of the Building/ Larger Property.









- 14.7. The Purchaser acknowledges that the Demarcated Area shall be transferred by the Company to a charitable trust /its non-profit nominee which shall be managed by such charitable trust /its non-profit nominee at its sole discretion and the Ultimate Organization / Federation shall have no involvement in this regard.
- 14.8. The Company hereby agrees that it shall, before execution of Building Conveyance/
 Federation Conveyance as contemplated herein, make full and true disclosure of
 the nature of its title to the Larger Property as well as encumbrances and/or claims,
 if any in/over the Larger Property. The Company shall, as far as practicable, ensure
 that at the time of such conveyance in favour of the Ultimate
 Organization/Federation, the Larger Property is free from encumbrances.

15. FACILITY MANAGEMENT COMPANY, CAM CHARGES, MAINTENANCE RELATED AMOUNTS AND CLUB

- The Purchaser is aware and agrees that the Building and maintenance and upkeep 15.1. of the Common Areas and Amenities of the Building/ Project shall be managed by FMC. For clarity, the FMC may be a related concern and/or internal arm of the Company. The FMC will be appointed by the Company for a period of 180 (one hundred eighty) months ("Term"), commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20% (twenty per cent) margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of the FMC as aforesaid. On the expiry of the 180 (one hundred eighty) months period, the Ultimate Organization / Federation may decide to ask the FMC to discontinue management of the Common Areas with the written consent of majority of all unit purchasers (in the Building / all building(s) on the Larger Property respectively). If such written consent is not received from the majority of unit purchasers of the Ultimate Organization / Federation (for the Building and Federation common areas respectively) within 2 (two) months from the expiry of the Term, the Term of the FMC shall be deemed to be extended by 60 (sixty) months. At the end of such extended term(s), the aforesaid process for discontinuing of FMC's services shall once again apply. Such discontinuation shall be applicable only once all pending dues (if any) of CAM Charges (BCAM and FCAM respectively) have been paid to the Company...
- During the Term of the FMC, the BCAM Charges and FCAM charges as applicable, have not been paid to the FMC by 100% (one hundred per cent) of the unit purchasers by the due date (with a grace period of 30 (thirty) days)..
- 15.3. The Ultimate Organization shall be entitled to end the services of the FMC with advance written notice of 6 (six) months. Such notice may be issued only once all pending dues (if any) of CAM (/BCAM) have been paid to the Company and if such notice has the written consent of 75% (seventy five per cent "Special Majority") of the unit purchasers of the Building. Similarly, the Federation shall be entitled to end the services of the FMC with advance written notice of 6 (six) months. Such notice may be issued only once all pending dues (if any) of CAM (/BCAM) have been paid to the Company and if such notice has the written consent of the Special Majority i.e. 75% (seventy five per cent) of the unit purchasers of all the building(s) on the Larger Property.
- 15.4. The Purchaser agrees and undertakes to cause the Ultimate Organization and Federation to be bound by the rules and regulations that may be framed by the FMC.



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- 15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and shall be payableas the CAM chargesas set out at Annexure 6A. The CAM charges shall not include the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/ HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals.
- 15.6. The Purchaser shall be obliged to pay the BCAM and FCAM charges in advance on or before the 1st day of each quarter to the Ultimate Organization and Federation respectively (and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the Building and the larger development respectively, to the Company).
- 15.7. The Purchaser is aware that the CAM charges stated hereinabove are provisional and the said amount is subject to change as per updated estimates at time of initiation of possession. Further, these charges are subject to the revision every 12 (twelve) months after the Date of Offer of Possession by 7.5% (seven point five percent) to 10% (ten per cent) per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.
- 15.8. For the avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes possession on such date or not. The Purchaser undertakes to make payment of the estimated BCAM Charges and FCAM Charges for the period stated in **Annexure**6A from the CAM Commencement Date.
- 15.9. The Purchaser is aware and hereby confirms that no CAM Charges shall be payable on any unsold unit(s) by the Company. For any unit, the CAM Charges shall commence on the date of offer of possession of the said unit after it is sold. However, in case of unit(s) that are unsold after receipt of OC in respect of such unit(s), the Property Tax in relation to such unit(s) shall be borne by the Company.
- 15.10. All Maintenance Related Amounts stated in Annexure 6A are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/ Ultimate Organization/Federation, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.10 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club, parking and all other facilities provided by the Company/ Ultimate Organization/ Federation till such time all due amounts are paid together with Interest for the period of delay in payment. The Purchaser confirms that he/she/it shall pay interest on any delay (caused due to any reason, including where the Purchaser disputes the expenses audited as per the provision hereinbelow) in payment of Maintenance Related Amounts at the rate of 18% p.a. on such unpaid amounts till the date of such payment. Furthermore, any purchaser who has defaulted on payment of Maintenance Related Amounts for a period exceeding 60 (sixty) days shall not be eligible to be considered for membership of the Ultimate Organization and/or Federation only after a period of 12 (twelve) months from such time that the defaulted amounts are fully paid, along with interest applicable thereon.
- 15.11. The Company shall provide expense details only in connection of CAM Charges and shall not provide expense details for any other head. The details of expenses









related to the BCAM charges shall be provided at the time of handover of operations of the Building by the Company to the Ultimate Organization and the FCAM charges shall be provided at the time of handover of operations of the common areas outside the Building by the Company to the Federation. The Company shall get the expense details audited by an auditor who has conducted statutory audit of one or more of top 500 listed companies in India (as per NIFTY 500) at anytime in the last 3 financial years prior to the aforesaid audit. Such audited expense statement shall be binding on the Purchaser as well as the Ultimate Organization and the Federation.

15.12. Any surplus amounts towards BCAM and/or FCAM lying with the Company shall adjusted against any current or future dues of the Purchaser, including in respect of Maintenance Related Amounts.

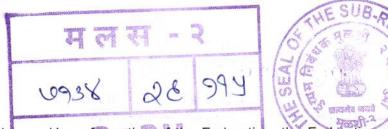
Club and Other Key Common Areas

- 15.13. The number of members of the Purchaser who are permitted to use the Club and/ or other common areas of recreational / food & beverage / commercial use is set out at Annexure 6 (*Unit and Project Details*). For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the FMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Purchaser confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.
- 15.14. The right to use the facilities at the Club shall be personal to the Purchaser of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever, save and except to the transferee of the Unit upon the sale / Transfer of the Unit by the Purchaser. In the event, the Unit in the Building is sold/ transferred by the Purchaser, then the Purchaser along with his family members being the associate members of the Club, shall cease to be members of the Club and in turn, the membership (and all rights and obligations thereto) shall be transferred to the transferee/ new owners of the Unit, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/ or the FMC. It is, however, clarified that the Company/FMC shall be entitled to grant membership rights to such other person(s), as they may deem fit and the Purchaser shall not be entitled to object to the same.
- 15.15. The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/ operators ("Service Providers") in relation to the operation of certain facilities/ amenities which are located in constructed spaces that have not been counted in FSI ("FSI Free Constructed Spaces") by the concerned Authorities on account of such spaces so as to facilitate the recreation/ comfort of the purchasers. The terms of such arrangements shall be binding on the Purchaser and the Ultimate Organization/ Federation, subject to the following restrictions:
 - a. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.

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- c. Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.
- 15.16. The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/ FMC or through the Service Providers/ FMC. The Company does not warrant or guarantee the use or performance of these services provided by the respective Service Providers/ FMC. The Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/ non-performance or otherwise in respect of these services provided by the respective Service Providers/ FMC.

16. PROPERTY TAXES AND OTHER CHARGES

- 16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of the other considerations / levies/ charges/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.
- 16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.
- 16.3. In the event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the Authorities ("Shortfall Amount"), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 14 (fourteen) days of receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.
- 16.4. In case there is any surplus amount lying with the Company after payment of the first bill of the Property Tax, the same shall be handed over to the Ultimate Organization within 3 (three) months of the Ultimate Organization taking charge of the affairs of the Building or the 3 (three) months from the date of payment of the first bill of the Property Tax, whichever is later.
- 16.5. If the Property Tax demand in respect of the Unit, comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards Property Tax for the Unit shall be refunded to the Purchaser within 14 (fourteen) days of the Company being informed by the Purchaser that such demand has been raised.
- 16.6. The Purchaser is aware that the Other Charges stated herein are provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Company.

17. BUILDING PROTECTION DEPOSIT

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De Purchaser shall, on or before the Date

17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in **Annexure 6A** hereto.

- 17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Company.
- 17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Company about completion of all fit-out or interior works in the Unit. On receiving this notification, the Company representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.
- 17.4. In the event any violations are observed by the Company's representatives/ nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 14 (fourteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser fails to do the same, then the Company shall get the same rectified at the cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.
- 17.5. The Company /FMC shall be entitled to date the said cheque and deposit the same for recovery of the amount the Purchaser shall ensure that sufficient balance is maintained in the account and shall not close the said bank account or issue any instructions for stop payment, etc. The Purchaser hereto provides unconditional and irrevocable consent to the Company to insert date on the cheque, as per its sole discretion and the Purchaser has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Purchaser, the Company /FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 14 (fourteen) days from the date of such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the CAM Charges paid by the Purchaser and shall be reflected as arrears and shall be claimed from the Purchaser by the Ultimate Organization, at the time same is formed.

18. INDIRECT TAXES AND LEVIES

18.1. The Purchaser agrees that all levies, charges, cess, Indirect Taxes, assignments of any nature whatsoever (present or future) in respect of the Unit or otherwise shall be solely and exclusively borne and paid by the Purchaser. All Direct Taxes in respect of profit (if any) earned from the development and sale to the Purchaser of the Unit shall be borne by Company.

19. INTEREST

19.1. The Purchaser agrees to pay to the Company, Interest (as defined at Clause 1.34) on all the amounts, including the Consideration Value, Other Charges, Maintenance Related Amounts, or any parts thereof, payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days, from the date the Company raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the

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Company and shall not constitute a waiver of the same by the Company, specifically provided by the Company in writing.



20. PURCHASER'S COVENANTS

- 20.1. The Purchaser, for himself and with the intention to bring all persons into whosoever hands the Unit may come, hereby covenants and undertakes:
 - a. To maintain the Unit at the Purchaser's own cost in good tenantable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to be done anything in or to the Building against the rules, regulations or bye-laws of the Ultimate Organization / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall:
 - (i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to, not making any change or to alter the windows and/or grills provided by the Company);
 - (ii) Not make any changes to the common area/lobby and structural changes in the Building;
 - (iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;
 - (iv) Not change the location of the plumbing or electrical lines (except internal extensions);
 - (v) Not change the location of the wet/waterproofed areas;
 - (vi) Not make any alteration in the elevation and outside color scheme of the Building;
 - (vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organization;
 - (viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to inter alia dry any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and
 - (ix) Keep the sewers, drain pipes in the Unit and appurtenant thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.
 - b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company, as amended, from time to time.
 - c. The Purchaser hereby agrees and acknowledges that the Purchaser is aware that some or all of the EBVT area is excluded/not counted in FSI. The Purchaser has studied and understood the plans approved by the concerned Authorities and agrees to raise no claim in relation to the manner of approval of the EBVT areas.
 - In the event 'Piped Gas Connection' is indicated as an amenity to be provided within the Unit/building, the Purchaser acknowledges and agrees that such







connection will be provided by a third party service provider. As third party service providers generally provide for piped gas connections and supply of gas in a building only when a significant portion of the building is occupied, the Company shall endeavour to provide the piped gas connection and supply of gas through such connection within a period of 24 (twenty four) months from the Extended DOP. The Purchaser shall ensure and cause the Ultimate Organization to ensure that the Building is painted once every 5 (five) years from the Date of Offer of Possession and kept in good and proper condition.

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- e. The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature other than cooking gas in the Unit, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organization / Federation.
- f. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.
- g. The Purchaser agrees and undertakes to cause the Ultimate Organization to ratify and confirm that the name of the Building and/or Ultimate Organization shall not be changed without the prior written consent of the Company.
- h. The Purchaser shall not allow the Unit to be used for user different from the nature of the user as approved by the authorities in the plan at the time of OC i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No residential unit shall be used for commercial use or use as guest house by whatsoever name. Similarly, no office unit shall be used for storage or retail use.
- The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.
- j. The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained as per the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurnishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.
- k. The Purchaser is aware that certain parts of the Wing/ Building/ Project including Otta, Parking, Garden, Terrace etc. shall be allocated for exclusive use of certain unit(s). The Purchaser covenants not to raise any claim or dispute in respect of such otta/parking/garden/terrace allotted for the exclusive use of any other unit(s) as well as any space available for hoardings/equivalent and all of these are agreed to be retained and/or allotted by the Company as restricted amenities. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.
- To pay to the Company within 7 (seven) days of demand by the Company the Purchaser's share of security deposit demanded by concerned local

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Authority or government for giving water electricity or any other service connection to the Building in which the Unit is situated.

m. To pay to the Company within 7 (seven) days of demand by the Company, the Purchaser's share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.

- n. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser *viz.*, user for any purposes other than for residential or otherwise.
- o. In the event, the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at Annexure 6A as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months the Purchaser agrees and acknowledges that the Company shall, deduct such additional provisional electricity charges from the CAM Charges collected from the Purchaser per the terms of this Agreement.
- The Purchaser understands and agrees that the Purchaser shall not sell, p. lease, let, sub-let, transfer, assign or part with Purchaser's rights, title, interest or benefit under this Agreement or part with the possession of the Unit till such time all the amounts payable by the Purchaser are paid in full and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/transfer/lease etc. of the Unit shall require written approval/ no-objection letter ("NOC") from the Ultimate Organization as well as the Federation (separately, and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the Building and the larger development respectively, of the Company) to ensure that the inherent nature of the Ultimate Organization and/or Federation is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Ultimate Organization and/or Federation. The Purchaser further agrees that in the event of any breach of any conditions, covenants or obligations under this Agreement, including but not limited to conditions pertaining to fit-out and maintenance of the Unit, the Purchaser shall rectify and cure such breach to the satisfaction of the Ultimate Organization/Federation/Company, prior to obtaining such NOC. The Purchaser is aware that at the time of issuance of such NOC, the Purchaser (or party acquiring the interest, as they may mutually agree) will be required to clear all outstanding dues on the Unit, including but not limited to, CAM charges, Property Tax, utility bills, along with interest and/or penalty thereon, and further, make deposits of CAM Charges and Property Tax for duration as maybe specified by the entity issuing such NOC. Any document for sale/transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organization and the Federation (and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the building and the

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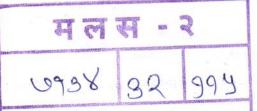
larger development respectively, of the Company) shall be invalid and liable to be cancelled.

q. The Purchaser is aware that certain parts of the Larger Property are earmarked for exclusive use by the residents of the specific building(s) / unit(s) and the Purchaser hereby agrees to not interfere in any manner, direct or indirect, with such exclusive right to use the earmarked areas and waives any right or claim in this regard.

- r. The Purchaser acknowledges and confirms that this Agreement along with any other documents, letters etc. executed in relation to this Agreement may be shared by the Company with the co-promoter or a joint developer of the Project, if any.
- s. The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.
- t. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to, the application form, allotment letter, brochure or electronic communication of any form.
- Until the Building Conveyance/Federation Conveyance in favour of the Ultimate Organization/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.
- The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or, showing the Building / Project to investors or other third parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5% (zero point five per cent) of the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto, for every day that any such breach continues within 14 (fourteen) days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.
- w. The Purchaser agrees, confirms and acknowledges that all unsold unit(s) in the Building / Project shall unequivocally belong to the Company till such time that they are sold. The Company shall have (and the Purchaser shall cause the Ultimate Organization to agree and ratify that the Company has) the absolute, unconditional and irrevocable right to sell, transfer, lease,

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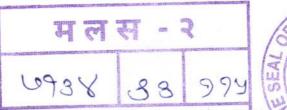
encumber and, or, create any right, title or interest in the unsold units, without any consent/no-objection, of any nature whatsoever in this regard, from the Ultimate Organization and, or, Federation (as the case may be) for the purpose and further, without payment of any charges / transfer fee to the Ultimate Organization and, or, Federation. Where consents and, or, permissions may be required from the Ultimate Organization and, or, Federation pursuant to any Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organization and, or, Federation to issue such consents and, or, permissions forthwith on request. The Company shall provide written intimation of such sale to the Ultimate Organization and, or, Federation within 30 (thirty) days of such sale being completed and the Ultimate Organization / Federation shall add such purchaser as its member, without any delay or demur and further, without any charge being levied for addition of such new member(s). Such purchaser of unsold unit/s shall, in any case, deemed to be a member of the Ultimate Organization.

- The Purchaser agrees and acknowledges that it shall forthwith admit any Χ. purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recovering from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organization/Federation. In the event of a violation or breach of the covenants at Sub-Clause 20.1(w) and (x), the Purchaser will be liable to pay an amount equivalent to 1% (one per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto for each month of delay caused.
- y. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organization, the Company shall earmark certain car parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organization to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.
- z. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity of inspecting the Unit only after making payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Other Charges, Maintenance Related Amounts and all Indirect Taxes thereto.
- aa. Upon and after handover of the management of the Building to the Ultimate Organization, the Ultimate Organization (and its members) will be responsible for fulfillment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.









The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in FEMA, Reserve Bank of India Act, 1934 and rules/ regulations made thereunder or any statutory amendment(s) / modification(s) made thereof and all other Applicable Laws including that of remittance acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA, as amended, from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same, in writing, to the Company immediately and comply with necessary formalities, if any, under the Applicable Law. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.

- cc. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.
- dd. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.
- ee. The Purchaser shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, letters, certificates, instruments and documents, as the Company may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.

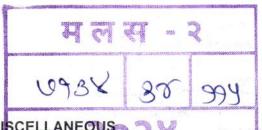
21. SPECIAL CONDITIONS

21.1. The Parties agree to adhere to the conditions set out in Annexure 8 (Special Conditions) and agree that these conditions shall prevail over any other conflicting provision of this document.









22. MISCELLANEOUS

- 22.1. Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in Applicable Law of the Building, Project or Larger Property or any part thereof.
- 22.2. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at Annexure 6 (Unit and Project Details). Electronic communication (e.g. email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.
- 22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.
- 22.4. Any correspondence from the Purchaser should carry the customer ID quoted in **Annexure 6** (*Unit and Project Details*) hereto in the subject line in following manner "CI: xxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be *non-estl* null and void.

23. DISPUTE RESOLUTION AND GOVERNING LAW

- 23.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.
- 23.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Company ("Arbitrator").
- 23.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.
- 23.4. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.
- 23.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

24. SEVERABILITY

24.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.

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24.2. The Parties shall negotiate in good faith, to replace such unenforceable provisions with provisions which most nearly give effect to the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

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25. WAIVER

25.1. Any delay tolerated or indulgence shown by the Company in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of instalment to the Purchaser by the Company shall not be construed as waiver on the part of the Company of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor the same shall in any manner prejudice or affect the rights of the Company.

26. ENTIRE AGREEMENT

26.1. The Parties agree that the Agreement, schedules, annexures and exhibits and any amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Company in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Company and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except in writing signed by both the Parties.

27. CONFIDENTIALITY

- 27.1. The Parties hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party without the prior written consent of the other Party. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Parties and shall always be in full force and effect.
- 27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.
- 27.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:
 - such disclosure is required by Applicable Law or requested by any statutory or regulatory or judicial/quasi-judicial Authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or
 - b. such disclosure is required in connection with any litigation; or
 - such information has entered the public domain other than by a breach of the Agreement.

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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and

seals on the day and year tirst nereinabove written.	
SIGNED AND DELIVERED)
By the Company within named)
MACROTECH DEVELOPERS LIMITED)
through the hands of Constituted Attorney)
MR. SHEKHAR KUMAR	1 / /
authorised vide Power of Attorney	1
dated 1410612023	, 4
In the presence of:)
1. Santosh Kawade-Samore)
2. Baner Pune 45)
SIGNED AND DELIVERED	Ī
By the Confirming Party within named	101
PRECISEHOMES CONSTRUCTIONS PRIVATE LIMITED) Joseph
through the hands of Constituted Attorney	
Mr. Kalpesh Joshi	



authorised vide Power of Attorney dated 04/05/2023

In the presence of:

2. Baner Pune 45

SIGNED AND DELIVERED

By the within named Purchaser

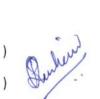
LINDA DSILVA

JOY DSILVA

In the presence of:

1. ANTHONY LLOYD PINHEIRO-Alle

2. BANER PUNE-411021















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By the Joint Developer within named

PARANJAPE SCHEMES (CONSTRUCTION) LIMITED

through the hands of Constituted Attorney

MACROTECH DEVELOPERS LIMITED

through the hands of Constituted Attorney

MR. SHEKHAR KUMAR

authorised vide Power of Attorney

dated 27/04/2023

In the presence of:

1. santosh Kawade - Goods

2. Baner Pune 45







Annexure 1

(Description of the said Land)

All that piece and parcel of contiguous land collectively admeasuring 25,800 square meters out of total area of 28,800 square meters, which is comprising of:

1) Land admeasuring 3,471 square meters out of total area of 3,800 square meters bearing Survey No. 126, Hissa No. 1, and bounded as follows:

On or towards the North : By boundary of

By boundary of land bearing Survey No. 128(P),

Hinjewadi;

On or towards the South : By boundary of land bearing Survey No.

126/1(P), Hinjewadi;

On or towards the East : By boundary of land bearing Survey No. 126/2,

Hinjewadi;

On or towards the West : By boundary of land bearing Survey Nos. 126/3

& 127/4, Hinjewadi;

2) Land admeasuring 3,571 square meters out of total area of 3,900 square meters bearing Survey No. 126, Hissa No. 2, and bounded as follows:

On or towards the North : By boundary of land bearing Survey No. 128(P),

Hinjewadi;

On or towards the South : By boundary of land bearing Survey No.

126/2(P), Hinjewadi;

On or towards the East : By boundary of land bearing Survey No. 128/1/1,

Hinjewadi;

On or towards the West : By boundary of land bearing Survey No. 126/1,

Hinjewadi;

3) Land admeasuring 6,000 square meters out of total area of 7,700 square meters bearing Survey No. 127, Hissa No. 2, and bounded as follows:

On or towards the North : By boundary of land bearing Survey Nos.

129/2/1, 129/2/2 & 129(P), Hinjewadi;

On or towards the South : By boundary of land bearing Survey No. 126/3,

Hinjewadi;

On or towards the East : By boundary of land bearing Survey No. 127/3,

Hinjewadi;

On or towards the West : By boundary of land bearing Survey

No.127/2(P), Hinjewadi;

4) Land admeasuring 3,000 square meters out of total area of 3,000 square meters bearing Survey No. 127, Hissa No. 3, and bounded as follows:

On or towards the North : By boundary of land bearing Survey Nos.

129/2/2 & 128(P), Hinjewadi;

On or towards the South : By boundary of land bearing Survey No. 126/3,

Hinjewadi;

On or towards the East : By boundary of land bearing Survey No. 127/4,

Hinjewadi;

On or towards the West : By boundary of land bearing Survey No. 127/2,

Hinjewadi;

5) Land admeasuring 3,200 square meters out of total area of 3,200 square meters bearing Survey No. 127, Hissa No. 4, and bounded as follows:

On or towards the North : By boundary of land bearing Survey No. 128(P),

Hinjewadi;

On or towards the South : By boundary of land bearing Survey No. 126/3,

Hinjewadi:

On or towards the East : By boundary of land bearing Survey No. 126/1,

Hinjewadi;

On or towards the West : By boundary of land bearing Survey No. 127/3,

Hinjewadi;

6) Land admeasuring 3,279 square meters out of total area of 3,600 square meters bearing Survey No. 128, Hissa No. 1/1, and bounded as follows:

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n or towards the North

By boundary of land bearing Survey No. 128(P),

Hinjewadi;

: By boundary of land bearing Survey No.

On or towards the South

128/1/1(P), Hinjewadi

On or towards the East

By boundary of land bearing Survey No. 128/1/2,

Hinjewadi;

On or towards the West

By boundary of land bearing Survey No. 126/2,

Hinjewadi;

7) Land admeasuring 3,279 square meters out of total area of 3,600 square meters bearing Survey No. 128, Hissa No. 1/2, and bounded as follows:

On or towards the North

By boundary of land bearing Survey No. 128(P),

Hinjewadi;

On or towards the South

By boundary of land bearing Survey No.

128/1/2(P), Hinjewadi;

On or towards the East

By proposed 24.0 meter wide D.P. road;

On or towards the West :

By boundary of land bearing Survey No. 128/1/1,

Hinjewadi;

AND

All that piece and parcel of the contiguous freehold and vacant land admeasuring in aggregate about 8,400 square meters out of 14,600 square meters bearing Survey No. 126, Hissa No. 3 under Deed of Conveyance dated 31st January 2024 bearing registration no. 2512 of 2024, and bounded as follows:

On or towards the North

By boundary of land bearing Survey Nos.

127/2, 127/3 & 127/4, Hinjewadi;

On or towards the South

By boundary of remaining portion out of

land bearing Survey No. 126/3, Hinjewadi;

On or towards the East

By boundary of land bearing Survey No.

126/1, Hinjewadi;

On or towards the West

By boundary of remaining portion out of

land bearing Survey No. 126/3, Hinjewadi;

situated at Village Hinjewadi, Taluka Mulshi, District Pune, Maharashtra, along with all the rights, title, privileges, interests, entitlements, easements, and benefits arising thereof or in connection thereto, of whatsoever nature directly or indirectly generated/ arising from and out of the Land by any means whatsoever for effective development on the Land together with all rights, title, interests, entitlements and benefits in respect of the Development Potential thereof.

AND

All that piece and parcel of contiguous land admeasuring 4,400 square meters out of total area admeasuring 14,600 square metres bearing Survey No. 126/3 together with the development potential thereon, being: (a) total F.S.I. available and loaded thereon of 7,480 Square Meters, and (b) any free of FSI areas as per prevalent DCR e.g., Lift well, lift machine room, staircase, fire staircase, open balcony, amenities/club house space in favour of MDL and Precisehomes and the Sellers, under Development Agreement dated 23/03/2023, *vide* serial number 5768 of 2023 read with power of attorney of even date and bounded as follows:

On or towards the North

By boundary of land bearing Survey Nos.

127/2 Hinjewadi;

On or towards the South

By boundary of remaining portion out of land bearing Survey No. 126/3, Hinjewadi;

On or towards the East

By boundary of land bearing Survey No.

126/3, Hinjewadi;

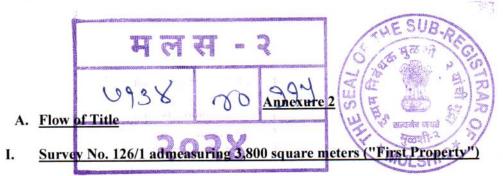
On or towards the West

By boundary of remaining portion out of

land bearing Survey No. 126/3, Hinjewadi; situated at Village Hinjewadi, Taluka Mulshi, District Pune, Maharashtra, along with all the rights, title,

privileges, interests, entitlements, easements, and benefits arising thereof or in connection thereto, of whatsoever nature directly or indirectly generated/ arising from and out of the Land by any means whatsoever for effective development on the Land together with all rights, title, interests, entitlements and benefits in respect of the Development Potential thereof.

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- On perusal of Mutation Entry ("ME") No. 545 dated 15th September, 1933, it appears that prior to the year 1933, one Santram Babaji Jambhulkar ("Santram") was seized and possessed of Survey No. 126. Save and except for this ME, I have not been furnished with any documents/information evidencing the manner in which Santram came to be entitled to Survey No. 126.
- 2) On perusal of ME No. 545 dated 15th September, 1933, the said Santram died on 27th July, 1933 leaving him surviving his son, Vithoba Santram Jambhulkar ("Vithoba") as his only legal heir, and accordingly his name was mutated as the landholder in the 7/12 extracts in respect of property bearing Survey No.126.
- On perusal of ME No. 836 dated 04th January, 1941 it further appears that on KesuGanpati Jambhulkar ("Kesu") died on 09th January, 1939 leaving him surviving Babu Kesu Jambhulkar ("Babu") as his only legal heir, and accordingly Babu's name was recorded in the Landholder Column of the 7/12 Extract in respect of property bearing Survey No. 126.
- 4) We have been furnished with a copy of the 7/12 Extract pertaining to Survey No. 126 for the year 1953 and on perusal thereof. I note that Survey No. 126 admeasured 5 acres 20 gunthas (equivalent to 22,257.72 sq.mtrs. or thereabout) and the names of Vithoba (2/3rd share) and Babu (1/3rd share) were recorded as the holders therein.
- On perusal of ME No. 1362 dated 22nd February, 1953 it is recorded that Baburao Keshavrao Jhambulkar ("Baburao") and the said Vithoba, being the landholders of various lands including property bearing Survey No. 126 inter alia partitioned their joint land holding held by them on the basis of use, occupation and possession. By reason whereof, Survey No. 126 (part) admeasuring 1 acres 33 gunthas (equivalent to 7,384.86 sq.mtrs. or thereabout) came to be recorded in the name of Babu and Survey No. 126 (part) admeasuring 3 acresl4 gunthas (equivalent to 13,556.99 sq.mtrs. or thereabout) came to be recorded in the name of Vithoba accordingly. On perusal of the 7/12 Extract pertaining to Survey No. 126, I note that the same admeasured 5 acres 20 gunthas (equivalent to 22,257.72 sq.mtrs. or thereabout). However, the aggregate area/holding of Baburao and Vithoba as per this ME No. 1362 is 20,941.85. Hence, I note that there is a difference in area of 1,315.87 sq.mtrs. or thereabout. I have been given to understand by the Paranjape Group that the area on site/in possession was more than as recorded in ME No. 1362 and therefore, the 7/12 Extract recorded the area as per physical demarcation/actual possession. I have been further given to understand that the area in possession of Babu was 7,700 square metres and not 7,384.86 sq.mtrs. or thereabout; and the area in possession of Vithoba was 14,600 square metres and not 13,556.99 sq.mtrs. or thereabout.
- 6) We presume that Babu and Baburao are one and the same person.
- 7) On perusal of ME No. 1946 dated 02nd December, 1970, it is recorded that on Enactment of the provisions of Maharashtra State Government's Weights and Measures Act, 1958 and Indian Coinage (Amendment) Act, 1955, a new system of measurement was implemented to record new decimal measurement for the land in all Villages of Maharashtra. Accordingly, there was implementation of said system of measurement for the Land in Revenue Records. Thereupon, the area of acres and gunthas of land in Village Hinjewadi has been converted to Hectares and Ares.
- 8) By and under a Sale Deed dated 27th January, 1981 executed and registered under serial No. MVL-204 of 1981 with the Office of Sub-Registrar of Assurances, Maval by and between Baburao and Gyanoba Jambhulkar ("Gyanoba"), Baburao sold, conveyed, and transferred land beraing Survey No. 126 (part) unto the Gyanoba, at and for a consideration and on the terms and conditions therein contained. ME No. 2352 dated 20th April, 1981 records that by and under this Sale Deed the property bearing Survey No. 126/1 admeasuring 3,800 sq.mtrs. or thereabout has been sold by Baburao to Gyanoba. However, on perusal of the Sale Deed, we note that the Sale Deed records description of the land as Survey No. 126(part) without any area measurement sold thereunder.

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- As stated hereinabove that property bearing Survey No. 126 reflected the area thereof as 22,257.72 square meters. However, land Revenue Record is reflected property bearing Survey No. 126/1, 126/2 and 126/3 as described on respective 7/12 extracts of the same. We note that the total area thereof measures in the aggregate 22,300 square metres and therefore, there is a difference of 42.28 square metres. We have been given to understand by the Paranjape Group that the area on site/in possession was more than as recorded on respective 7/12 Extract of property bearing Survey No. 126/1, 126/2 and 126/3. Hence, there was anew 7/12 Extracts opened post sub-division recorded the area as per physical demarcation /actual possession.
- 10) On perusal of ME No. 4892 dated 19th October, 2000, it is recorded that Gyanoba availed a loan from Canara Bank, Branch Hinjewadi on 19th September, 2000 by creating security on property bearing Survey No. 126/1. Accordingly, an encumbrance in the name of Canara Bank, Branch Hinjewadi was recorded in the Other Rights Column of 7/12 Extracts in respect of property bearing Survey No. 126/1.
- 11) On perusal of ME No. 6252 dated 18th January, 2006, it is recorded that Gyanoba repaid the loan availed from Canara Bank Hinjewadi Branch. Accordingly, an encumbrance recorded in the name of Canara Bank in the Other Rights Column of property bearing Survey No. 126/1 came to be deleted.
- 12) On perusal of ME No. 6584 dated 11th January, 2007 records that an encumbrance of Hinjewadi Vivid Society was repaid by Baburao Namdev Jambhulkar & Others in respect of several land which includes property bearing Survey No. 126/1. Accordingly, an encumbrance recorded in the name of Hinjewadi Vivid Society in the Other Rights Column of property bearing Survey No. 126/1 came to be deleted.
- By and under a Sale Deed dated 03rd April, 2006 executed and registered under serial No. M -1931 of 2006 with Office of Sub-Registrar of Assurances, Mulshi by and between (i) Vitthal Baburao Jambhulkar ("Vitthal"), (ii) Sopan Baburao Jambhulkar ("Sopan"), (iii) Hirabai Sopan Jambhulkar ("Hirabai"), (iv) Gokul Sopan Jambhulkar ("Gokul"), (iv-a) Vivek Gokul Jhambulkar ("Vivek") represented by natural guardian Farina Gokul, (v) Kaushalya Gokul Jambhulkar ("Kaushalya"), (vi) Chaya Ranvde ("Chaya"), (vii) Rukmanibai Vithal Jambhulkar ("Rukmanibai"), (viii) Devram Gyanoba Jhambulkar ("Devram"), (a) Abhishek Devram Jhambulkar ("Abhishek"), (b) Kaveri Devram Jhambulkar ("Kaveri"), (c) Chaitrali Devram Jhambulkar ("Chaitrali") all minors represented by their father and natural guardian Devram, (ix) Lakshmibai Devram Jambhulkar ("Lakshmibai"), (x) Gyanoba, (xi) Tarabai Gyanoba Jhambulkar ("Tarabai"), (xii) Sachin Gyanoba Jhambulkar ("Sachin"), (xiii) Sandeep Gyanoba Jambhulkar ("Sandeep"), (xiv) Maya Sukhdev Vahile ("Maya") (therein referred to as Vendors) of the One Part and Sudhir Shivdev Bapat ("Sudhir") (therein referred to as Purchaser) of the Other Part, Gyanoba and Others i.e. the Vendors therein sold, conveyed and transferred a portion of Survey No. 126/1 admeasuring 329 sq.mtrs. or thereabout ("Plot 1") unto Purchaser viz. Sudhir, at and for consideration and on the terms and conditions mentioned therein. ME No. 6601 dated 17th January, 2007 records the said transaction in respect of property bearing Survey No. 126/1 in Land Revenue Record.
- 14) By and under a Sale Deed dated 04th August, 2016 executed and registered under serial No. MLS-02-7226 of 2016 with Office of Sub-Registrar of Assurances, Mulshi-2, by and between Sudhir Shivdev Bapat (therein referred as Vendor) of the One Part and Nalanda Shelter Private Limited ("NSPL") (therein referred to as Purchaser) of the Other Part, Sudhir sold, conveyed and transferred property bearing Survey No. 126/1 admeasuring 329 sq.mtrs. or thereabout (Plot 1) unto Purchaser viz. NSPL, at and for consideration and on the terms and conditions mentioned therein. ME No. 8988 dated 18th August, 2016 records the transaction in respect of property bearing Survey No. 126/1 in Land Revenue Record.
- 15) By and under a Sale Deed dated 12th April, 2019 executed and registered under Serial No. 8663 of 2019 with Office of Sub-Registrar and Assurances, Mulshi-2 by and between of NSPL (therein referred to as Vendor) of the One Part and Flagship Infrastructure Limited ("FIL") (therein referred to as Purchaser) of the Other Part ("Sale Deed No. 1"), NSPL sold, conveyed and transferred the property bearing Survey No. 126/1 admeasuring 329 sq.mtrs. or thereabout (Plot 1) unto Purchaser viz. FIL, at and for consideration and on terms and conditions mentioned therein. ME No. 10575 dated 09th September, 2019 records

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the transaction in respect of property bearing Survey No. 126/1 in Land Revenue Record.

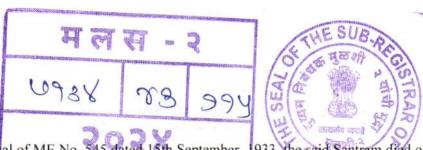
- On perusal of ME No. 10673 dated 4th January, 2022 I note that pursuant to application made by Paranjpe Schemes (Construction) Limited ("PSCL") through director A. P Paranjpe, an Order dated 30th January, 2020 was passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") in Company Petition (C.A.A.) 3442/M/2018 in C.A.(C.A.A) 131/MB/2018 ("Merger Order") whereby FIL (formerly known as Flagship Infrastructure Private Limited) was merged into PSCL and thereupon the business undertaking stood transferred to and vested in PSCL including the said Plot no 1 without any further, act or deed on and from the appointed date therein i.e. 1st April 2017. I have been furnished with a copy of the aforesaid Order dated 30th January, 2020 and on perusal thereof I note that the requisite stamp duty thereon has been paid and the same has been registered with the Office of the Sub-Registrar of Assurances under Serial No.MLS-2-15104 of 2021.
- 17) By and under a Sale Deed dated 2nd August, 2022 executed and registered under serial No. MLS-15216 of 2022 with the Office of Sub-Registrar of Assurances, Mulshi by and between Gnyanoba (therein referred to as the Vendor) of the First Part and (i) PSCL; and (ii) P.S.C. Properties Private Limited ("PPPL") (therein referred to as Purchasers) of the Second Part and (i) Tarabai, (ii) Sachin (for self and as natural guardian representing Srushti Sachin Jhambulkar and Sachin Jambhulkar), (iii) Shital Sachin Jambhulkar, (iv) Sandeep, (v) Komal Sandeep Jambhulkar (for self and as natural guardian representing Yash Sandeep Jhambulkar and Aayush Sandeep Jambhulkar) and (vi) Maya Sukhdev Vahile nee Maya Gnyanoba Jambhulkar (therein referred to as Confirming Parties) of the Third Part ("Sale Deed No. 2"), Gnyanoba with the confirmation of the Confirming Parties sold, conveyed and transferred the balance portion of Survey No. 126/1 admeasuring 3,471 sq.mtrs. or thereabout ("Plot 2") unto Purchaser viz. PSCL and PPPL, at or for the consideration and on terms, covenant and conditions in the manner contained therein.
- 18) On perusal of Sale Deed No. 2, we note as follows:
 - PSCL entitled to own and hold Plot 2 to the extent of 10% and PPPL entitled to own and hold Plot 2 to the extent of 90% in terms of the said Sale Deed dated 2nd August, 2022.
- 19) On perusal of ME No. 9101 dated 06th January, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune. Under the said Mutation Entry, Mutation Entry No. 6601 was inserted in the name of Gnyanoba Baburao Jambhulkar for the property bearing Survey No. 126/1,
- 20) On perusal of ME No. 9415 dated 06th January, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 18th September, 2017, issued by the Tehsildar, District Pune the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/ L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune. Under the said Mutation Entry, there is no material changes made in respect of this property bearing Survey No. 126/1 and all changes mentioned therein are duly dealt with hereinabove.

II. Survey No. 126/2 admeasuring 3,900 square meters ("Second Property")

1) On perusal of Mutation Entry ("ME") No. 545 dated 15th September 1933, it appears that prior to the year 1933, one Santram Babaji Jambhulkar ("Santram") was seized and possessed of Survey No. 126. Save and except for this ME, we have not been furnished with any documents/information evidencing the manner in which Santram came to be entitled to Survey No. 126.

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- 2) On perusal of ME No. 545 dated 15th September, 1933, the said Santram died on 27th July, 1933 leaving him surviving his son, Vithoba Santram Jambholkar ("Vithoba") as his only legal heir, and accordingly his name was mutated as the landholder in the 7/12 extracts in respect of property bearing Survey No.126.
- 3) On perusal of ME No. 836 dated 04th January, 1941 it further appears that, Kesu Ganpati Jambhulkar ("Kesu") died on 09th January, 1939 leaving him surviving Babu Kesu Jambhulkar ("Babu") as his only legal heir, and accordingly Babu's name was recorded in the Landholder Column of the 7/12 Extract in respect of property bearing Survey No. 126. I have been furnished with a copy of the 7/12 Extract pertaining to Survey No. 126 for the year 1953 and on perusal thereof we note that, Survey No. 126 admeasured 5 acres 20 gunthas (equivalent to 22,257.72 square meters) and the names of Vithoba (2/3rd share) and Babu (1/3rd share) were recorded as the holders therein.
- On perusal of ME No. 1362 dated 22nd February, 1953 it is recorded that Baburao Keshavrao Jhambulkar ("Baburao") and the said Vithoba, being the landholders of various lands including property bearing Survey No. 126 nteralia partitioned the lands held by them on the basis of use, occupation and possession. By reason whereof, Survey No. 126 (part) admeasuring 1 acres 33 gunthas (equivalent to 7,384.86 sq.mtrs. or thereabout) came to be recorded in the name of Babu and Survey No. 126 (part) admeasuring 3 acres14 gunthas (equivalent to 13,556.99 sq.mtrs. or thereabout) came to be recorded in the name of Vithoba accordingly. On perusal of the 7/12 Extract pertaining to Survey No. 126, I note that the same admeasured 5 acres 20 gunthas (equivalent to 22,257.72 sq.mtrs. or thereabout). However the aggregate area/holding of Baburao and Vithoba as per this ME No. 1362 is 20,941.85. Hence, I note that there is a difference in area of 1,315.87 square metres. We have been given to understand by the Paranjape Group that the area on site/in possession was more than as recorded in ME No. 1362 and therefore, the 7/12 Extract recorded the area as per physical demarcation/actual possession. I have been further given to understand that the area in possession of Babu was 7,700 square metres and not 7,384.86 sq.mtrs. or thereabout; and the area in possession of Vithoba was 14,600 sq.mtrs. or thereabout and not 13,556.99 sq.mtrs. or thereabout.
- 5) We presume that Babu and Baburao are one and the same person.
- 6) On perusal of ME No. 1946 dated 02nd December, 1970, it is recorded that on Enactment of the provisions of Maharashtra State Government's Weights and Measures Act, 1958 and Indian Coinage (Amendment) Act, 1955, a new system of measurement was implemented to record new decimal measurement of the land in all Villages of Maharashtra. Accordingly, there was implementation of said system of measurement for the Land in Revenue Records. Thereupon, the area of acres and gunthas of land in Village Hinjewadi has been converted to Hectares and Ares.
- 7) By and under a Sale Deed dated 27th January, 1981 executed and registered under Serial No. MVL-206 of 1981 with Office of Sub-Registrar of Assurances, Maval, by and between Baburao (therein referred to as Vendor) of the One Part and Devram Baburao Jhambulkar ("Devram") (therein referred to as Purchaser) of the Other Part, Baburao sold, conveyed and transferred Survey No. 126 (part) admeasuring 3900 sq.mtrs. or thereabout (wrongly mentioned as 4300 sq.mtrs. or thereabout) unto Purchaser viz. Devram, at and for a consideration and on the terms and conditions therein contained. ME No. 2354 dated 20th April, 1981 records that by and under this Sale Deed, Survey No. 126/2 has been sold by Babu to Devram. However, on perusal of the Sale Deed I note that, the Sale Deed as such does not refer to Survey No. 126 (part) sold thereunder as Survey No. 126/2. The date of this ME is not stated on the ME.
- Babu/Baburao and Devram and his family member's parties to the Sale Deed dated 03rd April, 2006 more particularly referred to paragraph 11 hereunder.
- 9) On perusal of ME No. 6584 dated 11th January, 2007 records that an encumbrance of Hinjewadi Vivid Society was repaid by Baburao Namdev Jambhulkar & Others in respect of several land which includes property bearing Survey No. 126/2. Accordingly, an encumbrance recorded in the name of Hinjewadi Vivid Society in the Other Rights Column of property bearing Survey No. 126/2 came to be deleted.

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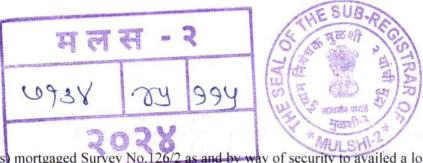
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- 10) By and under a Sale Deed dated 03rd April, 2006 executed and registered under serial No. MLS-1931 of 2006 with Office of Sub-Registrar of Assurances, Mulshi/by and between (i) Vithal Baburao Jambhulkar ("Vitthal"), (ii) Sopan Baburao Jambhulkar ("Sopan"), (iii) Hirabai Sopan Jambhulkar ("Hirabai"), (iv) Gokul Sopan Jambhulkar ("Gokul"), (iv-a) Vivek Gokul Jhambulkar ("Vivek") represented by natural guardian Farina Gokul Jhambulkar, (v) Kaushalya Gokul Jambhulkar ("Kaushalya"), (vi) Chaya Ranvde ("Chaya"), (vii) Rukmanibai Vithal Jambhulkar ("Rukmanibai"), (viii) Devram, (a) Abhishek Devram Jhambulkar ("Abhishek"), (viii-b) Kaveri Devram Jhambulkar ("Kaveri"), (c) Chaitrali Devram Jhambulkar ("Chaitrali") all minors represented by their father and natural guardian Devram Baburao Jambhulkar, (ix) Lakshmibai Devram Jambhulkar ("Lakshmibai"), (x) Gyanoba, (xi) Tarabai Gyanoba Jhambulkar ("Tarabai"), (xii) Sachin Gyanoba Jhambulkar ("Sachin"), (xiii) Sandeep Gyanoba Jambhulkar ("Sandeep"), (xiv) Maya Sukhdev ("Maya") (therein referred to as Vendors) of the One Part and Sudhir Shivdev Bapat ("Sudhir") (therein referred to as Purchaser) of the Other Part, Gyanoba and Others i.e. the Vendors therein sold, conveyed and transferred a portion of Survey No. 126/2 admeasuring 329 sq.mtrs. or thereabout ("Plot 1") unto purchaser viz. Sudhir, at and for consideration and on the terms and conditions mentioned therein. ME No. 6601 dated 17th January, 2007 records the said transaction in respect of property bearing Survey No. 126/2 in Land Revenue Record.
- 11) On perusal of ME No. 7800 dated 14th January, 2011, it is recorded that Devram died on 03rd July, 2006 leaving him surviving legal heir viz. (i) Lakshmibai, (ii) Kaveri, (iii) Chaitrali and (iv) Abhishek as his only legal heirs. Accordingly, their names were recorded in the 7/12 Extract of Survey No. 126/2.
- 12) By and under a Sale Deed dated 04th August, 2016 executed and registered under serial No. MLS-02-7226 of 2016 with Office of Sub-Registrar of Assurances, Mulshi by and between Sudhir (therein referred as Vendor) of the One Part and Nalanda Shelter Private Limited ("NSPL") (therein referred to as Purchaser) of the Other Part, Sudhir sold, conveyed and transferred the property bearing Survey No. 126/2 admeasuring 329 sq.mtrs. or thereabout i.e. (Plot 1) unto purchaser viz. NSPL, at and for consideration and on the terms and conditions mentioned therein. ME No. 8988 dated 18th August, 2016 records the transaction in respect of property bearing Survey No. 126/2 in Land Revenue Record.
- 13) By and under a Sale Deed dated 12th April, 2019 executed and registered under Serial No. 8663 of 2019 with Office of Sub-Registrar and Assurances, Mulshi by and between of NSPL (therein referred to as Vendor) of the One Part and Flagship Infrastructure Limited ("FIL") (therein referred to as Purchaser) of the Other Part ("Sale Deed No. 1"), NSPL sold, conveyed and transferred the property bearing Survey No. 126/2 admeasring 329 sq.mtrs. or thereabout i.e (Plot 1) unto Purchaser viz. FIL, at and for consideration and on terms and conditions mentioned therein. ME No. 10575 dated 09th September, 2019 records the transaction in respect of property bearing Survey No. 126/2 Land Revenue Record.
- 14) On perusal of ME No. 10673 dated 4th January, 2022 it appears that, pursuant to application made by Paranjpe Schemes (Construction) Limited ("PSCL") through director A. P Paranjpe an Order dated 30th January, 2020 was passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") in Company Petition (C.A.A.) 3442/M/2018 in C.A.(C.A.A) 131/MB/2018 ("Merger Order") whereby FIL (formerly known as Flagship Infrastructure Private Limited) was merged into PSCL and the business undertaking including the property bearing Survey No. 126/2 admeasuring 329 sq.ft or thereabout stood transferred to and vested in PSCL without any further, act or deed on and from the appointed date therein i.e. 1st April 2017. I have been furnished with a copy of the aforesaid Order dated 30th January, 2020 and on perusal thereof I note that the requisite stamp duty thereon has been paid and the same has been registered with the Office of the Sub-Registrar of Assurances under Serial No.MLS-2-15104 of 2021.
- 15) On perusal of ME No. 9677 dated 30th July, 2018, it is recorded that by and under a Mortgage Deed dated 24th July, 2018 executed and registered under serial No. 13418 of 2018 with Office of Sub-Registrar of Assurances by and between (i) Lakshmibai, (ii) Kaveri, (iii) Chaitrali and (iv) Abhishek (Mortgagors(with Shramjeevi Nagri Patsanstha Mayardit (Mortgagee), the said (i) Lakshmibai, (ii) Kaveri, (iii) Chaitrali and (iv) Abhishek

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(Mortgagors) mortgaged Survey No.126/2 as and by way of security to availed a loan for an amount of Rs. 25,00,000/- from Shramjeevi Nagri Patsanstha Mayardit (Mortgagee). Accordingly an encumbrance was recorded in the Other Rights Column of 7/12 Extracts in respect of property bearing Survey No. 126/2.

- 16) On perusal of ME No. 10558 dated 25th August, 2021, it is recorded that (i) Lakshmibai, (ii) Kaveri, (iii) Chaitrali and (iv) Abhishek have repaid the loan amount of Rs.25,00,000/with interest to Shramjeevi Nagri Patsanstha Mayardit. Accordingly, an encumbrance recorded in the Other Rights Column of 7/12 Extract in respect of property bearing Survey No. 126/2 came to be deleted.
- 17) On perusal of ME No. 10669 dated 27th December 2021, it is recorded that, pursuant to Order bearing No. Japtin Bhoja/195/2021, dated 21st December, 2021 issued by the Recovery Officer, Shramjeevi Nagri Patsanstha Mayardit, an encumbrance of Rs.41,93,700/- in the name of Abhishek Devram entered by Shramjeevi Nagri Patsanstha Mayardit in respect of property bearing Survey No. 126/2 in the Other Rights Column of 7/12 Extracts same.
- 18) It appears that under Mutation Entry No. 10874, records that an encumbrance in the name of Abhishek Devram for an amount of Rs.41,93,700/- on property bearing Survey No. 126/2 came to be deleted as the said encumbrance is reflected in bracket in Other Rights Column of 7/12 extract of the property bearing Survey No. 126/2. However, this mutation is not made available for my inspection on the date of this Report.
- 19) By and under a Sale Deed dated 12th August, 2022 exeucted and registered under serial No. MLS-02-12041 of 2022 with the Office of Sub-Registrar of Assurances, Mulshi by and between (i) Abhishek, (ii) Lakshmibai, (iii) Kaveri and (iv) Chaitrali (therein referred to as the Vendors) of the First Part, (i) PSCL; and (ii) P.S.C. Properties Private Limited ("PPPL") (therein referred to as Purchasers) of the Second Part and Shivani Abhishek Jhambulkar and (ii) Shreyansh Jhambulkar minor represented through natural guardian Abhishek (therein referred to as Confirming Parties) of the Third Part ("Sale Deed No. 2"), the Vendors with the confirmation of the Confirming Parties sold, conveyed and transferred the balance portion of Survey No. 126/2 admeasuring 3,571 sq.mtrs. or thereabout ("Plot 2") unto Purchasers viz. PSCL and PPPL, at or for the consideration and in the manner contained therein. [Note: The Sale Deed of Plot 1 had the members of the Gyanoba, Baburao and the Devram Group as the parties, then why has the Sale Deed of Plot 2 done only by the Devram group I cannot ascertain. Hence, we am unable to ascertain how the share, rights, title and interest of Gyanoba and Baburao Groups in Plot 2 stood sold by Devram Group].
- 20) On perusal of Sale Deed No. 2, we note as follows:
 - Clause 14 states that PPPL entitled to own and hold Plot 2 to the extent of 90% and PSCL entitled to own and hold Plot 1 to the extent of 10% in terms of the said Sale Deed dated 12th August, 2022.
- 21) On perusal of ME No. 9101 dated 06th January, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. We have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune. Under the said Mutation Entry, Mutation Entry No. 2354 and was inserted in the name of Devram Baburao Jambhulkar for the property bearing Survey No. 126/2 and Mutation Entry No. 7800 was deleted.

III. Survey No. 126/3 admeasuring 12,800 square meters ("Third Property")

On perusal of Mutation Entry ("ME") No. 545 dated 15th September, 1933, it appears that
prior to the year 1933, one Santram Babaji Jambhulkar ("Santram") was seized and
possessed of Survey No. 126. Save and except for this ME, I have not been furnished with
any documents/information evidencing the manner in which Santram came to be entitled to
Survey No. 126.

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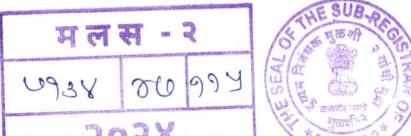
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2. On perusal of ME No. 545 dated 15th September, 1933, the said Santram died on 27th July, 1933 leaving him surviving his son, Vithoba Santram Jambhulkar ("Vithoba") as his only legal heir, and accordingly his name was mutated as the landholder in the 7/12 extracts in respect of property bearing Survey No. 226.

- 3. On perusal of ME No. 836 dated 04th January, 1941, it further appears that Kesu Ganpati Jambhulkar ("Kesu") died on 09th January, 1939 leaving him surviving Babu Kesu Jambhulkar ("Babu") as his only legal heir, and accordingly Babu's name was recorded in the Landholder Column of the 7/12 Extract in respect of property bearing Survey No. 126.
- 4. We have been furnished with a copy of the 7/12 Extract pertaining to Survey No. 126 for the year 1953 and on perusal thereof we note that, Survey No. 126 admeasured 5 acres 20 gunthas (equivalent to 22,257.72 sq.mtrs. or thereabout) and the names of Vithoba (2/3rd share) and Babu (1/3rd share) were recorded as the holders therein.
- 5. On perusal of ME No. 1362 dated 22nd February, 1953, it is recorded that Baburao Keshavrao Jhambulkar ("Baburao") and the said Vithoba, being the landholders of various lands interalia Survey No. 126 partitioned the lands held by them on the basis of use, occupation and possession. By reason whereof, Survey No. 126 (part) admeasuring 1 acres 33 gunthas (equivalent to 7,384.86 sq.mtrs. or thereabout) came to be recorded in the name of Babu and Survey No. 126 (part) admeasuring 3 acres 14 gunthas (equivalent to 13,556.99 sq.mtrs, or thereabout) came to be recorded in the name of Vithoba accordingly. On perusal of the 7/12 Extract pertaining to Survey No. 126, I note that the same admeasured 5 acres 20 gunthas (equivalent to 22,257.72 sq.mtrs. or thereabout). However the aggregate area/holding of Baburao and Vithoba as per this ME No. 1362 is 20 941.85 and therefore, we note that there is a difference in area of 1,315.87 square metres. We have been given to understand by the Paranjape Group that the area on site/in possession was more than as recorded in ME No. 1362. Hence, the 7/12 Extract recorded the area as per physical demarcation/actual possession. I have been further given to understand that the area in possession of Babu was 7,700 square metres and not 7,384.86 sq.mtrs. or thereabout; and the area in possession of Vithoba was 14,600 sq.mtrs. or thereabout and not 13,556.99 sq.mtrs. or thereabout.
- 6. We presume that Babu and Baburao are one and the same person.
- 7. On perusal of ME No. 1946 dated 02nd December 1970, it is recorded that on Enactment of the provisions of Maharashtra State Government's Weights and Measures Act, 1958 and Indian Coinage (Amendment) Act, 1955, a new system of measurement was implemented to record new decimal measurement of the land in all Villages of Maharashtra. Accordingly, there was implementation of said system of measurement for the Land in Revenue Records. Thereupon, the area of acres and gunthas of land in Village Hinjewadi has been converted to Hectares and Ares.
- 8. The 7/12 Extract of Survey No. 126/3 has a reference of ME No. 2352 dated 20th April, 1981. On perusal of ME No. 2352 it is not pertain to property bearing Survey No. 126/3. However, I note that this ME No. 2352 is relevant to property bearing Survey No. 126/3 and the same is evident from the following documents and information which has been furnished to me in respect of property bearing Survey Nos. 126/1 and 126/2:
 - 8.1 By and under a Sale Deed dated 27th January, 1981 executed and registered under serial No. MVL-204 of 1981 with the Office of Sub-Registrar of Assurances, Maval by and between Baburao and Gyanoba Jambhulkar ("Gyanoba"), Baburao sold, conveyed, and transferred Survey No. 126 (part) unto the Gyanoba, at and for a consideration and on the terms and conditions therein contained. ME No. 2352 dated 20th April, 1981 records that by and under this Sale Deed, the property bearing Survey No. 126/1 admeasuring 3,800 sq.mtrs. or thereabout has been sold by Baburao to Gyanoba. However, on perusal of the Sale Deed I note that the Sale Deed records description of the land as Survey No. 126(part) without any area measurement sold thereunder.
 - 8.2 By and under a Sale Deed dated 27th January, 1981 executed and registered under Serial, No. MVL-206 of 1981 with Office of Sub-Registrar of Assurances, Maval, by and between Baburao (therein referred to as Vendor) of the One Part and Devram Baburao Jhambulkar ("Devram") (therein referred to as Purchaser) of the Other Part, Baburao sold, conveyed and transferred Survey No. 126 (part) admeasuring 3900 sq.mtrs. or thereabout (wrongly mentioned as 4300 sq.mtrs. or thereabout) unto Purchaser viz. Devram, at and for

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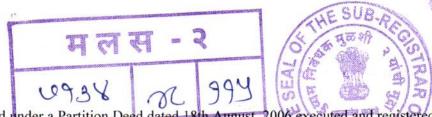
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a consideration and on the terms and conditions therein contained. ME No. 2354 dated 20th April, 1981 records that by and under this Sale Deed, Survey No. 126/2 has been sold by Babu to Devram. However, on perusal of the Sale Deed I note that the Sale Deed as such does not refer to Survey No. 126 (part) sold thereunder as Survey No. 126/2. The date of this ME is not stated on the ME.

- 8.3 We have not been furnished with a copy of any order recording the sub-division of Survey No. 126. I have been informed by the Paranjape Group that the area of property bearing Survey No. 126 that remained balance after the sale in favour of Gyanoba and Devram i.e. balance area admeasuring 14,600 sq.mtrs. or thereabout was assigned property bearing Survey No. 126/3 and the same came to be recorded in the name of Vithoba.
- 9. On perusal of ME No. 2741 dated 19th May, 1985, it is recorded that, Vithoba died on 25th January, 1985 leaving behind him surviving legal heirs viz. (i) Vasant Vithoba Jhambulkar ("Vasant"), (ii) Digambar Vithoba Jhambulkar ("Digambar"), (iii) Ramdas Vithoba Jhambulkar ("Ramdas"), (iv) Savitribai Vithoba Jhambulkar ("Savitribai"), (v) Anusya Vithoba Jhambulkar ("Anusya") as his only legal heirs. Accordingly, their names were mutated in the Landholders' column of 7/12 Extract in respect of property bearing Survey No. 126/3.
- 10. On perusal of ME No. 2786 dated 13th December, 1989 it appears that, Digambar availed a loan of Rs.40,000/- from Vikas Society on the security of property bearing Survey No. 126/3. Accordingly, an encumbrance in the name of Vikas Society was recorded in the Other Rights Column of 7/12 Extract in respect of property bearing Survey No. 126/3.
- 11. On perusal of ME No. 4609 dated 11th February 2000, it is recorded that, Ramdas made an application stating that Anusya died on 06th April, 1999 and name of Anusaya was deleted from the Landholder Column of 7/12 Extract in respect of property bearing Survey No. 126/3.
- 12. I have been furnished with incomplete ME No. 5627. I cannot express my view on the same.
- 13. On perusal of ME No. 5696 dated 11th September, 2003, it is recorded that pursuant to Order bearing No. Punvar/Kavi/22/03 dated 29th July, 2003 issued by Sub Divisional Officer Pune, whereby portion of the property comprising property bearing Survey No. 126/3 admeasuring 4000 sq.mtrs. or thereabout has been earmarked for reservation for the purpose of Kasarsai Rehabilititation Project in place of earlier property bearing Survey No. 253/1.
- 14. By and under a Release Deed dated 24th March, 2003 executed and registered under serial No. MLS-1321 of 2003 with Office of Sub Registrar and Assurances, Mulshi by and between Savitribai (therein referred to as Releasor) of One Part and (i) Vasant, (ii) Digambar and (iii) Ramdas (therein referred to as Releasee) of Other Part, Savitribai, released, relinquished and transferred her undivided share and right title and interest without to (i) Vasant, (ii) Digambar and (iii) Ramdas in the property bearing Survey No. 126/3 admeasuring 14600 sq.mtrs. or thereabout in terms as stated therein.
- 15. By and under Sale Deed dated 27th March, 2006 executed and registered under serial No. MLS-1797 of 2006 with Office of Sub Register and Assurances, Mulshi by and between (i) Vasant, (ii) Lilavati Vasant Jambhulkar ("Lilavati"), Sunanda Vasant Jambhulkar, (iv) Shankar Vasant Jambhulkar ("Shankar"), (v) Shobha Shankar Jambhulkar, (vi) Ganesh Vasant Jambhulkar ("Ganesh"), (vii) Sulochana Gyaneshwar Ranvde, (viii) Sunita Chandrakant Shirke, (ix) Anita Rohidas Shirke, (x) Digambar, (xi) Mangal Digambar Jambhulkar, (xii) Dattraya Digambar Jambhulkar, (xiii) Yogita Dattatrya Jambhulkar, (xiv) Umesh Digambar, (xv) Shivnath Digambar Jambhulkar, (xvi) Malan Rajkumar Bhosle, (xvii) Shalan Rajendra Nalvde, (xviii) Ramdas, (xix) Indumati Ramdas Jambhulkar, (xx) Nilesh Ramdas Jambhulkar, (xxi) Mohini Nilesh Jambhulkar, (xxii) Sandeep Ramdas Jambhulkar, (xxiii) Gopinath Ramdas Jambhulkar, (xxiv) Suvarna Ramdas Jambhulkar (xxv) Vaishali Devidas Jadhav (therein collectively referred to as Vendors) of One Part and Sudhir Shivdev Bapat ("Sudhir") (therein referred to as Purchaser) of Other Part, the Vendors therein sold, conveyed and transferred the portion of property bearing Survey No. 126/3 admeasuring 1,800 square meters or thereabout unto Purchaser viz. Sudhir, at and for a consideration and on the terms and conditions therein contained.

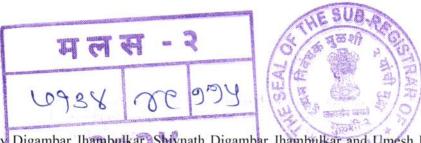
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- 16. By and under a Partition Deed dated 18th August, 2006 executed and registered under serial No. MLS-5421 of 2006 with Office of Sub-Registrar of Assurances, Mulshi by and between (i) Ramdas (ii) Digambar and (iii) Vasant, whereunder the parties thereto effected partition of their joint land holdings of several land bearing diverse Survey Numbers and Hissa Number in the said Village as follows:
 - a) Digambar was inter alia allocated property bearing Survey No. 126/3 Part admeasuring 4,400 square metres or thereabout;
 - b) Ramdas was inter alia allocated property bearing Survey No. 126/3 Part admeasuring 8,400 square metres thereabout and
 - c) Vasant was allocated properties other than property comprised in property bearing Survey No. 126/3. ME No. 6451 dated 15th September, 2006 records the said transaction in respect of property bearing Survey No. 126/3 Land Revenue Record.
- 17. ME No. 6474 dated 06th March, 2009 is not relevant to property bearing Survey No. 126/3.
- 18. On perusal of ME No. 6515 dated 13th November, 2006, it is recorded that an encumbrance of Hinjewadi Vikas Society was repaid by Digambar Vithoba Jambhulkar & Others in respect of several land which includes property bearing Survey No. 126/3. Accordingly, an encumbrance recorded in the name of Hinjewadi Vikas Society in the Other Rights Column of property bearing Survey No. 126/3 came to be deleted.
- 19. On perusal of ME No. 6584 dated 11th January, 2007, records that an encumbrance of Hinjewadi Vivid Society was repaid by Baburao Namdev Jambhulkar & Others in respect of several land which includes property bearing Survey No. 126/3. Accordingly, an encumbrance recorded in the name of Hinjewadi Vivid Society in the Other Rights Column of property bearing Survey No. 126/3 came to be deleted.
- 20. ME No. 6969 dated 17th September, 2011 is not relevant to property bearing Survey No. 126/3.
- 21. On perusal of ME No. 8043 dated 26th December, 2011, it is recorded that, Vasant died on 04th August, 2011 leaving behind him surviving legal heirs viz. (i) Shankar Vasant Jhambulkar ("Shankar"), (ii) Ganesh Vasant Jhambulkar ("Ganesh"), (iii) Lilabai Vasant Jhambulkar ("Lilabai"), (iv) Sulochana Dnyaneshwar Ranawade ("Sulochana"), (v) Sunita Chandrakant Shirke ("Sunita"), (vi) Anita Rohidas Shirke ("Anita") and (vii) Sunanda Harishchandra Jadhav ("Sunanda") inter alia entered on 7/12 extract in respect of property bearing Survey No. 126/3. I note that on verifying the said entry there is Cross Marked on property bearing Survey No. 126/3. Thus, we inferred that the property bearing Survey No. 126/3 is dropped from the Mutation.
- 22. ME No. 8952 dated 12th July, 2016 is not relevant to the property bearing Survey No. 126/3.
- 23. By and under a Sale Deed dated 6th August, 2016 executed and registered under serial No. MLS-02-7226 of 2016 with Office of Sub-Registrar of Assurances, Mulshi by and between Sudhir (therein referred as Vendor) of the One Part and Nalanda Shelter Private Limited ("NSPL") (therein referred to as Purchaser) of the Other Part, Sudhir sold, conveyed and transferred the portion of property bearing Survey No. 126/3 admeasuring 1800 sq.mtrs. or thereabout unto Purchaser viz. NSPL, at and for a consideration and on the terms and conditions therein contained. ME No. 8988 dated 18th August, 2016 records the said transaction in respect of property bearing Survey No. 126/3 in Land Revenue Record.
- 24. On perusal of ME No. 9036 dated 1 1th October, 2016, by and under a Partition Deed dated 16th September, 2016 executed and registered under Serial No. 8530 of 2016 with the Office of Sub-Registrar of Assurances by and between (i) Anita Rohidas Shirke, (ii) Umesh Digambar Jhambulkar, (iii) Ganesh Vasant Jhambulkar, (iv) Dattatray Digambar Jhambulkar, (v) Malan Rajkumar Bhosle, (vi) Mangal Digambar Jhambulkar, (vii) Ramdas, (viii) Leelabai Vasant Vithoba Jhambulkar, (ix) Shivnath Digambar Jhambulkar, (x) Sheela Rajendra Nalawade, (xi) Shankar Vasant Jhambulkar (xii) Sunita Chandrakant Shirke, (xiii) Sunanda alias Sushma Harish, (xiv) Sulochana Gyaneshwar Ranvde, whereunder partition amongst them in respect of their joint landholdings in diverse Survey Numbers and Hissa Numbers in the said Village as follows:

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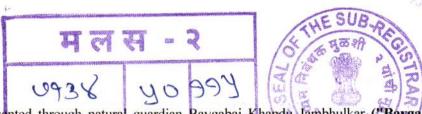
- (a) Dattatray Digambar Jhambulkar Shivnath Digambar Jhambulkar and Umesh Digambar Jhambulkar was inter alia allocated portion of the property bearing Survey No. 126/3 Part admeasuring 4,400 square metres or thereabout;
- (b) Ramdas Vithoba Jambhulkar was inter alia allocated property bearing Survey No. 126/3 Part admeasuring 8,400 square metres or thereabout and
- (c) Anita Rohidas Shirke, Ganesh Vasant Jhambulkar, Leelabai Vasant Vithoba Jhambulkar, Shankar Vasant Jhambulkar, Sunita Chandrakant Shirke and Sulochana Gyaneshwar Ranvde were allocated properties other than property comprised in property bearig Survey No. 126/3.
- 25. By and under a Sale Deed dated 12th April, 2019 executed and registered under Serial No. 8663 of 2019 with Office of Sub-Registrar and Assurances by and between of NSPL (therein referred to as Vendor) of the One Part and Flagship Infrastructure Limited ("FIL") (therein referred to as Purchaser) of the Other Part ("Sale Deed"), NSPL sold, conveyed and transferred the portion of the property bearing Survey No. 126/3 admeasuring 1,800 square meters or thereabout) unto Purchaser viz. FIL, at and for consideration and on terms and conditions mentioned therein. ME No. 10575 dated 09th September, 2019 records the said transaction in respect of property bearing Survey No. 126/3 in Land Revenue Record.
- 26. On perusal of ME No. 10673 dated 4th January, 2022 it appears that, pursuant to application made by Paranjpe Schemes (Construction) Limited ("PSCL") through director A. P Paranjpe an Order dated 30th January, 2020 was passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") in Company Petition (C.A.A.) 3442/M/2018 in C.A.(C.A.A) 131/MB/2018 ("Merger Order") whereby FIL (formerly known as Flagship Infrastructure Private Limited) was merged into PSCL and the business undertaking including the property bearing Survey No. 126/3 admeasurihng 1800 sq. mtrs or thereabout stood transferred to and vested in PSCL without any further, act or deed on and from the appointed date therein i.e. 1st April 2017. We have been furnished with a copy of the aforesaid Order dated 30th January, 2020 and on perusal thereof I note that the requisite stamp duty thereon has been paid and the same has been registered with the Office of the Sub-Registrar of Assurances under Serial No.MLS-2-15104 of 2021.
- 27. On perusal of ME No. 9101 dated 06th January, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune. Under the said Mutation Entry, Mutation Entry No. 6969 and 6474 were inserted and Mutation Entry No. 2471 was deleted.
- 28. On perusal of ME No. 9415 dated 18th September, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 18th September, 2017 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L1 issued by the State Government and Order dated 18th September, 2017 issued by the Tehsildar, District Pune. Under the said Mutation Entry, Mutation Entry No. 2786, 6515 and 6584 were inserted and Mutation Entry No. 2741 and 5627 was deleted.

IV. Survey No. 127/1 admeasuring 2,100 square meters or thereabouts ("Fourth Property")

- On perusal of Mutation Entry ("ME") No. 657 dated 5th September, 1934, inter alia records division and survey of certain land in the said Village Hinjawadi. On the basis of the said Mutation Entry, I note that Soma Nama Kadam ("Soma"), Bala Sindhu Hulawale ("Bala") and Khandu Jambhulkar ("Khandu") were seized and possessed of Survey No. 127/1.
- 2) On perusal of ME No. 872 dated 7th July 1942, it is recorded that, on the death of Dhondu Khandu Jambhulkar ("Dhondu") around 2 years ago, names of his legal heirs and next of kin viz. Gyanu Khandu Jambhulkar ("Gyanu") and Genu Khandu Jambhulkar ("Genu") (minors

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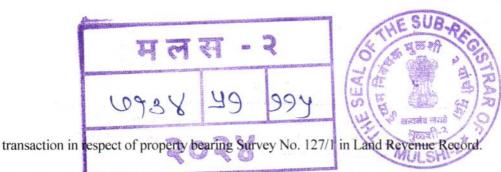
represented through natural guardian Baygabai Khandu Jambhulkar ("Baygabai") (who are brothers of the deceased) were entered on 7/12 Extract in respect of property bearing Survey No. 127/1. I am unable to ascertain how did Survey No. 127/1 became the entitlement of Dhondu i.e. how Dhondu acquired Survey No. 127/1 from Khandu. I have been given to understand by the Paranjape Group that Dhondu was the only son of Khandu and after the death of Khandu, Dhondu inhertated rights, title and interest in Survey No. 127/1. I have not been furnished with any ME recording the death of Khandu and also recording the fact that Dhondu was the only legal heir of Khandu. I note that Khandu was one of the Co-Owner of property bearing Survey No. 127/1 and holding 1/3rd share thereof.

- 3) ME No. 1262 is not relevant to the property bearing Survey No. 127/1.
- 4) On perusal of ME No. 1266 dated 28th December, 1951, it is recorded that Survey No. 127/1 has been declared as Fragment under The Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and reflected in the name of Bala.
- 5) On perusal of ME No. 1300, it is recorded that Survey No. 127/1 has been declared as Fragment under The Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and reflected in the name of Soma.
- 6) On perusal of ME No. 1307 dated 29th December, 1951, it is recorded that Survey No. 127/1 has been declared as Fragment under The Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and reflected in the names of Gyanu and Genu (who are legal heirs of Khandu Dhondu (since deceased)).
- 7) ME No. 1536 is not relevant to the property bearing Survey No. 127/1.
- 8) On perusal of ME No. 1545 dated 23rd October, 1950, it is recorded that, on the death of Bala on 29th September, 1959, names of his legal heirs viz. (i) Sopan Bala Hulawale ("Sopan Hulawale") (son), (ii) Nivrutti Bala Hulawale ("Nivrutti") (son), (iii) Baban Bala Hulawale ("Baban") (son), (iv) Vithal Bala Hulawale ("Vithal Hulawale") (son), (v) Parubai Bala Hulawale ("Parubai") (widow), and Sarubai Vithoba Nale ("Sarubai") (daughter) were entered 1/3rd undivided share in respect of property bearing Survey No. 127/1.
- 9) On perusal of ME No. 1551 dated 7th January, 1960, it is recorded that on the death of Soma on 18th October, 1948, names of his legal heirs viz. Mahadu Soma Kadam ("Mahadu") was entered 1/3rd undivided share in respect of property bearing Survey No. 127/1.
- 10) On perusal of ME No. 1553 dated 1 1 th February, 1960, it is recorded that on the death of Genu Khandu Jambhulkar around 10-15 years ago names of his legal heir and next-of-kin viz. Gyanu Khandu Jambhulkar, (brother), was entered 1/3rd undivided share in respect of property bearing Survey No. 127/1.
- 11) On perusal of ME No. 1946 dated 02nd December, 1970, it is recorded that on Enactment of the provisions of Maharashtra State Government's Weights and Measures Act, 1958 and Indian Coinage (Amendment) Act, 1955, a new system of measurement was implemented to record new decimal measurement of the land in all Villages of Maharashtra. Accordingly, there was implementation of said system of measurement for the Land in Revenue Records. Thereupon, the area of acres and gunthas of land in Village Hinjewadi has been converted to Hectares and Ares.
- 12) On perusal of ME No. 2076 dated 04th July, 1974, it is recorded that, on the death of Gyanu Khandu Jambhulkar on 24th June 1974, name of his legal heir viz. Chandrabhaga Gyanu Jambhulkar (widow) ("Chandrabhaga") was entered 1/3rd undivided share in respect of property bearing Survey No. 127/1.
- 13) By and under a Sale Deed dated 22nd June, 1978 executed and registered under Serial No.MVL-577 of 1978 with the Office of Sub Registrar of Assurances by and between Chandrabhaga (therein referred to as Vendor) of the One Part and Sopan Baburao Jambhulkar ("Sopan Jambhulkar") (therein referred to as Purchaser) of the Other Part, Chandrabhaga sold, conveyed and transferred her 1/3rd undivided share and right, title and interest in portion of property bearing Survey No. 127/1 admeasuring 7 gunthas (equivalent to 700 square meters or thereabout) unto Purchaser viz. Sopan Jambhulkar, at and for a consideration and on the terms and conditions contained therein. ME No. 2206 dated 11th November, 1978 records the said

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- 14) By and under a Sale Deed dated 27th January, 1981 executed and registered under serial No. MVL-201-1981 with the Office of Sub-Registrar of Assurances by and between Sopan Jambhulkar (therein referred to as Vendor) of the One Part and Vithal Baburao Jhambulkar ("Vithal") (therein referred to as Purchaser) of the Other Part, Sopan Jambhulkar sold, conveyed and transferred portion of property bearing Survey No. 127/1 admeasuring 700 square metres or thereabout unto Purchaser viz. Vithal, at or for the consideration and in the manner contained therein. I understand that ME No. 2351 recorded the the said transaction in respect of property bearing Survey No. 127/1 in Revenue Record. However, I have not been furnished with a copy of ME No. 2351 and hence I am unable to ascertain the contents thereof.
- 15) By and under a Sale Deed dated 25th January, 1983 executed and registered under serial No.MVL-156-1983 with the Office of Sub-Registrar of Assurances, by and between (i) Sopan Hulawale, (ii) Nivrutti, (iii) Baban, (iv) Vithal Hulawale, (v) Parubai and (vi) Sarubai (therein referred to as Vendors) of the One Part and Gyanoba Baburao Jhambulkar ("Gyanoba") (therein referred to as Purchaser) of the Other Part, the Vendors therein sold, conveyed and transferred their 1/3rd share and also 1/3rd share of Mahadu forming the portion of the property bearing Survey No. 127/1 admeasuring 1,400 square metres or thereabout unto Purchaser viz. Gyanoba, at or for the consideration and in the manner contained therein. ME No. 2448 dated 28th April, 1983 records the said transaction in respect of property bearing Survey No. 127/1 in Land Revenue Record. [Note: Chandrabhaga was entitled to 1/3rd share i.e. 700 square metres; Mahadu was entitled to 1/3rd share i.e. 700 sq.mtrs. or thereabout and Sopan Hulawale & 5 Others were entitled to the balance 1/3rd share i.e. 700 sq.mtrs. or thereabout. Vide this Sale Deed, it appears that the 1/3rd share of Mahadu has been sold by Sopan Hulawale & 5 Others. I am unable to ascertain how did Sopan Hulawale & 5 Others acquire the 1/3rd share of Mahadu]
- 16) By and under a Sale Deed dated 2nd August, 2022 executed and registered under serial No. MLS-15216 of 2022 with the Office of Sub-Registrar of Assurances, Mulshi by and between Gnyanoba (therein referred to as the Vendor) of the First Part, (i) Paranjape Schemes (Construction) Limited ("PSCL"); and (ii) P.S.C. Properties Private Limited ("PPPL") (therein referred to as Purchasers) of the Second Part and (i) Tarabai Gnyanoba Jambhulkar, Sachin Gnyanoba Jambhulkar (for self and as natural guardian representing Srushti Sachin Jhambulkar and Sachin Jambhulkar), (iii) Shital Sachin Jambhulkar, (iv) Sandeep Gnyanoba Jambhulkar, (v) Komal Sandeep Jambhulkar (for self and as natural guardian representing Yash Sandeep Jhambulkar and Aayush Sandeep Jambhulkar) and (vi) Maya Sukhdev Vahile nee Maya Gnyanoba Jambhulkar (therein referred to as Confirming Parties) of the Third Part ("Sale Deed No. 1"), Gnyanoba with the confirmation of the Confirming Parties sold, conveyed and transferred portion of the property bearing Survey No. 127/1 admeasuring 1,400 square metres or thereabouts ("Plot 1") unto Purchasers viz. PSCL and PPPL, at or for the consideration and in the manner contained therein.
- 17) On perusal of Sale Deed No. 1, I note as follows:

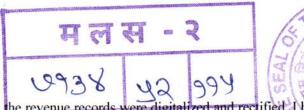
PSCL entitled to own and hold Plot 1 to the extent of 90% and PPPL entitled to own and hold Plot 1 to the extent of 10%.

- 18) By and under a Sale Deed dated 26th August, 2022 executed and registered under serial No. M1S-12844 of 2022 with the Office of Sub-Registrar of Assurances, Mulshi by and between Vithal (therein referred to as the Vendor) of the One Part and (i) PSCL; and (ii) Linker Shelter Private Limited ("LSPL") (therein referred to as Purchasers) of the Other Part ("Sale Deed No. 2"), Vithal sold, conveyed and transferred portion of the property bearing Survey No. 127/1 admeasuring 700 square metres or thereabouts ("Plot 2") unto Purchasers viz. PSCL and LSPL, at or for the consideration and in the manner contained therein.
- 19) On perusal of the Sale Deed No. 2, I note as follows:

Clause 14 states that PSCL entitled to own and hold Plot 2 to the extent of 10% and LSPL entitled to own and hold Plot 2 to the extent of 90%.

20) On perusal of ME No. 9101 dated 06th January, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar,

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District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune. Under the said Mutation Entry, names of Vitthal Baburao Jambhulkar and Gnyanoba Baburao Jambhulkar were entered for the property bearing Survey No. 127/1.

21) On perusal of ME No. 9415 dated 18th September, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/ L-1 issued by the State Government and Order dated 18th September, 2017 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 18th September, 2017 issued by the Tehsildar, District Pune. Under the said Mutation Entry, names of Vitthal Baburao Jambhulkar and Gnyanoba Baburao Jambhulkar were entered for the property bearing Survey No. 127/1.

V. Survey No. 127/2 admeasuring 7,700 square meters ("Fifth Property")

- On perusal of Mutation Entry ("ME") No. 657 dated 5th September 1934, inter alia records division and survey of certain land in the said Village Hinjewadi. On the basis of the said Mutation Entry, I note that Soma N a Kadam ("Soma"), was seized and possessed of property bearing Survey No. 127/2.
- 2. On perusal of ME No. 1466 dated 1 1 th March, 1957, it is recorded that Narayan Laxman Sakhare was cultivating the property bearing Survey No. 127/2 belonged to Soma Nama Kadam, and as such the name of the said Cultivator was entered as the Protected Tenant in Other Rights Column of 7/12 extract in respect the property bearing Survey No. 127/2 underm Section 3A of the Bombay Tenancy and Agricultural Land Act, 1948.
- 3. ME No. 1465 is not relevant to the property bearing Survey No. 127/2.
- 4. On perusal of ME No. 1551 dated 7th January, 1960, it is recorded that on the death of Soma on 18th October, 1948, name of his legal heir viz. Mahadu Soma Kadam ("Mahadu"), was entered on 7/12 Extract in respect of property bearing Survey No. 127/2.
- 5. ME No. 1875 is not relevant to the property bearing Survey No. 127/2.
- 6. On perusal of ME No. 1946 dated 02nd December, 1970, it is recorded that on Enactment of the provisions of Maharashtra State Government's Weights and Measures Act, 1958 and Indian Coinage (Amendment) Act, 1955, a new system of measurement was implemented to record new decimal measurement of the land in all Villages of Maharashtra. Accordingly, there was implementation of said system of measurement for the Land in Revenue Records. Thereupon, the area of acres and gunthas of land in Village Hinjewadi has been converted to Hectares and Ares.
- 7. Mutation Entry No. 2303 is not available and Talathi has issued the Certificate dated 26/08/2016 to that effect. However, on perusal of the Plaint pertaining to the said Suit referred to hereinbelow paragraph 14, I note that one Nathu Narayan Sakhare ("Nathu") was the tenant cultivating Survey No. 127/2. Nathu purchased from Mahadu Soma Kadam property bearing Survey No. 127/2 as Tenant Purchaser under the provisions of Section 32G of the Maharashtra Agricultural Lands and Tenancy Act, 1948. However, there is no specific Mutation made available for my inspection with regard to the acquirement by Nathu Narayan Sakhare.
- 8. On perusal of ME No. 3372 dated 08th February, 1995, it appears that pursuant to the letter received by the Bank of Maharashtra, Aundh Branch, from the Mhatoba Co-operative Water Supply Society Limited stating that all the loan availed by various farmers in respect of various properties for Water Supply Scheme Pune were repaid by them and hence the encumbrance recorded in the Other Rights Column of 7/12 Extract of property bearing Survey No. 127/2 came to be deleted.

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429 dated 19th August 1999 it is recorded that pursuant to

- 9. On perusal of ME No. 4429 dated 19th August, 1999, it is recorded that pursuant to the letter bearing serial no. AV5/Loan/99 dated 22nd July, 1999 issued by Bank of Maharashtra, Aundh Branch stating that all the loan availed by various farmers in respect of various properties which includes property bearing Survey No. 127/2 for Mhatoba Co-operative Water Supply Society Pune was dissolved and taken over by Maharashtra Industrial Development Corporation and thereupon paid off the encumbrances. Hence, an encumbrance recorded in the Other Rights Column of 7/12 Extract of property bearing Survey No. 127/2 came to be deleted.
- 10. By and under a Sale Deed dated 21st June, 1980 executed and registered under serial no MVL-916 of 1980 with the office of Sub-Registrar of Assurances by and between Nathu (therein referred to as Vendor) of the One Part and Sopan Baburao Jambhulkar ("Sopan") (therein referred to as Purchaser) of the Other Part, Nathu sold, conveyed and transferred property bearing Survey No. 127/2 admeasuring 7700 sq.mtrs. or thereabout unto Purchaser viz. Sopan, at and for a consideration and on the terms and conditions contained therein. I understand that ME No. 2351 recorded the foregoing. I note that in Execution Clause there is a name of Baburao Jambhulkar instead of Sopan Baburao Jambhulkar. However, I have not been furnished with a copy of ME No. 2351 and hence I am unable to ascertain the contents thereof.
- 11. I note that there is no Mutation Entry available for payment of sale/purchase price by Nathu Narayan Sakhare to Mahadu Soma Kadam as per the Order under 32G of the Maharashtra Agricultural Lands and Tenancy Act, 1948 and thereupon Certificate of Sale under the provisions of Section 43 of the Maharashtra Agricultural Lands and Tenancy Act, 1948 issued by concerned office for the same.
- 12. By and under a Sale Deed dated 27th January, 1981 executed and registered under serial No. MVL-201-1981 with the Office of Sub-Registrar of Assurances by and between Sopan (therein referred to as Vendor) of the One Part and Vithal Baburao Jhambulkar ("Vithal") (therein referred to as Purchaser) of the Other Part, Sopan sold, conveyed and transferred Survey No. 127/2 admeasuring 7700 sq.mtrs. or thereabout unto Purchaser viz. Vithal, at or for the consideration and in the manner contained therein.
- 13. There was Suit filed by before the Court of Civil Judge, Senior Division, Pune at Pune for Regular Civil Suit No. 300 of 2014 ("the said Suit") filed by (i) Dattatray Nathu Sakhare ("Dattatray"), (ii) Gorakh Dattatray Sakhare ("Gorakh"), (iii) Rajendra Dattatray Sakhare ("Rajendra"), (iv) Ganesh Shantaram Sakhare ("Ganesh"), (v) Sandeep Shantaram Sakhare ("Sandeep"), (vi) Manisha Shamrao Paygude ("Manisha"), (vii) Sunanda Shantaram Sakhare ("Sunanda"), (viii) Namdeo Nathu Sakhare since deceased through legal heirs Shubham Namdeo Sakhare ("Shubham"), (ix) Alka Gulab Pashale ("Alka"), (x) Parubai Dhananji Buchade ("Parubai"), (xi) Kavita Govind Kate ("Kavita") (collectively referred to as "the Plaintiffs" and represented through their POA holder Rajendra Dattatray Sakhare and Ganesh Shantaram Sakhare) against Sopan and Vithal (referred to as "the Defendants"). I note that Ganesh had filed a Notice of Lis-Pendency dated 1st February, 2020 in respect of the said Suit and the same was registered with the Office of Sub Registrar of Assurances under serial No. 2088 of 2020. The Application taken out in the said Suit by the Plaintiff was came to be rejected under Order dated 09/10/2014. Ultimately, the said Suit was compromised between the parties thereto and compromised decree was to be drawn up accordingly. Thus, the Suit Proceedings closed and disposed off 15/09/2022.
- 14. On perusal of ME No. 10055 dated 16th November, 2019, it is recorded that an enquiry under Section 84C of the Maharashtra Tenancy and Agricultural Lands Act, 1948 was initiated before the Mamlatdar and Tehsildar, Agricultural Lands Tribunal, Mulshi (Paud) in respect of Survey No. 127/2. Pursuant thereto, an Order dated 25th October, 2019 was passed in Case No. Watan/SR/07/2019 whereby it was ordered/directed that Survey No. 127/2 was a Inam/Watan land (Devasthan) and the same cannot be transferred without the prior permission. Accordingly the remark of such restriction was recorded on the 7/12 Extract of Survey No. 127/2 and the tenure/class of such land was revised to 'New Sharti land'/ Occupational Class II and Occupational Class-I deleted.
- 15. On perusal of ME No. 10187 dated 4th June, 2020, it is recorded that pursuant to the Order bearing No. GH/KV/07/19 dated 4th March, 2020 passed by the Tahsildar, an entry/remark was recorded in the Other Rights Column of the 7/12 Extract pertaining to Survey No. 127/2 showing an encumbrance of Rs.1,15,50,025/- as penalty payable under the provisions of Section

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84C of the Maharashtra Tenancy and Agricultural Lands Act, 1948. I have been furnished with a copy of the said Order dated 4th March, 2020 passed by the Tahsildar.

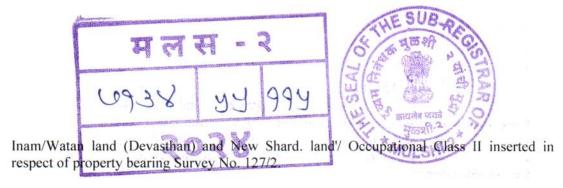
- 16. On perusal of ME No. 10229 dated 26th August, 2020, it is recorded that, an application under Section 84C of the Maharashtra Tenancy and Agricultural Lands Act, 1948 was filed by Rajendra Dattatray Sakhare and Ganesh Shantaram Sakhare before the Mamlatdar and Tehsildar, Agricultural Lands Tribunal, Mulshi (Paud) in respect of Survey No. 127/2 and Survey No. 127/3. Pursuant to the application, an Order dated 31st July, 2020 was passed in Case No. BTAL/84C/SR/04/2020 whereby it was ordered/directed that for an amount of Rs. 1.15 Crores, an encumbrance shall be recorded in the 7/12 Extracts of Survey No. 127/2 and Survey No. 127/3 and the tenure/class of such lands shall be revised to 'New Sharti land'/Class II. I have not been furnished with any documents/papers pertaining to the said Case No. BTAL/84C/SR/04/2020 including the said Order dated 31st July, 2020.
- 17. On perusal of ME No. 10640 dated 14th December, 2021, it is recorded that Rs.1,15,50,025/-which was levied as penalty payable under the provisions of Section 84C of the Maharashtra Tenancy and Agricultural Lands Act, 1948 as stated in Mutation Entry No. 10187 and 10229 in respect of the property bearing Suruvey No. 127/2. By an Order bearing No. Tenancy/84C/SR/06/2021 dated 10th December, 2021 passed by the Tahsildar whereby the said encumbrance came to be deleted. Hence, Tenure of property bearing Survey No. 127/2 was changed from Class II to Class I.
- 18. By and under Deed of Confirmation Dated 12th August, 2022 executed and registered under serial No. MLS-12022 of 2022 with the Office of the Sub Registrar of Assurances by and between (i) Dattatray, (ii) Gorakh, (iii) Rajendra, (iv) Ganesh, (v) Sandeep, (vi) Manisha, (vii) Sunanda Shantaram, (viii) Shubham, (ix) Alka, (x) Parubai, (xi) Kavita and (xii) Rajendra Sadashiv Ghare (Confirmers) of the One Part and Vithal of the Other Part ("Settlement Deed"), the Confirmers confirmed and ratified that the sale and transfer of Survey No. 127/2 admeasuring 7700 sq.mtrs. or thereabout from Nathu in favour of Sopan and from Sopan in favour of Vithal with confirmation of Sale Deed dated 21st June, 1980 and the Sale Deed dated 27th January, 1981, at or for the consideration and in the manner contained therein. In terms of the Settlement Deed, the Confirmers have declared that they neither have nor shall they claim to have any right, title and interest in Survey No. 127/2 admeasuring 7700 sq.mtrs. or thereabout.
- 19. By and under a Sale Deed dated 26th August, 2022 executed and registered under serial No. MLS-12844 of 2022 with the Office of Sub-Registrar of Assurances by and between Vithal (therein referred to as the Vendor) of the One Part and (i) Paranjape Schemes (Construction) Limited ("PSCL"); and (ii) Linker Shelter Private Limited ("LSPL") (therein referred to as Purchasers) of the Other Part ("Sale Deed"), Vithal sold, conveyed and transferred Survey No. 127/2 admeasuring 7700 sq.mtrs. or thereabout unto Purchasers viz. PSCL and LSPL, at or for the consideration and in the manner contained therein.
- 20. On perusal of the Sale Deed, I note as follows:

Clause 14 states that PSCL entitled to own and hold Survey No. 127/2 to the extent of 10% and LSPL entitled to own and hold Survey No. 127/2 to the extent of 90%.

- 21. On perusal of ME No. 9101 dated 06th January, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. We have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune. Under the said Mutation, there is rectification of Mutation Entry No. 1551 was inserted and Mutation Entry No. 1521 deleted in respect of property bearing Survey No. 127/2.
- 22. On perusal of ME No. 9415 dated 18th September, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 18th September, 2017 issued by the Te sildar, District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A. / Pra Kra.180/L1 issued by the State Government and Order dated 18th September, 2017 issued by the Tehsildar, District Pune. Under the said Mutation Entry, there was the remark of a

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VI. Survey No. 127/3 admeasuring 3,000 square meters or thereabouts ("Sixth Property)

- On perusal of Mutation Entry ("ME") No. 657 dated 5th September 1934, inter alia records division and survey of certain land in the said Village Hinjawadi. On the basis of the said Mutation Entry, I note that Bala Sindhu Hulawale ("Bala"), was seized and possessed of property bearing Survey No. 127/3.
- On perusal of ME No. 1266 dated 28th December, 1951, it is recorded that property bearing Survey No. 127/3 has been declared as Fragment under The Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and reflected in the name of Bala.
- 3. ME No. 1536 is not relevant to the property bearing Survey No. 127/3.
- 4. On perusal of ME No. 1545 dated 23rd October, 1950, it is recorded that on the death of Bala on 29th September, 1959, names of his legal heirs viz. (i) Sopan Bala Hulawale ("Sopan") (son), Nivrutti Bala Hulawale ("Nivrutti") (son), (iii) Baban Bala Hulawale ("Baban") (son), (iv) Vithal Bala Hulawale ("Vithal Hulawale") (son), (v) Parubai Bala Hulawale ("Parubai") (widow), and Sarubai Vithoba Nale ("Sarubai") (daughter) were entered on 7/12 extract in respect of property bearing Survey No. 127/3.
- 5. On perusal of ME No. 1946 dated 02nd December, 1970, it is recorded that on Enactment of the provisions of Maharashtra State Government's Weights and Measures Act, 1958 and Indian Coinage (Amendment) Act, 1955, a new system of measurement was implemented to record new decimal measurement of the land in all Villages of Maharashtra. Accordingly, there was implementation of said system of measurement for the Land in Revenue Records. Thereupon, the area of acres and gunthas of land in Village Hinjewadi has been converted to Hectares and Ares.
- 6. On perusal of ME No. 2546 dated 24th January, 1986, it is recorded that on the death of Nivrutti on 8th September, 1985, names of his legal heirs viz. (i) Gyanoba Nivruti Hulawale ("Gyanoba") (son), (ii) Tukaram Nivruti Hulawale ("Tukaram") (son), (iii) Sakharam Nivrutti Hulawale ("Sakharam") (son), and (iv) Chandrabhaga Nivruti Hulawale ("Chandrabhaga") (widow), were entered on 7/12 extract in respect of property bearing Survey No. 127/3 and the name of Chandrabhaga was recorded in the Other Rights Column and names of other legal heirs entered as Landholders on the 7/12 extract in respect of property bearing Survey No. 127/3.
- 7. By and under a Sale Deed dated 15th October, 1986 executed and registered under serial No. 2553 of 1986 with the Office of Sub-Registrar of Assurances, by and between (i) Sopan Baban (iii) Vithal Hulawale, (iv) Parubai (v) Sarubai, (vi) Gyanoba, (vii) Tukaram, (viii) Sakharam and (ix) Chandrabhaga (therein referred to as Vendors) of the One Part and Vithal Baburao Jambhulkar ("Vithal") (therein referred to as Purchaser) of the Other Part, the Vendors therein sold, conveyed and transferred Survey No. 127/3 admeasuring 3000 sq.mtrs. or thereabout unto Purchaser viz. Vithal, at or for the consideration and in the manner contained therein. ME No 2954 dated 2nd January 1987 records the said transaction in respect of property bearing Survey No. 127/3 in Land Revenue Record.
- 8. On perusal of ME No. 10228 dated 26th August, 2020, it is recorded that, an application under Section 84C of the Maharashtra Tenancy and Agricultural Lands Act, 1948 was filed by Rajendra Dattatray Sakhare and Ganesh Shantaram Sakhare before the Mamlatdar and Tehsildar, Agricultural Lands Tribunal, Mulshi (Paud) in respect of Survey No. 127/3. Pursuant to the application, an Order dated 31st July, 2020 was passed in Case No. Tenancy/84C/SR/04/2020 whereby it was ordered/directed that for an amount of Rs. 1.15 Crores, an encumbrance shall be recorded in the 7/12 Extracts of Survey No. 127/3 and Survey No. 127/3 and the tenure/class of such lands shall be revised to 'New Sharti land'/Class II. I have not been furnished with any documents/papers pertaining to the said Case No. BTAL/84C/SR/04/2020 including the said Order dated 31st July, 2020.
- By and under a Sale Deed dated 26th August, 2022 executed and registered under serial No. MLS-12844 of 2022 with the Office of Sub-Registrar of Assurances, Mulshi by and between Vithal Baburao Jambhulkar (therein referred to as the Vendor) of the One Part and

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(i) Paranjape Schemes (Construction) Limited ("PSCL"); and (ii) Linker Shelter Private Limited ("LSPL") (therein referred to as Purchasers) of the Other Part ("Sale Deed"), Vithal sold, conveyed and transferred Survey No. 127/3 admeasuring 3000 sq.mtrs. or thereabout unto Purchasers viz. PSCL and LSPL, at or for the consideration and in the manner contained therein.

10. On perusal of the Sale Deed I note as follows:

Clause 14 states that PSCL entitled to own and hold Survey No. 127/3 to the extent of 10% and LSPL entitled to own and hold Survey No. 127/3 to the extent of 90%.

11. On perusal of ME No. 9188 dated 27th March, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 25th March 2017 bearing reference no. REVSMDM7701 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 25th March 2017 bearing reference no. REVSMDM7701 issued by the Tehsildar, District Pune. Under the said Mutation Entry, it is recorded that Mutation Entry No. 9101 was deleted.

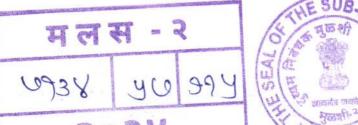
VII. Survey No. 127/4 admeasuring 3,200 square meters or thereabouts ("Seventh Property)

- On perusal of Mutation Entry ("ME") No. 657 dated 5th September 1934, inter alia records division and survey of certain land in the said Village Hinjawadi. On the basis of the said Mutation Entry, I note that Khandu Jambhulkar ("Khandu"), was seized and possessed of property bearing Survey No. 127/4.
- 2. On perusal of ME No. 872 dated 7th July 1942, it is recorded that, on the death of Dhondu Khandu Jambhulkar ("Dhondu") around 2 years ago, names of his legal heirs and next of kin viz. Gyanu Khandu Jambhulkar ("Gyanu") and Genu Khandu Jambhulkar ("Genu") (minors represented through natural guardian Baygabai Khandu Jambhulkar ("Baygabai") (who are brothers of the deceased) were entered on 7/12 Extract in respect of property bearing Survey No. 127/4. I am unable to ascertain how did Survey No. 127/4 became the entitlement of Dhondu i.e. how Dhondu acquired Survey No. 127/4 from Khandu. I have been given to understand by the Paranjape Group that Dhondu was the only son of Khandu and after the death of Khandu, Dhondu inhertated rights, title and interest in Survey No. 127/4. I have not been furnished with any ME recording the death of Khandu and also recording the fact that Dhondu was the only legal heir of Khandu. I note that Khandu was one of the Co-Owner of property bearing Survey No. 127/4.
- On perusal of ME No. 1307 dated 29th December, 1951, it is recorded that Survey No. 127/1 has been declared as Fragment under The Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947 and reflected in the names of Gyanu Khandu Jambhulkar and Genu Khandu Jambhulkar (who are legal heirs of Khandu Dhondu (since deceased)).
- 4. On perusal of ME No. 1553 dated 11th February, 1960, it is recorded that on the death of Genu Khandu Jambhulkar around 10-15 years ago names of his legal heir and next-of-kin viz. Gyanu Khandu Jambhulkar, (brother), was entered on 7/12 extract in respect of property bearing Survey No. 127/4.
- 5. On perusal of ME No. 1946 dated 02nd December, 1970, it is recorded that on Enactment of the provisions of Maharashtra State Governments Weights and Measures Act, 1958 and Indian Coinage (Amendment) Act, 1955, a new system of measurement was implemented to record new decimal measurement of the land in all Villages of Maharashtra. Accordingly, there was implementation of said system of measurement for the Land in Revenue Records. Thereupon, the area of acres and gunthas of land in Village Hinjewadi has been converted to Hectares and Ares.

6. ME No. 1948 is not relevant to the property bearing Survey No. 127/4.



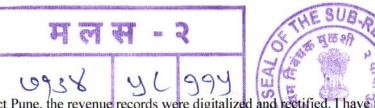




- 7. On perusal of ME No. 2076 dated 04th July, 1974, it is recorded that, on the death of Gyanu Khandu Jambhulkar on 24th June 1974, name of his legal heir viz. Chandrabhaga Gyanu Jambhulkar (widow) ("Chandrabhaga") was entered on 7/12 extract in respect of property bearing Survey No. 127/4.
- 8. By and under a Sale Deed dated 22nd June, 1978 executed and registered under Serial No. MVL-577 of 1978 with the Office of Sub Registrar of Assurances, Maval by and between Chandrabhaga Gyanu Jambhulkar (therein referred to as Vendor) of the One Part and Sopan Baburao Jambhulkar ("Sopan") (therein referred to as Purchaser) of the Other Part, Chandrabhaga sold, conveyed and transferred Survey No. 127/4 admeasuring 32 Gunthas (equivalent to 3,200 sq.mtrs. or thereabout) unto Purchaser viz. Sopan, at and for a consideration and on the terms and conditions contained therein. ME No. 2206 dated 11th November, 1978 records the said transaction in respect of property bearing Survey No. 127/4 in Land Revenue Record.
- 9. On perusal of ME No. 2536 dated 31st December, 1985, it is recorded that Sopan availed a loan of Rs.15,000/- from Hinjewadi Vikas Co-operative Society on the security of property bearing Survey No. 127/4. Accordingly, an encumbrance in the name of Hinjewadi Vikas Cooperative Society was recorded in the Other Rights Column of 7/12 Extract in respect of property bearing Survey No. 127/4.
- 10. On perusal of ME No. 3712 dated 10th June, 1997 it appears that Sopan availed a loan of Rs.2,40,000/- from Canara Bank Hinjewadi Branch on the security of property bearing Survey No. 127/4. Accordingly, an encumbrance in the name of Hinjewadi Vikas Cooperative Society was recorded in the Other Rights Column of 7/12 Extract in respect of property bearing Survey No. 127/4.
- 11. On perusal of ME No. 5230 dated 18th August, 2001, it is recorded that Sopan repaid the loan availed from Hinjewadi Vikas Co-operative Society. Accordingly, an encumbrance recorded in the name of Hinjewadi Vikas Co-operative Society in the Other Rights Column of property bearing Survey No. 127/4 came to be deleted.
- 12. On perusal of ME No. 5546 dated 25th November 2002, it is recorded that Sopan repaid the loan for Rs.2,40,000/- to Canara Bank Hinjewadi Branch. Accordingly, an encumbrance recorded in the name of Canara Bank Hinjewadi Branch in the Other Rights Column of property bearing Survey No. 127/4 came to be deleted.
- 13. By and under an Exchange Deed dated 20th October 2010 executed and registered under serial No. MLS-02-3825 of 2010 with the Office of Sub Registrar of Assurances, Mulshi by and between Sopan of the One Part and Vitthal Baburao Jambhulkar ("Vitthal") of the Other Part, Sopan exchanged Survey No. 127/4 admeasuring 3,200 sq.mtrs. or thereabout with Vitthal against Survey No. 128/1/2 admeasuring 3,279 sq.mtrs. or thereabout in the manner and as per the terms and conditions more particularly mentioned therein. ME No. 7742 dated 01St November, 2010 records the said transaction in respect of property bearing Survey No. 127/4 entered in the name of Vitthal Baburao Jambhulkar in Land Revenue Record.
- 14. By and under a Sale Deed dated 26th August, 2022 executed and registered under serial No. MLS-12844 of 2022 with the Office of Sub-Registrar of Assurances, Mulshi by and between Vitthal Baburao Jambhulkar (therein referred to as the Vendor) of the One Part and (i) Paranjape Schemes (Construction) Limited ("PSCL"); and (ii) Linker Shelter Private Limited ("LSPL") (therein referred to as Purchasers) of the Other Part ("Sale Deed"), Vithal inter alia sold, conveyed and transferred Survey No. 127/4 admeasuring 3,200 sq.mtrs. or thereabout unto Purchasers viz. PSCL and LSPL, at or for the consideration and in the manner contained therein.
- 15. On perusal of the Sale Deed, I note as follows:
 - Clause 14 states that PSCL entitled to own and hold Plot 1 to the extent of 10% and LSPL entitled to own and hold Plot 1 to the extent of 90%.
- 16. On perusal of ME No. 9101 dated 06th January, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar,

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District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune. Under the said Mutation Entry, Mutation Entry No. 7742 was inserted in the name of Vitthal Baburao Jambhulkar for the property bearing Survey No. 127/4 and name of Sopan Baburao Jambhulkar was deleted for the property bearing Survey No. 127/4.

17. On perusal of ME No. 9415 dated 18th September, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 18th September, 2017 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L1 issued by the State Government and Order dated 18th September, 2017 issued by the Tehsildar, District Pune.

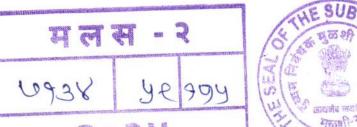
VIII. Survey No. 128/1/1 admeasuring 3,600 square meters or thereabouts ("Eighth Property)

- 1. On perusal of Mutation Entry ("ME") No. 545 dated 15th September, 1933, it appears that prior to the year 1933, one Santram Babaji Jambhulkar ("Sasntram") was seized and possessed of Survey No. 128/1. Save and except for this ME, I have not been furnished with any documents/information evidencing the manner in which Santram came to be entitled to Survey No. 128/1. On perusal of ME No. 545 dated 15th September, 1933, the said Santram died on 27th July, 1933 leaving behind him surviving his son, Vithoba Santram Jambhulkar ("Vithoba") as his only legal heir, and accordingly his name was mutated as the landholder in the 7/12 extracts in respect of property bearing Survey No.128/1.
- 2. On perusal of ME No. 836 dated 04th January, 1941 it further appears that, Kesu Ganpati Jambhulkar ("Kesu") died on 09th January, 1939 leaving behind him surviving Babu Kesu Jambhulkar ("Babu") as his only legal heir, and accordingly Babu's name was recorded in the Landholder Column of the 7/12 Extract in respect of property bearing Survey No. 128/1.
- 3. I have been furnished with a copy of the 7/12 Extract pertaining to Survey No. 128/1 for the year 1953 and on perusal thereof I note that, Survey No. 128/1 admeasured 1 acres 31 gunthas (equivalent to 7,385.47 square meters) and the names of Vithoba and Babu were recorded as the holders therein.
- 4. On perusal of ME No. 1362 dated 22nd February, 1953 it is recorded that Baburao Keshavrao Jhambulkar ("Baburao") and the said Vithoba, being the landholders of various lands interalia Survey No. 128 partitioned the lands held by them on the basis of use, occupation and possession. By reason whereof, Survey No. 128/1 (part) admeasuring 34 gunthas (equivalent to 3,400 square metres) came to be recorded in the name of Babu. On perusal of the 7/12 Extract pertaining to Survey No. 128/1, I note that the same admeasured 1 acres 31 gunthas (equivalent to 7,385.47 sq.mtrs. or thereabout). I have been further given to understand by the Paranjape Group that only a portion of Survey No. 128/1 was the subject matter of ME No. 1362 and not the entire Survey No. 128/1 and in any event prior to the partition and post the partition the ownership of Survey No. 128/1 remained with Babu.
- 5. I presume that Babu and Baburao are one and the same person.
- 6. On perusal of ME No. 1946 dated 02nd December, 1970, it is recorded that on Enactment of the provisions of Maharashtra State Governments Weights and Measures Act, 1958 and Indian Coinage (Amendment) Act, 1955, a new system of measurement was implemented to record new decimal measurement in the Land in all Villages of Maharashtra. Accordingly, there was implementation of said system of measurement for the Land in Revenue Records. Thereupon, the area of acres and gunthas of land in Village Hinjewadi has been converted to Hectares and Ares.
- 7. On perusal of ME No. 2058 dated 16th April 1974, it is recorded that Baburao availed a loan of Rs.7,400/- from District Land Development Bank, Pune for the purpose Water Supply Scheme, Pune of property bearing Survey No. 128/1 (part). Accordingly, an encumbrance in the name of Maharashtra Sahakari Vikas Bank was recorded in the Other Rights Column of 7/12 Extract in respect of property bearing Survey No. 128/1 (part).









- 8. On perusal of ME No. 2204 dated 9th February 1978, it is recorded that Baburao repaid the loan of Rs.7 400/- availed from Maharashtra State Sahakari Vikas Bank on 07th January, 1970. Accordingly, an encumbrance recorded in the name of Maharashtra Sahakari Vikas Bank in the Other Rights Column of property bearing Survey No. 128/1 (Part) came to be deleted.
- 9. By and under a Sale Deed dated 27th January, 1981 executed and registered under serial No. MVL-203 of 1981 with the Office of Sub-Registrar of Assurances by and between Baburao Keshavrao Jhambulkar (therein referred to as Vendor) of the One Part and Vithal Baburao Jambhulkar ("Vithal") (therein referred to as Purchaser) of the Other Part, Baburao sold, conveyed and transferred portion of the property bearing Survey No. 128/1Part admeasuring 3400 sq.mtrs. or thereabout unto Purchaser Viz. Vithal, at and for a consideration and on the terms and conditions contained therein. ME No. 2348 dated 07th April, 1981 records the said transaction in respect of property bearing Survey No. 128/1Part in Land Revenue Record.
- 10. On perusal of ME No. 2348 dated 07th April, 1981, it is recorded that, pursuant to the aforesaid Sale Deed dated 27th January, 1981, Survey No. 128/1 was subdivided and was renumbered as Survey Nos. 128/1/1 and 128/1/2. Accordingly, Survey No. 128/1/1 admeasuring 3,450 sq.mtrs. or thereabout came to be recorded in name of Baburao and Survey No. 128/1/2 admeasuring 3,450 sq.mtrs. or thereabout came to be recorded in name of Vitthal. I have not been furnished with a copy of any Order recording the subdivision. Further, I note that the area of Survey No. 128/1/1 and Survey No. 128/1/2 have been recorded in this ME as 3,450 sq.mtrs. or thereabout each instead of 3,600 sq.mtrs. or thereabout each. I am unable to ascertain why the area is recorded less by 150 square metres. I have been given to understand by the Paranjape Group that the area of the 'pot kharaba' of Survey No. 128/1/1 and Survey No. 128/1/2 which is also 150 square metres each has been erroneously remained to be recorded in this ME.
- 11. On perusal of ME No. 2353 dated 20th April, 1981, it is recorded that by and under a Sale Deed dated 27th January, 1981 executed between Baburao Keshavrao Jhambulkar (therein referred to as Vendor) of the One Part and Sopan Baburao Jambhulkar ("Sopan") (therein referred to as Purchaser) of the Other Part, Baburao sold, conveyed and transferred Survey No. 128/1/1 admeasuring 3450 sq.mtrs. or thereabout unto Purchaser viz. Sopan, at and for a consideration and on the terms and conditions contained therein.
- 12. We note that Babu has sold the same property i.e. Survey No. 128/1/1 in two different parties i.e. under the Sale Deed dated 27th January, 1981 executed and registered under serial No. MVL-203 of 1981 with the Office of Sub-Registrar of Assurances to Vithal and under Sale Deed dated 27th January, 1981 to Sopan. I have been given to understand by the Paranjape Group that this incongruity in area in the said two Sale Deeds has been resolved by making Vithal and his family members, legal heirs of Babu/Baburao and Sopan and his family members parties to the Sale Deed dated 03rd April, 2006 more particularly referred to paragraph 10 hereunder.
- 13. On perusal of ME No. 2536 dated 31st December, 1985, it is recorded that Sopan availed a loan of Rs.15,000/- from Hinjewadi Vikas Co-operative Society on the security of property bearing Survey No. 128/1/1. Accordingly, an encumbrance in the name of Hinjewadi Vikas Co-operative Society was recorded in the Other Rights Column of 7/12 Extract in respect of property bearing Survey No. 128/1/1.
- 14. On perusal of ME No. 3712 dated 10th June, 1997 it appears that Sopan availed a loan of Rs.2,40,000/- from Canara Bank Hinjewadi Branch on the security of property bearing Survey No. 128/1/1. Accordingly, an encumbrance in the name of Hinjewadi Vikas Cooperative Society was recorded in the Other Rights Column of 7/12 Extract in respect of property bearing Survey No. 128/1/1.
- 15. On perusal of ME No. 5230 dated 18th August, 2001, it is recorded that Sopan repaid the loan availed from Hinjewadi Vikas Co-operative Society. Accordingly, an encumbrance recorded in the name of Hinjewadi Vikas Co-operative Society in the Other Rights Column of property bearing Survey No. 128/1/1 came to be deleted

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16. By and under a Sale Deed dated 03rd April, 2006 executed and registered under serial No. MLS-1931 of 2006 with Office of Sub-Registrar of Assurances, Mulshi by and between (i) Vitthal Baburao Jambhulkar, (ii) Sopan Baburao Jambhulkar, (iii) Hirabai Sopan Jambhulkar ("Hirabai"), (iv) Gokul Sopan Jambhulkar ("Gokul"), (iv-a) Vivek Gokul Jhambulkar ("Vivek") represented by natural guardian Farina Gokul, (v) Kaushalya Gokul Jambhulkar ("Kaushalya"), (vi) Chaya Ranvde ("Chaya"), (vii) Rukmanibai Vithal Jambhulkar ("Rukmanibai"), (viii) Devram Gyanoba Jhambulkar ("Devram"), (a) Abhishek Devram Jhambulkar ("Abhishek"), (b) Kaveri Devram Jhambulkar ("Kaveri"), (c) Chaitrali Devram Jhambulkar ("Chaitrali") all minors represented by their father and natural guardian Devram, (ix) Lakshmibai Devram Jambhulkar ("Lakshmibai"), (x) Gyanoba, (xi) Tarabai Gyanoba Jhambulkar ("Tarabai"), (xii) Sachin Gyanoba Jhambulkar ("Sachin"), (xiii) Sandeep Gyanoba Jambhulkar ("Sandeep"), (xiv) Maya Sukhdev ("Maya") (therein referred to as Vendors) of the One Part and Sudhir Shivdev Bapat ("Sudhir") (therein referred to as Purchaser) of the Other Part, Vithal, Sopan and Others i.e. the Vendors therein inter alia sold, conveyed and transferred a portion of property bearing Survey No. 128/1/1 admeasuring 321 sq.mtrs. or thereabout ("Plot 1") unto Purchaser viz. Sudhir, at and for consideration and on the terms and conditions mentioned therein. ME No. 6601 dated 17th January, 2007 records the said transaction in respect of property bearing Survey No. 128/1/1 in Land Revenue Record.

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- 17. On perusal of ME No. 7391 dated 30th March 2009, it is recorded that Sopan repaid the loan for Rs.2,40,000/- to Canara Bank Hinjewadi Branch. Accordingly, an encumbrance recorded in the name of Canara Bank Hinjewadi Branch in the Other Rights Column of property bearing Survey No. 128/1/1 came to be deleted.
- 18. By and under a Sale Deed dated 04th August, 2016 executed and registered under serial No. MLS-02-7226 of 2016 with Office of Sub-Registrar of Assurances, Mulshi by and executed between Sudhir (therein referred as Vendor) of the One Part and Nalanda Shelter Private Limited ("NSPL") (therein referred to as Purchaser) of the Other Part, Sudhir inter alia sold, conveyed and transferred the Plot 1 i.e. portion of property bearing Survey No. 128/1/1 admeasuring 321 sq.mtrs. or thereabout unto Purchaser viz. NSPL, at and for consideration and on the terms and conditions mentioned therein. ME No. 8988 dated 18th August, 2016 records the said transaction in respect of property bearing Survey No. 128/1/1 in Land Revenue Record.
- 19. By and under a Sale Deed dated 12th April, 2019 executed and registered under Serial No. 8663 of 2019 with Office of Sub-Registrar and Assurances, by and between of NSPL (therein referred to as Vendor) of the One Part and Flagship Infrastructure Limited ("FIL") (therein referred to as Purchaser) of the Other Part ("Sale Deed No. 1"), NSPL inter alia sold, conveyed and transferred the Plot 1 i.e. portion of property bearing Survey No. 128/1/1 admeasuring 321 sq.mtrs. or thereabout unto Purchaser viz. FIL, at and for consideration and on terms and conditions mentioned therein. ME No. 10575 dated 09th September, 2019 records the the said transaction in respect of property bearing Survey No. 128/1/1 in Land Revenue Record.
- 20. On perusal of ME No. 10673 dated 4th January, 2022 it appears that, pursuant to application made by Paranjpe Schemes (Construction) Limited ("PSCL") through director A. P Paranjpe an Order dated 30th January, 2020 was passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") in Company Petition (C.A.A.) 3442/M/2018 in C.A.(C.A.A) 131/MB/2018 ("Merger Order") whereby FIL (formerly known as Flagship Infrastructure Private Limited) was merged into PSCL and the business stood transferred to and vested in PSCL without any further, act or deed on and from the appointed date therein i.e. 1St April 2017. I have been furnished with a copy of the aforesaid Order dated 30th January, 2020 and on perusal thereof I note that the requisite stamp duty thereon has been paid and the same has been registered with the Office of the Sub-Registrar of Assurances under Serial No.MLS-2-15104 of 2021.
- 21. By and under a Gift Deed dated 23rd June, 2021 executed and registered under serial No. MLS-02- 12045 of 2021 with the Office of Sub Registrar of Assurances, Mulshi by Sopan Baburao Jambhulkar (therein referred to as Donor) of the One Part in favour of Gokul Sopan Jhambulkar ("Gokul") (therein referred to as Donee) of the Other Part, Sopan transferred and assigned the balance portion of Survey No. 128/1/1 admeasuring 3,279

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sq.mtrs. or thereabout ("Plot 2") unto Donee viz. Gokul without consideration out of love and affection as and by way of gift in the manner contained therein. ME No. 10839 dated 24th June, 2022 records the said transaction in respect of property bearing Survey No. 128/1/1 in Land Revenue Record.

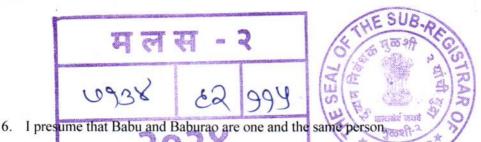
- 22. By and under a Sale Deed dated 8th August, 2022 executed and registered under serial No. MLS-11779 of 2022 with the Office of Sub Registrar of Assurances, Mulshi by and between Gokul (therein referred to as Vendor) of the First Part; (i) Sopan, (ii) Hirabai, (iii) Kaushalya, (iv) Vivek, (v) Viraj Gokul Jambhulkar (minor represented through natural guardian Gokul) (therein referred to as Confirming Parties) of the Second Part and (i) PSCL; and (ii) P.S.C. Properties Private Limited ("PPPL") (therein referred to as Purchasers) of the Third Part ("Sale Deed No. 2"), Gokul with the confirmation of the Confirming Parties sold, conveyed and transferred Plot 2 i.e. balance portion of Survey No. 128/1/1 admeasuring 3279 square meters or thereabout unto Pucahsers viz. PSCL and PPPL, at or for the consideration and in the manner contained therein
- 23. On perusal of the Sale Deed No.2, we note as follows:
 - Clause 14 states that PSCL entitled to own and hold Plot 2 to the extent of 10% and PPPL entitled to own and hold Plot 2 to the extent of 90%.
- 24. On perusal of ME No. 9101 dated 06th. January, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune. There is no material changes made in respect of this property bearing Survey No. 128/1/1 and all changes mentioned therein are duly dealt with hereinabove.

IX. Survey No. 128/1/2 admeasuring 3,600 square meters or thereabouts ("Ninth Property)

- On perusal of Mutation Entry ("ME") No. 545 dated 15th September, 1933, it appears that
 prior to the year 1933, one Santram Babaji Jambhulkar ("Santram") was seized and
 possessed of Survey No. 128/1. Save and except for this ME, I have not been furnished with
 any documents/information evidencing the manner in which Santram came to be entitled to
 Survey No. 128/1.
- On perusal of ME No. 545 dated 15th September, 1933, the said Santram died on 27th July, 1933 leaving behind him surviving his son, Vithoba Santram Jambhulkar ("Vithoba") as his only legal heir, and accordingly his name was mutated as the landholder in the 7/12 extracts in respect of property bearing Survey No.128/1.
- 3. On perusal of ME No. 836 dated 04th January, 1941 it further appears that, Kesu Ganpati J bhulkar ("Kesu") died on 09th January, 1939 leaving behind him surviving Babu Kesu Jambhulkar ("Babu") as his only legal heir, and accordingly Babu's name was recorded in the Landholder Column of the 7/12 Extract in respect of property bearing Survey No. 128/1.
- 4. I have been furnished with a copy of the 7/12 Extract pertaining to Survey No. 128/1 for the year 1953 and on perusal thereof I note that, Survey No. 128/1 admeasured 1 acres 31 gunthas (equivalent to 7,385.47 sq.mtrs. or thereabout) and the names of Vithoba and Babu were recorded as the holders therein.
- 5. On perusal of ME No. 1362 dated 22nd February, 1953 it is recorded that Baburao Keshavrao Jhambulkar ("Baburao") and the said Vithoba, being the landholders of various lands interalia Survey No. 128 partitioned the lands held by them on the basis of use, occupation and possession. By reason whereof, Survey No. 128/1 (part) admeasuring 34 gunthas (equivalent to 3,439.78 square metres) came to be recorded in the name of Babu. On perusal of the 7/12 Extract pertaining to Survey No. 128/1, I note that the same admeasured 1 acres 31 gunthas (equivalent to 7,385.47 sq.mtrs. or thereabout). I have been further given to understand by the Paranjape Group that only a portion of Survey No. 128/1 was the subject matter of ME No. 1362 and not the entire Survey No. 128/1 and in any event prior to the partition and post the partition the ownership of Survey No. 128/1 remained with Babu.

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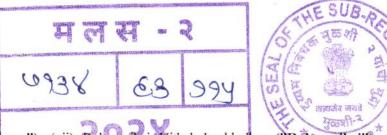


- 7. On perusal of ME No. 1946 dated 02nd December, 1970, It is recorded that on Enactment of the provisions of Maharashtra State Government's Weights and Measures Act, 1958 and Indian Coinage (Amendment) Act, 1955, a new system of measurement was implemented to record new decimal measurement in the Land in all Villages of Maharashtra. Accordingly, there was implementation of said system of measurement for the Land in Revenue Records. Thereupon, the area of acres and gunthas of land in Village Hinjewadi has been converted to Hectares and Ares.
- 8. On perusal of ME No. 2058 dated 16th April 1974, it is recorded that Baburao availed a loan of Rs.7,400/- from District Land Development Bank, Pune for the purpose Water Supply Scheme, Pune of property bearing Survey No. 128/1 (part). Accordingly, an encumbrance in the name of Maharashtra Sahakari Vikas Bank was recorded in the Other Rights Column of 7/12 Extract in respect of property bearing Survey No. 128/1 (part).
- 9. On perusal of ME No. 2204 dated 9th February 1978, it is recorded that Baburao repaid the loan of Rs.7,400/- availed from Maharashtra State Sahakari Vikas Bank on 07th January, 1970. Accordingly, an encumbrance recorded in the name of Maharashtra Sahakari Vikas Bank in the Other Rights Column of property bearing Survey No. 128/1 (Part) came to be deleted.
- 10. By and under a Sale Deed dated 27th January, 1981 executed and registered under serial No. MVL-203 of 1981 with the Office of Sub-Registrar of Assurances by and between Baburao (therein referred to as Vendor) of the One Part and Vithal Baburao Jambhulkar ('Withal") (therein referred to as Purchaser) of the Other Part, Baburao sold, conveyed and transferred Survey No. 128/1/1 and Survey No. 128/1/2 unto Purchaser Viz. Vithal, at and for a consideration and on the terms and conditions contained therein. ME No. 2348 dated 07th April, 1981 records the said transaction in respect of property bearing Survey No. 128/1/1 in Revenue Record.
- 11. On perusal of ME No. 2348 dated 07th April, 1981, it is recorded that, pursuant to the aforesaid Sale Deed dated 27th January, 1981, Survey No. 128/1 was subdivided and was renumbered as Survey Nos. 128/1/1 and 128/1/2, accordingly Survey No. 128/1/1 admeasuring 3,450 sq.mtrs. or thereabout came to be recorded in name of Baburao and Survey No. 128/1/2 admeasuring 3,450 sq.mtrs. or thereabout came to be recorded in name of Vitthal. I have not been furnished with a copy of any order recording the sub-division. Further, I note that the area of Survey No. 128/1/1 and Survey No. 128/1/2 have been recorded in this ME as 3,450 sq.mtrs. or thereabout each instead of 3,600 sq.mtrs. or thereabout each. I am unable to ascertain why the area is recorded less by 150 sq.mtrs. or thereabout. I have been given to understand by the Paranjape Group that the area of the 'pot kharaba' of Survey No. 128/1/1 and Survey No. 128/1/2 which is also 150 sq.mtrs. or thereabout each has been erroneously remained to be recorded in this ME.
- 12. On perusal of ME No. 3372 dated 08th February, 1995, it appears that pursuant to the letter received by the Bank of Maharashtra, Aundh Branch, from the Mhatoba Co-operative Water Supply Society Limited staling that all the loan availed by various farmers in respect of various properties for Water Supply Scheme Pune were repaid by them and hence the encumbrance recorded in the Other Rights Column of 7/12 Extract of property bearing Survey No. 128/1/2 came to be deleted.
- 13. On perusal of ME No. 4429 dated 19th August, 1999, it is recorded that pursuant to the letter bearing serial no. AV5/Loan/99 dated 22nd July, 1999 issued by Bank of Maharashtra, Aundh Branch stating that all the loan availed by various farmers in respect of various properties for Mhatoba Co-opereative Water Supply Society Pune was dissolved and taken over by Maharashtra Industrial Development Corporation and thereupon paid off the encumbrances. Hence, an encumbrance recorded in the Other Rights Column of 7/12 Extract of property bearing Survey No. 128/1/2 came to be deleted.
- 14. By and under a Sale Deed dated 03rd April, 2006 executed and registered under serial No. MLS- 1931 of 2006 with Office of Sub-Registrar of Assurances, Mulshi by and between (i) Vitthal, (ii) Sopan Baburao Jambhulkar ("Sopan"), (iii) Hirabai Sopan Jambhulkar ("Hirabai"), (iv) Gokul Sopan Jambhulkar ("Gokul"), (iv-a) Vivek Gokul Jhambulkar ("Vivek") represented by natural guardian Farina Gokul, (v) Kaushalya Gokul Jambhulkar ("Kaushalya"), (vi) Chaya





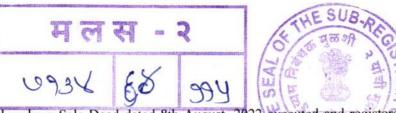




Ranvde ("Chaya"), (vii) Rukmanibai Vithal Jambhulkar ("Rukmanibai"), (viii) Devram Gyanoba Jhambulkar ("Devram"), (a) Abhishek Devram Jhambulkar ("Abhishek"), (b) Kaveri Devram Jhambulkar ("Kaveri"), (c) Chaitrali Devram Jhambulkar ("Chaitrali") all minors represented by their father and natural guardian Devram, (ix) Lakshmibai Devram Jambhulkar ("Lakshmibai"), (x) Gyanoba, (xi) Tarabai Gyanoba Jhambulkar ("Tarabai"), (xii) Sachin Gyanoba Jhambulkar ("Sandeep"), (xiv) Maya Sukhdev ("Maya") (therein referred to as Vendors) of the One Part and Sudhir Shivdev Bapat ("Sudhir") (therein referred to as Purchaser) of the Other Part, Vithal and Others i.e. the Vendors therein sold, conveyed and transferred a portion of Survey No. 128/1/2 admeasuring 321 sq.mtrs. or thereabout ("Plot 1") unto Sudhir, at and for consideration and on the terms and conditions mentioned therein. ME No. 6601 dated 17th January, 2007 records the said transaction in respect of property bearing Survey No. 128/1/2 in Land Revenue Record.

- 15. By and under an Exchange Deed dated 20th October 2010 executed and registered under serial No. MLS-02-3825 of 2010 with the Office of Sub Registrar of Assurances, Mulshi by and between Sopan Baburao Jambhulkar ("Sopan") of the One Part and Vitthal of Other Part, Sopan exchanged property bearing Survey No. 127/4 admeasuring 3,200 sq.mtrs. or thereabout with Vitthal against Survey No. 128/1/2 admeasuring 3,279 sq.mtrs. or thereabout in the manner and as per the terms and conditions more particularly mentioned therein. ME No. 7742 dated 01st November, 2010 records the said transaction in respect of property bearing Survey No. 128/1/2 to the extent of admeasuring 3,279 sq.mtrs. or thereabout entered in the name of Sopan Baburao Jambhulkar in Revenue Record., By and under a Sale Deed dated 6th August, 2016 executed and registered under serial No. 7226 of 2016 with Office of Sub-Registrar of Assurances by and between Sudhir Shivdev Bapat ("Sudhir") (therein referred as Vendor) of the One Part and Nalanda Shelter Private Limited ("NSPL") (therein referred to as Purchaser) of the Other Part, Sudhir sold, conveyed and transferred sold, conveyed and transferred a portion of Survey No. 128/1/2 admeasuring 321 sq.mtrs. or thereabout ("Plot 1") unto Purchaser viz. NSPL at and for a consideration and on the terms and conditions therein contained. ME No. 8988 dated 18th August 2016 records the said transaction in respect of property bearing Survey No. 128/1/2 in Land Revenue Record.
- 16. By and under a Sale Deed dated 12th April, 2019 executed and registered under Serial No. 8663 of 2019 with Office of Sub-Registrar and Assurances and between of NSPL (therein referred to as Vendor) of the One Part and Flagship Infrastructure Limited ("F11?) (therein referred to as Purchaser) of the Other Part ("Sale Deed No. 1"), NSPL sold, conveyed and transferred the a portion of Survey No. 128/1/2 admeasuring 321 sq.mtrs. or thereabout ("Plot 1") unto Purchaser viz. FIL, at and for consideration and on terms and conditions mentioned therein. ME No. 10575 dated 09th September, 2019 records the said transaction in respect of property bearing Survey No. 128/1/2 in Land Revenue Record.
- 17. By and under a Gift Deed dated 02nd August, 2021 executed and registered under serial No. MLS-02-11087 of 2021 with the Office of Sub Registrar of Assurances, Mulshi by Sopan Baburao Jambhulkar (therein referred to as Donor) of the One Part in favour of Gokul Sopan Jhambulkar ("Gokul") (therein referred to as Donee) of the Other Part, Sopan transferred and assigned the balance portion of Survey No. 128/1/2 admeasuring 3,279 sq.mtrs. or thereabout ("Plot 2") unto Donee viz. Gokul without consideration out of love and affection as and by way of gift in the manner contained therein. ME No. 10544 dated 02nd August, 2021 records the said transaction in respect of property bearing Survey No. 128/1/2 in Land Revenue Record
- 18. On perusal of ME No. 10673 dated 4th January, 2022 it appears that, pursuant to application made by Paranjpe Schemes (Construction) Limited ("PSCL") through director A. P Paranjpe an Order dated 30th January, 2020 was passed by the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") in Company Petition (C.A.A.) 3442/M/2018 in C.A.(C.A.A) 131/MB/2018 ("Merger Order") whereby FIL (formerly known as Flagship Infrastructure Private Limited) was merged into PSCL and the business stood transferred to and vested in PSCL without any further, act or deed on and from the appointed date therein i.e. 1st April 2017. I have been furnished with a copy of the aforesaid Order dated 30th January, 2020 and on perusal thereof I note that the requisite stamp duty thereon has been paid and the same has been registered with the Office of the Sub-Registrar of Assurances under Serial No.MLS-2- 15104 of 2021.





- 19. By and under a Sale Deed dated 8th August, 2022 executed and registered under serial No. MLS 11779 of 2022 with the Office of Sub Registrar of Assurances by and between Gokul Sopan Jambhulkar (therein referred to as Vendor) of the First Part; (i) Sopan, Hirabai, (iii) Kaushalya, (iv) Vivek, (v) Viraj Gokul Jambhulkar (minor represented through natural guardian Gokul) (therein referred to as Confirming Parties) of the Second Part and (i) PSCL; and (ii) P.S.P. Properties Private Limited ("PPPL") (therein referred to as Purchasers) of the Third Part ("Sale Deed No. 2"), Gokul with the confirmation of the Confirming Parties sold, conveyed and transferred balance portion of Survey No. 128/1/2 admeasuring 3,279 sq.mtrs. or thereabout ("Plot 2") unto Purchasers viz. PSCL and PPPL, at or for the consideration and in the manner contained therein.
- 20. On perusal of the Sale Deed No.2, I note as follows:

Clause 14 states that PSCL entitled to own and hold Plot 2 to the extent of 10% and PPPL entitled to own and hold Plot 2 to the extent of 90%.

- 21. On perusal of ME No. 9101 dated 06th January, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L-1 issued by the State Government and Order dated 28th December, 2016 issued by the Tehsildar, District Pune. There is no material changes made in respect of this property bearing Survey No. 128/1/2 and all changes mentioned therein are duly dealt with hereinabove.
- 22. On perusal of ME No. 9420 dated 22nd September, 2017 it appears that, pursuant to directions issued under Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./ Pra Kra.180/L-1 issued by the State Government and Order dated 20th September, 2017 issued by the Tehsildar, District Pune, the revenue records were digitalized and rectified. I have not been furnished with the aforesaid Circular dated 7th May, 2016 bearing reference no. Ra/Bhu/A./Pra Kra.180/L1 issued by the State Government and Order dated 18th September, 2017 issued by the Tehsildar, District Pune. There is no material changes made in respect of this property bearing Survey No. 128/1/2 and all changes mentioned therein are duly dealt with hereinabove.

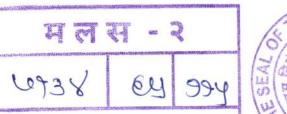
B. TRANSACTION DOCUMENTS

- 1. By and under Deed of Conveyance dated 27th April, 2023 registered on 27th April, 2023 with the Office of the Jurisdictional Sub Registrar of Assurances Mulshi 2 at Pune vide serial No. 9026 of 2023 and executed between PSCL (therein referred to as Vendor) of the First Part; MDL (therein referred to as Purchaser) of the Second Part and Precise (therein referred to as the Purchasers) of the Third Part ("Sale Deed No.3") sold, conveyed and transferred the Larger Property together with the development potential thereto, being: (a) total F.S.I. of upto 1,84,885 squate meters and (b) any free of FSI area as per prevalent DCR at and for a consideration and in the manner setout thereunder.
- 2. Pursuant thereto, by registered Irrevocable Power of Attorney executed by 1) Paranjpe Scheme (Construction) Limited, 2) PSC Properties Private Limited and 3) Linker Shelter Private Limited ("Owners/Grantors") in favour of representatives/ nominees of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited ("Developers/Attorney") whereunder the Owners have appointed the Developers acting through their Directors and authorised signatories to be their true and lawful Attorney and conferred upon the Developers powers and authorities to do and carry out all and any acts, deeds, matters and things for and their behalf and in their names for development of the property bearing Survey No. 126/1 admeasuring 3471 sq.mtrs. or thereabout, Survey No. 126/2 admeasuring 3571 sq.mtrs. or thereabout, Survey No. 127/2 admeasuring 6000 sq.mtrs. or thereabout, Survey No. 127/4 admeasuring 3200 sq.mtrs. or thereabout, Survey No. 128/1/1 admeasuring 3279 sq.mtrs. or thereabout and Survey No. 128/1/2 admeasuring 3279 sq.mtrs. or thereabout, aggregating in all admeasuring 27,500 square meters.

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- 3. By and under Deed of Conveyance dated 31st January 2024 registered with the Office of the Jurisdictional Sub Registrar of Assurances Mulshi 2 at Pune vide serial No. 2512 of 2024 and executed between PSCL (therein referred to as Vendor no. 1) of the First Part; Linker Shelter Private Limited (therein referred to as Vendor no. 2) of the Second Part; MDL (therein referred to as Purchaser no. 1) of the Third Part and Precise (therein referred to as the Purchaser No. 2) of the Fourth Part sold, conveyed and transferred all that piece and parcel of the contiguous freehold and vacant land admeasuring in aggregate about 8,400 square meters (i.e., 2.07 Acres) out of 14,600 square meters (i.e., 3.61 Acres) bearing Survey No. 126, Hissa No. 3 situated at Village Hinjewadi, Taluka Mulshi, District Pune, Maharashtra, along with all the rights, title, privileges, interests, entitlements, easements, and benefits arising thereof or in connection thereto, of whatsoever nature directly or indirectly generated/ arising from and out of the Subject Land by any means whatsoever for effective development on the Subject Land together with all rights, title, interests, entitlements and benefits in respect of the Development Potential thereof.
- 4. Pursuant thereto. by registered Irrevocable Power of Attorney dated 31st January 2024 registered with the Office of the Jurisdictional Sub Registrar of Assurances Mulshi 2 at Pune vide serial No. 2513 of 2024 executed by 1) Paranjpe Scheme (Construction) Limited, 2) Linker Shelter Private Limited ("Owners/Grantors") in favour of representatives/nominees of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited ("Developers/Attorney") whereunder the Owners have appointed the Developers acting through their Directors and authorised signatories to be their true and lawful Attorney and conferred upon the Developers powers and authorities to do and carry out all and any acts, deeds, matters and things for and their behalf and in their names for development of the property bearing all that piece and parcel of the contiguous freehold and vacant land admeasuring in aggregate about 8,400 square meters (i.e., 2.07 Acres) out of 14,600 square meters (i.e., 3.61 Acres) bearing Survey No. 126, Hissa No. 3.
- 5. Development Agreement dated 23rd March, 2023 executed and registered under Sr. No. MLS2-5768-2023, between (i) Macrotech Developers Limited ("Developer No. 1") of the First Part and (ii) Precisehomes Constructions Private Limited ("Developer No. 2") of the Second Part and Paranjpe Scheme (Construction) Limited ("Confirming Party No. 1") of the Third Part and Dattatray Digamber Jambhulkar, Umesh Digambar Jambhulkar, Shivnath Digambar Jambhulkar ("Vendors") and Yogita Dattatray Jambhulkar, Siddheshwari Dattatray Jambhulkar, Riddhi Dattatray Jambhulkar, Sairaj Dattatray Jambhulkar, Sushma Umesh Jambhulkar, Pornima Umesh Jambhulkar, Shlok Umesh Jambhulkar, Janahvi Shivnath Jambhulkar, Shreekrupa Shivnath Jambhulkar, Mukta Shivnath Jambhulkar and Mangal Digambar Jambhulkar ("Confirming Parties No. 2") whereunder Vendors with the confirmation of Confirming Parties No. 1 and 2 appointed Developers No. 1 and 2 and granted development rights them of the portion of the Third Property bearing Survey No. 126/3 adneasuring 4400 sq.mtrs. or thereabout out of 14600 sq.mtrs. or thereabout to carry out development thereon for consideration and on terms and conditions stated therein.
- 6. Power of Attorney dated 23rd March, 2023 executed and registered under Sr. No. MLS2-5769-2023, Dattatray Digamber Jambhulkar, Umesh Digambar Jambhulkar, Shivnath Digambar Jambhulkar ("Vendors") and Yogita Dattatray Jambhulkar, Siddheshwari Dattatray Jambhulkar, Riddhi Dattatray Jambhulkar, Sairaj Dattatray Jambhulkar, Sushma Umesh Jambhulkar, Pornima Umesh Jambhulkar, Shlok Umesh Jambhulkar, Janahvi Shivnath Jambhulkar, Shreekrupa Shivnath Jambhulkar, Mukta Shivnath Jambhulkar and Mangal Digambar Jambhulkar ("Confirming Parties No. 2") in favour of nominees representatives / nominees of (i) Macrotech Developers Limited and (ii) Precisehomes Constructions Private Limited ("Developers/ Attorney") whereunder Vendors and Confirming Parties No. 2 appointed representatives and nominees of Developers as their true and lawful attorney and conferring upon them all and any Powers and authorities to do and carry out various acts, deeds, matters and things for development of the portion of the Third Property bearing Survey No. 126/3 adneasuring 4400 sq.mtrs. or thereabout out of 14600 sq.mtrs. or thereabout.

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Pradip Garach Advocate High Count Bernhay

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Digital Confider Online 7/12 Betherit Record of Rights Digital Confider Online 7/12 Betherit Record of Rights Insure Pertail of Rights (1904-84) melhaditum general upleased therein reflected in the names of By Partiple of Record of Record (1904-94) and Record (1904-94) and anima: or thereinbur and Bill Memorich Developmen Limited and Projusebones Construction: Private Limited to the secsion of XP79 or given see the Limited to the secsion of XP79 or given are the Limited to the secsion of XP79 or given are the Limited to the secsion of XP79 or given are the Limited to the secsion of XP79 or given as the Limited to the secsion of XP79 or given as the Limited to the All Particles (1904) and All Part

While confirming what is stated vin just gual The Report does 300/2/2023 and additional documents in Supplemental English The Report does 300/2/2023 and additional documents in Supplemental English The Report does in 1/12/2023 and one persual of the Anthriar additional Storments with the Supplemental English Storments with the Supplemental English Storments of Supplements of Supplements of Supplemental English Storments of Supplements of

certaincut and, controlling of Understanding dated 13/02/2024 between Mitted has MDL? of Other Part and Procurehonica Constructions inc? of Other Part and notacised Papers of Attention that inchoners Constructions Provide Limited in Seaton of Matted themself or development und the Third Property additionals.

Pradin Garach

through its ship constrained attented bring MDL and f or PCH. In other house of American State 23-9 March 2013 required index to its MISS-2709-2023 threat methods as a Pch. TML Indexected Marchage 23 of the Third Part and Partner Transmission as a Pch. TML Indexected Marchage 23 of the Third Partner Transmission as the TML Indexected Marchage 23 of the Third Partner Partner Transmission and Partner Transmission Marchaeter Partner Part

- 2277 Sq. motts or thereabout is Village Hispanoli, Tukusa Malakhi, Dainter Paris.

 Mr. Omeres of the said Hispan Report Speciality, Nature Nat (2017) administrating (1400) Sq. moters are the reduction, in Village Hispanoli, Takusa Malaki, District Paris, see Eg Unsaidmoters or thereabout, in Village Hispanoli, 2017 and hispanoli to the Village Sq. moters of the Village Sq. moters, it is expressioned that the same of Macrophic Discretion Limited (1200 Nagarita), in the Sq. moters of the Village Sq. moters
- Macantech Developers Limited and Proceedooses Constructions Provoc Limited ace Owners and as such entitled to Fifth Property Insing competeing Survey No. 127/2 admissauring 3000 Sq. units or thereshoot in Village Higgswalt, Tables Models, Destrict Pure.
- Macrotech Developers Limited and Precedences Constructions Priese Limited are Owners and an such entitled to Each Property Seeing comprising Survey. No. 12774 attnessming, 3300 Sg. min. or Thereabout is Willay Mappenet, Talkin Mullah, District Purse.
- Macantoh Developers Limited and Proceedings Constructions Provate Limited are Owners and as such entitled to Seventh Property being compraining flurery No. 126/1/1 administratory 3279 No. mira or threatener in Village Buyesodi, Talulia Malahi, Director
- resech Developers Limited and Proceedboroes Constructions Private Liestaul are Owners as auch embled to Bighth Property beausy comprising Durvey No. 126/1/2 admissioning 9 Eq. mirc. or thereshood in Village Majouwall, Tailuta Mulph. District Pure.

It appears that there are no Rigations Civil. Revenue, Criminal, Judicial or Quasi-Judicial before any Court of Law, Tribunal and any other Authorities of whatsoners nature and description in respect of all that said Property comprising Survey No. 126/1, 126/2, 126/3, 127/3, 127/4, 128/1/1, 128/1/2 on the date of this Report.

Qualifying comments/remarks: Legal Title Report dated 28/02/2023 and additional documents in Dupplemental Legal Title Report dated 11/12/2023 stands wouldfard by this Legal Title Report mat be read and countries decoveringly in conjunction with Announce-A (Colly.), which Pomming part of this Purcher Dupplementary Legal Title Report.

The report reflecting Plaw of Title read with Supplemental Plaw of Title therein of the Moscowch Developers Limited as the Developer for the development of the and Property is expansivly enclosed and accessed on Assessme

Amach (Pradip Garach) Advocate High Court, Sombay

Pradip Garach Advocate High Court, Bombey

E. Rozia-Rio Apertments. L. E. S. Road. Kamarin Kurta (West), Mumbin - 605.070, Mobile: 96205-01547 Emili pratosus/autilipmak.com

Circular No. (28/2021) FLOW OF TITLE 10 THE SAID PROPERTY SUMPREMERTAL LOGAL VITLE REPORT

Assessment to ALL THAT pre

Survey No. / Hisse No.	Area as per Deed of Conveyance /Agreement for Sale (in oq. mtrs) Said Fregerty	Defined Term
126/1	347 J. mut nl (3800	First Property
126/2	3571 out of 3900	Second Property
12673	8400 out of 14,600	Third Property
127/2	7700	Fourth Property
127/3	3000	Fifth Property
12774	3200	Binth Property
128/1/1	5279 out of 3600	Seventh Property
125/1/2	3279 mat of 3000	Elighth Property

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Pradip Garach Advocate High Court, Bembay

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S. Roz-e-Rio Apartments I. E. S. Road, Kamani Kuriu (Wint); Maribes - 400 070 Models 982/05 01547 Email: gradiometricky

- Removables of Biodimardors dated 13/22/2004 extended by and between Marinorth Developers Landaudy (MTL), and Practice Schoolstock Conference of the professional field of the

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Pradip Garach Advocate High Court, Bombay

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- My Legal Title Report road with Supplemental Legal Title Report than are fased on previouses of ageleadly laws, prevailing at the present the matter, as a understand them to be my understanding in based information provided to me. Any variance of the facts or of law may cockaoge in my Legal Title Report.



Pradip Garach Advocate High Court, Bombey

Defined Term	Area as per Dend of Conveyance /Agreement for Sale (In sq. mitra) Said Property	Total Area as per 7/12 Entract (in eq. setra) Larger Property	No. / Hima No.
First Property	3471	2,800	120/1
Second Property	3871	3,900	126/2
Third Property	8400	14,600	126/3
Fourth Property	7700	7,700	127/2
Pifth Property	3000	1.000	127/3
Stath Property	3290	3,200	127/4
Seventh Property	3279	1.000	126/1/1
Highth Property	1279	3.600	128/1/2
	35,500	43,400	Total

Title Documents of the said Property lie Report dated 28/02/2020.

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Pradip Garach Advocate High Court, Bomba

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Memorandum of Understanding dated 19/09/2023 executed by and follows: Macroschi Developers: Luminated (MDL) and follows: Macroschi Developers: Luminated (MDL) and fic. developates of the jumporty hearing Survey No. 126/1, declarations, 437/1 and jumporty hearing, Survey No. 126/2 admission. Jumporty No. 126/2 admission. Jumporty No. 127/2 admission. Jumporty No. 127/2 admission. Jumporty No. 127/3 per No. 126/2 pp. 126/2 p

Mecratech Developers Limited and Precisehores Constructions Private Limited are Owners and an auch emidde to First Property beaing comprising Survey No. 126/1 ultimosuring 3471 Sq. mirs. or thereabout in Village Hajewall, Taluka Mulshi, District Putte.

Page 6 of 16

Pradip Garach Advocate High Court, Bombay

Macrotech Developers Limited and Precisehonass Constructions Private Limited are Owners and as such entitled to Fourth Property beaing compraining Survey No. 127/2 administrating 7700 Sq. mire. or thereatorul in Village Birgewads, Taluka Mulahi, District Date.

retech Developers Limited and Precisehomes Constructions Private Limited are era and as such entitled to Sieth Property bening comprising Survey No. 127/4 ensisting 300 Sq. etcs. or thereabout in Village Hilpersol. Traited Mulsh, District

notech Developers Limited and Precischomes Constructions Private Limited are ers and as auch entitled to Sevential Property Sealing comprising Survey No. 128/1/12 nazuring 3279 Sq. natrs. or thereabout in Village Hispewalt, Taluka Mobilet. Desprix

vitech Developers Limited and Precisehomes Constructions Private Limited are ers and as such entitled to Eighth Property beaing comprising Survey No. 129/1/2 resurving 3279 Sq. mirs. or thereabout in Village Hinjewadi. Taluka Mulahi, Distruct 10) It appears that there are no litigature Cirel, Revenue, Criminal, Judicial or Quasi-Judicial testers any Court of Law, Tribonal and any other Authorium of whatsoever nature and description in respect of all that said Protects comprising Survey No. 126/1, 126/2, 127/3, 127/3, 128/1/1, 128/1/2 on the flate of this Report.

Qualifying comments/remarks: Legal Title Report dated 28/02/2023 stands modified by this Legal Title Report and be read and construed accordingly in conjunction with Annessure 4 (2004), which forming part of this Title Report.

The report reflecting Plow of Title read with Supplemental Flow of Title thereon of the erh Developers Limited as the Developer for the development of the mid Property is sely reclosed and arraved as Assassure 74* [Collectively].

Dated this Lay of December, 2023 garach (Fradip Garach) Advocate High Court, Sombay

Pradip Garach
Advocate
High Court, Bombay

THE SUB. A

खनेर जरते

मुळावी व

6, Roz-a-Rio Apartments L. B. S. Road, Karnani Kurla (West), Mumbai - 400 070, Mobile : 98205 01547

FORMAT A
CIRCULAR No. (28/2021)
FLOW OF TITLE TO THE SAID PROPERTY
SUUPPLEMENTAL LEGAL THE REPORT
ASSESSMENT ALSO ALL THAT PIECE
CHILIDRAL WITH PEOPLE OF ALL THAT PIECE

No. / Hissa No.	Total Area as per 7/12 Extract (in sq. mtrs) Larger Property	Area as per Deed of Conveyance / Agreement for Sale (in sq. mtrs) Said Property	Defined Term
126/1	3,800	3471	First Property
126/2	3,900	3571	Second Property
126/3	14,600	8400	Third Property
127/2	7,700	7700	Fourth Property
127/3	3.000	3000	Fifth Property
127/4	3,200	3200	Sixth Property
128/1/1	3,600	3279	Seventh Property
128/1/2	3,600	3279	Eighth Property
Total	43,400	36,900	The second second

In the said Legal Tale Report dated 29/02/2023 and Flow of Title annexed thereis, I have made reference to First Property to Nirth Property situaced at Hinjawati, Taluka Malahi, District Pune, being referred as 'the said Property' berein.

I have now been concentral by Marcolach Divelopers Limited to insee (topplemental Legal Title Report door 26/02/2023 by incorporate action of the same referred Legal Title Report door 26/02/2023 by incorporating seatered developments and secretain and registration additional documents related to the said Property.

I have personal following additional documents of table in respect to the field. INFAT was Property to: Free Property to Eighth Property for this Supplemental Legal Tribe Report.

By and under a Partition Dovd Asted 28° March, 2023 registered with Office of Sub-Register and Assessment under social we MES-2-0-16 of 2023 and registed amongst Baroles and others for the purion of the said Dard Property.

convergence one processors come event to MEST-8-150 of 2013 and processed among distribution and others for the port on of the analytic processing and compared to the port of the analytic processes and recognition of the season and the season as most result to MEST-9-15 for all 2013 regarded with Control of the Season and Association and the season and the Season and Seas

odum of Undestanding dated 10/05/2023 executed by and between th Developers Unstanted 9MDC) and Precise homes Constructions Private

Pradip Garach

Liminal (Precisehems) for development of the said First Property, aski Second Property and said Fourth Property to Righth Property

Notarised on Involucable Powers of Attorney denot 12/05/2023 executed by Precarbornes Constructions Presist Lambod (Granter) is lessure of Macrosock Developers. Lambod (Microsoft and instanted under serial No. 359/17 on 12/05/2023 for development of the need Frest Property, said Securit Property and and Fauth Property to English Property.

Search Report deind 16/05/2023 of Sharadkumer Shetty & Associates, Fractining Company Secretary for Searches taken at Registrary of Companies record for Changes created on the said Property by Macrosteth Developers Liested. There is so far no charge / mortgage created by the Macrosteth Developers Liested as on face.

The Macrosech Developers Limited and Preciseboance Construction Private Limited are continued to be entitled to the said Property as the Joint Landholders thereof.

Pradip Garach

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- - Sieve as growlede forerins, Order or no entituted instalation is always place which will allowable to the load of policies in the less of frequent.

 On germaal of the documents mentioned on Light Prince (1997), 1997,

- 18) In the pressure offerward, my Legal Title Report duted 28/02/2023 ennesed thereto wand modified and be read and construed accordingly

Dured this I day of Describer, 2023.

Strategy of Describer, 2023.

Strategy Gazaria,

Adventis Righ Court, Bankey

Pradip Garach Advocate High Court, Bombay

No. / Hissa No.	Total Area as per 7/12 Extract (in eq. mtrs)	Area as per Joint Development Agreement (in sq. mtrs) Said Property	Area over which PSCL / PPPL / LSPL has title (in 6q. mtrs) Larger Property	Defined Term
126/1	3,800	3471	3,800	First Property
126/2	3,900	3571	3,900	Second Property
126/3	14,600	.00	1,800	Third Property
127/1	2,100	00	2,100	Fourth Property
127/2	7,700	6000	7,700	Fifth Property
127/3	2,000	3000	3,000	Sixth Property
127/4	3,200	3200	3,200	Seventh Property
128/1/1	3,600	3279	3,600	Bighth Property
126/1/2	3,600	3279	3.600	Ninth Property
-	tetal	25900	22 200	Annual Confession

Survey So. / Hissa So.	Total Aren sa per 7/12 Entract (in eq. mtra)	Area as per Joint Development Agreement (lo sq. mtrs) Said Property	Area over which PSCL / PPPL / LSPL has title (in sq. mtrs) Larger Property
126/1	3,800	3471	3,800
120/2	3,900	3571	3,900
126/3	14,600	00	1,900
127/1	2,100	.00	2,100
127/2	7,700	6000	7,700
127/3	3.000	3000	3,000
127/4	3,200	3200	3,200
128/1/1	3,600	3279	3,600
128/1/2	3,600	3279	3,600
9	Petal	25,800	32,700

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Pradip Garach Advocate High Court, Bomba

Oilt Deed dated 2nd August, 2021 executed and registered under serial No. MLS-02-11087 of 2021 with the Office of Stab Registrar of Assurances rescuted by Sopan Shorteri in Grevour Of Solids Sopan (Jastralian Elonos, for gilded to program of Survey No. 128/1/2 admirasuring 3.279 septem of Survey No.

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or thermbond, Burwey No. 177/2 admensioning 7,700 or thermbond, Burwey No. 177/2 admensioning 7,700 or the property of the pro

Pradip Garach Advoce High Court, Born

Jarobhulkar to the extent of 700 sq.mira. or thereabout as the Land Holders of the Fourth Property in Hingresoft Village, Further, in the case of Fourth Property, there is a deletion in Other Rights Column of 7/12 extract with respect to the encumbrance of Hingresoft Co-peraint's Society.

encumberate of Hispanesh Cooperative Society.

Opposit Curried Content 7/12 Enteres (Percent of Rights)
from Partal of <u>Euros. (Edulation Insubabilities are not</u>
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Pradip Garach

Advocate
High Court, Bombay

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the Owners of the mid Property comprising States, No. 126/3 administrating 1800 Sq as 180 Sq and 180 Sq as a square of the Sq as a square of the Sq as a square Junifordize & Odders (1400 sq.mtm.), (ii) Rental Wittels Junifordize 1860 sq. mts.) Parange Scheme (construction Limited 1800 sq.mtm.) American Construction 1800 sq. mts.) Parange Scheme (construction Limited 1800 sq.mtm.) American Construction 1800 sq. mts.) Parange Scheme (construction Limited 1800 sq. mts.) And Developers of the parties of grounding of Sareon Sci. 126/3 administrating 1800 sq. mts. or breakfort.

- Qualifying commonts/remarks: This Legal Title Report be read and construed in conjunction with American-A, which forming part of this Title Report.



Pradip Garach

FLOW OF THE TITLE OF THE SAID LARGER PROPERTY

28/102 3,000 P379 3,000 Black Property Testal Property 2015 Testal 28/900 P32,700 P32,

The documents in relation to the ownership of the said Larger Property: I have present fellowing documents of title in respect of the all that said Larger Property i.e. First Property to Ninth Property.

(ii) Mutation Entry No. 2352, 4892, 6252, 6584, 8968, 9101, 9415, 10675, 10673 and 10997are related to Survey No. 126/1; 648 Mutation Entry No. 2352, 2354, 6564, 6661, 7800, 8988, 9101, 9677, 10558, 10575, 10669, 10673, 10874 and 10877 are related to Survey No. 126/2;

Mutation Entry No. 836, 1362, 1946, 2352, 2741, 2786, 4609, 5627, 5696, 6451, 6474, 6515, 6384, 6699, 5645, 8952, 8988, 9036, 9101, 9415, 10575 and 10673 are related to Survey No. 126/3.

M. Munation Entry No. 657, 1262, 1300, 1307, 1536, 1545, 1551, 1553, 1946, 2306, 2331, 2446, 9101, 9415, 10897 and 10961 are related to Survey No. 127/1;

[60] Mission Entry No. 457, 1097 on 1070s are return in orderly No. 127 (1) [60] Mission Entry No. 457, 1666, 1551, 1875, 2002, 2015, 3172, 4198, 9101, 9415, 10055, 10187, 10229 and 10940 are related to Burvey No. 127 (2) [60] Mission Entry No. 617, 1266, 1536, 1545, 2546, 2594, 9188, 10228 and 10961 are related to Sharey No. 1276.

[Hisis Mutation Entry No. 872, 1307, 1553, 1948, 2076, 2206, 2536, 3712, 5230, 5546, 7742, 9101 and 9415 ere related to Survey No. 127/4.

[bi] Mutation Entry No. 2348, 2353, 2536, 3712, 5230, 6601, 7591, 8977, 9101, 10579, 10673, 10639 and 10969 are related to Survey No. 128/1/1;

Mutation Entry No. 836, 1362, 2054, 2204, 2348, 3372, 4429, 7742, 8958, 9101, 9420, 10544, 10575, 10673 and 10989 are related to Survey No. 128/1/2;

automatication 3,000 kg parts, of therefailment.

Sale Dand class of 1° yatus, 1980 accorded and registered under serial no MVL-01 of 1980 with the office of this-Registers of Assurances by and between Right Narrawa Salekane (Vended) in Sewery of Sepen Babulues chembolishes (Purchaser) for set and convey the property hearing Suevey No. 127/1 admessing TOO systems or therefore the series of t

Pradip Garach Advocate High Court, Bombay

- for sell and outvey the property bearing Survey No. 127/1 admissioning 700 sq.nits. or thereabouts and Survey No. 127/2 admissioning 7,700 sq.mtrs. or thereabouts
- Sale Deof dated 27th January, 1981 executed and registered under aerial N 203 of 1981 with the Office of 3ub-Registers of Assurances by and Beharma Kendweria Jihandulian (Verdor) in Baueur of White Babersa Jienstein (Verdor) and Salevar of White Babersa Jienstein and 128/1/12.

- Bale Deed dated \$13^4 April, 2006 exercised and registered under serial No. 1931 of 2006 with Office of 800-Registers of Assurances Mades), by and be Virtual Balumer absolubilities to Office (vincinius in insert of Baluta Bibles). Purchasers for ead and convey a portion of the property bearing Europe No. adaptasativing 229 suriers or Merchanicus, Survey No. 12(2) administrating 229 suriers or Merchanicus, Survey No. 12(2) administrating Conference of Conference Confere

- equetrs, or thereshold. Survey No. 128/1/1 admossining 321 sq.mirs or thereshold and Survey No. 128/1/2 admossining 321 sq.mirs or thereshold.

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Pradip Garach

Advocate
High Court, Bombay

- Bale Deed dated 12th August, 2022 essecuted and registered under 12041 of 2022 with the Office of Stul-Negistra: of Assurances between Abhabita Derman Jantholiana & Others (Ironform) with Shrinas Abhabitak Jastabulana & stulens (Conforming Particul Parsagle Schreiter Colometriculus (Jamest) and 10th 20th Parsagle Schreiter Colometriculus (Jamest) and the Parsagle Schreiter Colometriculus (Jamest) and the Stulent and the Parsagle Schreiter (Schreiter) and the Stulent (Jamest) and the Stulent
- Date Intel dated 20th August. 2022 enecuted and registered under neutal No. MLS-del 44 of 2023 with the Other of Stab Register of Austrances, Nobals by and the Australia of Stab Register of Austrances, Nobals by and between Control of the Control of the Control of the Control of the Description of the Control of the Control of the Control of the Control foreign Control of the State of the Control of the Con
- (20004) Morgage Deed dated 18th October, 2016 executed and registered under serial No. Mylashi-2 No. 9711 of 2016 by and between Nakoda Shelter Private Lausted and Page 16 of 57

Pradip Garach

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Qubox Business Park Provide Limited with IOBI Trusteeship Services Limited for property bearing Survey Nos. 126/1, 126/2, 126/3, 128/1/1 and 128/1/2

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- Mirzpagi Deod dawid 31% August, 2017 eservind and regovered under serial Ni-Mainhalt 28s. 11705 of 2017 by and between Ralanda Shaher Private Listated Haropal authorized signature Visions Goldon, Lanton Gerberger Frante Limited through authorized signature Visions Goldon, Lanton Gerberger Frante Limited through authorized signature Visions Goldon, Shahari Paranjage Goldon, Shahari Shahari Paranjage Shahari Shahari Markanda Shahari Shahari
- iii By Deed of Reconveyance dated 08th Rovember 2017 executed and registered under No. MLS2-14954-2017, by ID86 Trustership Services Lamied (Debenture Trusters in Service of MSPL.

- Land / Property Soarch Report dated 10° September, 2022 usused by Mr. Rajendra Juggade, Advocate of Search of Land Record in the Office of concerned Sub-Registrar of Assurances for the period 1973 to 2022 [50 years) of the said Lauger Property.

- ROC Search Report duted 30th August, 2022 issued by Simply Cersai with regards to on the online portal of Ministry of Compounts Affairs Register of Companies'
 Page 17 of 57

record Search for Charges created on the said larger property by Linker Bhelter Private Limited (LSPL). On persual thereof, I note that, no charges have been found in respect of the said Large Property.

- NO. Search Report dated 23th December, 2022 issued by Sharedomar Sherty & Associates, Partiting Company Scottary on the indice persal of Ministry of Companies Maint Stephen of Companies Affirm for Charges created on the and larger property by Macrosech Developmes Lamied (MDL).

- Litigation Search Steport dated 6th September, 2022 amond by Karra Technologies in relation to pending suits filed by or against PSCL before various Courts in India.
- Litigation Search Report dated 30th August, 2022 Insued by Karas Technologies in relation to pending or disposed off souts filled by or against PPPL before various Courts in India.
- Litigation Search Report dated 22^{so} September, 2022 amount by Karan Technologies in relation to pending or disposed off suits filed by or against LSPL before various Course in fallows.

Page 18 of 57

- Public notice on 13th September, 2022 in the Times of India (Pone Edition) and Maharashtra Times India (Pune Edition) calling for third party cleims by Dhawal Visioning & Associates Advisates and Solicitors in respect of the all that bask Larger Property.
- tion my scope of work does not include considering he aspects within the domain of an Architect or a Starteyor, I have not carried out any physical inspection of the said Larger Property not have commented on development aspect esc, thereof.

Flow of little of the all that said Larger Pro

Survey No. 126/1 admensuring 3,800 square met

- On persual of Musetion Entry ("MET) No. 34-5 dated 15th September 1933, on appear that point to the year 1933, one features belong scale-for ("Restrict Section of Se

- Koshovnas chambidias ("Babases) and the said Vibbas, being the leading of the said Vibbas, being the Isoficialistics of various index suchaining property: beering Sturey Ro. 126 state skip particular of various index suchaining property: beering Sturey Ro. 126 state skip particular property between the best of the said particular property of the substantial proper usal of ME No. 1362 dated 22nd February, 1953 it is recorded that no Jhambulcar ["Bahurao"] and the said Vithoba, being the landh lands including property bearing Survey No. 126 inter also partitioned

Pradip Garach

Advocate

High Court, Bombay

demarcation/actual possession. I have been forther given to undersumd that the area in proscession of Babu was 7,700 square metres and not 7,384.66 sq.mtm. or theresbear, and the area in possession of Volkoba was 14,600 square metres and not 13,556,69 sq. nttrs. or theresboar.

- erossi of ME No. 6252 dated 18th January, 2006, it is recorded that Gyaneba repaid coan availed from Cabara Baris Hispewoft Branch. Accordingly, an occurativance ded in the name of Canara Bank in the Other Rights Column of proporty bearing by No. 126/1 same to be deleted.
- Toy me. seen's seen's bearing the seen's see
- Dy and under a field Deed disided 50% April, 2000 executed and registered under serial No. Mijp. 1921 of 2006 with Office of in-Higgstere of Assurrances, Mulabil by and between (i) Page 20 of 57

Vetted Balteries Jamillander ("Wilder), 161 Sepain Balteries Jamillander ("Boper"), 161 Herabes Sopies Austhaliader ("Birder), 161 Goldel Sopies Austhaliader ("Birder), 162 Goldel Sopies Austhaliader ("Birder), 163 Goldel Sopies, 163 Goldel Sopies,

- 17) By end under a fair Dank dased 2rd August, 2022 concured and registered under serial for MLD-13216 of 2022 with the Office of the Supports of Americans, Michald by the Internation Systems (International International International

Pradip Garach Advocate High Court, Bombay

On persual of Sole Doed No. 2, 2 zone as follows:
 PSCL untitled to own and hold Plet 2 to the extent of 10% and PPPL critical to own and hold Plot 2 to the extent of 90% in terms of the sold Sale Deed dated 2⁵⁶ August. 2022.

- On personal of ME No. 500 depte (349 January, 1941 it Bartler appears that, Kenn Gengata, institution (Sear), and on (979 January, 1941 it Bartler appears that, Kenn Gengata, institution (Sear), and incompletely finding the search of the 112 Kennet in respect of property bearing fluoriey for Page 22 of 57



Practip Garach

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entires requirement to 22.20.77 Sequen sentered and the names of Vinisha Gibbs shows and fallow [1] Life dataset sever received on the holders thereon.

On personal of ME No. 1506 dates 2200 February, 1935 it is received the discharges described (Pallows) and the man Vinisha, being the intelligence of sections and anothering preserve bearing flowers, Inc. 150 Intelligence in the control of the

- I pressure that Babu and Belouses are one and the same person.

 On prevail of MS No. 1946 desired GOT December; 1970; it is recorded 0 at on Exactance of the personnel statements of the previous of the personnel statements. No. 1950 and one of the personnel statements of the land of the personnel statements of the land of the personnel statement of the land of land of the land of land of the land of

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On proving the Man Mary Land of the housest, 2002 is appeared that, precision to operation the principle themese Construction United (PRC1) through discuss of Proping on Cityle and 20th American, 2002 was passed by the tended for the Art Papaging on Cityle and 20th American, 2002 was passed by the tended state of the Art Papaging on Cityle and 20th American, 2002 was passed by the tended state surged and Art Papaging International Principle and Art Papaging Art

Pradip Garach Advocate High Court, Bombay

- Claims: 14 states that PPPL entitled to own and hold Plot 2 to the extent of 90% and PSCL entitled to own and hold Plot 1 to the extent of 10% in terms of the said Sale Deed deted 12th August, 2022.

Pradip Garach Advocate High Court, Bombay

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- collers of 7/12 Earnists. on respect of the Section 1, 1600 is appeared that, Disputable resident a for persuad of MR to 2700 classed 133* Disconders, 1660 is appeared their Disconding Collection of Res. 60,000/. Insert Vileas Section of the security of property bearing theory for CRI/2. Accordingly, on membraneous in the name of Vileas Section was recorded in the Order Rights Collers of Vilea Section 1, 1600 classes of the Section 1, 1600 classes of Vileas Section 1, 1600 classes of Vilea Section 1, 1600 classes of Vileas Section 1, 1600 class
- On perusal of ME No. 4609 dated 11* February 2000, it is recorded that, Namidas made as application stating that Amusya died on 06* April, 1999 and state of Amuseya was deleted from the Landfredder Column of 7/12 Estruct in respect of property bearing Survey No. 126/15.

- III. Vascet was allocated properties other than property comprised in property being florery ME No. 6451, data 13 to September, 2006 recepts the said tensacrizes in respect of property Sell No. 6451 data 10 to 12/43 data Sevenia Recept to 12 property bearing Survey No. 12/47. ME No. 6475 data 600 Mech., 2006 is not relevant to property bearing Survey No. 12/47. ME No. 6475 data 600 Mech., 2006 is not relevant to property bearing Survey No. 12/47. Mech Property of ME No. 6515 data 612 No. 6615 data (12 No. 6616) and 12 No. 6616 data 612 No. 6616

- HE No. 1952 dated 12th July, 2016 is not relevant to the property bearing Survey No. 126/3.

- On perusal of ME No. 1256 deard 25th December, 1951, it is recorded that flu-has been declared as Progress under The Mahanahtra Prevention of Frag Consolidation of Holdings Act, 1947 and reflected in the name of Bala.
- On persual of ME No. 1300, it is recorded that Survey No. 127/1 has been declared as Fragment under The Moharashtra Presention of Pragmentation and Consolidation of Holdings Act, 1947 and reflected in the name of Soma.

- On period of ME No. 1551 dated 7th January, 1960, it is recorded that on the death of Some on 18th October, 1968, names of his legal helm via. Malanda Some Kadses (*Mahade*) was entered 1/3rd undivided share in respect of property bearing Survey No. 127/1.
- On personal of ME Dis. 1555 and 11 in Patricusy. 1950. It is recorded that on the feath of Ones Davalle Anadolizer servers 1512 have age means of the long-later and near-ion via. Operar Ebandle Jamballium, American, see entered 1/3m suctivides above in respect of properly lesening Bursey 8s. 1271/1.

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- On personal of the finite Dend No. 2, I note an follows:

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 EMPL. Restricts to own and hadd Plet 2 in the existed of 10% and

 Desperson of ME. No. 1010 dend does Annewsy, 2017 in appears that, pursuant to direct scene and red Plets, 2100 found only and proper stones on EMPLets, 1/Pyr No. 100/1-1

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 mound by the State Construence and Order were figurated and restricts. I have not been

 No. 100/1-1/Pyr No. 100/1-1 immed by the State Conversion from the No. 100/1-1

 No. 100/1-1/Pyr No. 100/1-1 immed by the State Conversion for said Mixtons Stary,

 man of Virtual Pulmars and State State Conversion for the pulmar State State Conversion for the pulmar State State Conversion for the pulmar State S

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- Outring covery in St. Scient case 239 November 2002, it is recorded that Sepan repeal the San for No. 240,000/- to Cassers Besix Hispanali Branch. Accordingly, on encombasce Page 35 of 57

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Pradip Garach
Advocate
Igh Court Bombay
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Pradip Garach Advocate High Court, Bombay

- On persual of ME No. 836 dated 04th January, 1941 it further appears that, Kesu Garpeti Jacobhulkar ("Kesu") died on 05th January, 1939 leaving behind him surviving Bebs Kesu Page 44 of 57

Pradip Garach

Pradip Garach Advocate High Court, Bombay

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deprised/pending lingstorm and/or proceedings thereby affecting/impacting the rights, title and interest of FRCL in respect of and Larger Property and/or affecting the sale, trunsles and/or development thereof.

Pradip Garach Advocate High Court, Bombay

- 19-3 for states of the door are processed. So NOC from the Ferrot Department, the Environment Consense from the Marine Department, So NOC from the Environment Consense from the Mariney of Beneforment and Forest, the NOC from the Environment Consense from the Mariney of the NOC the Arctimosogue Survey of India were required to be obtained.

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- (vii) Digital Certified Office 7/12 Edward Record of Sighist from Perial of https://bluickh.nbchbhlusa.com/squad therein sefected in the name of Page 55 of 57

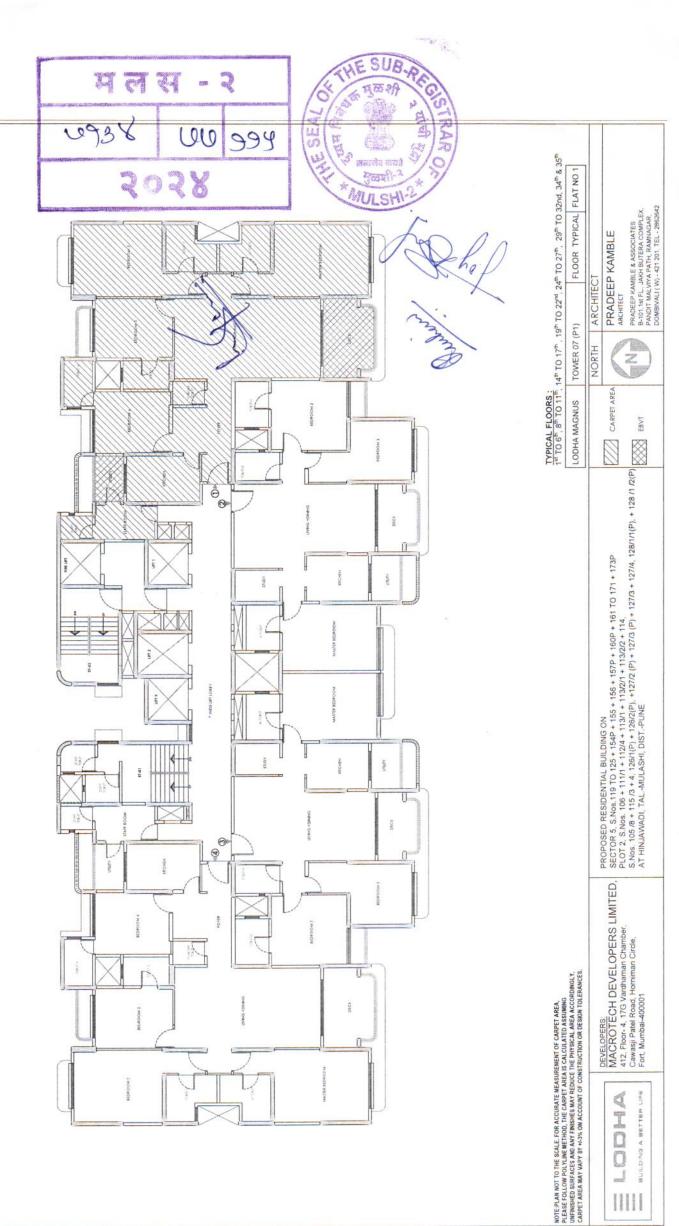
- By and under the said Declaration I have been informed by the Paranjape Group that there are no electroity and/or water connection presently availed in respect of the said Larger Property and also there are no wire-turney/fulfiding standing thereon.



Annexure 4

(Key Approvals)

No.	Арр	roval/Document	Date of Document		Document Ref No.	Issuing Authority
1.	Permi	opment ission and nencement icate	22 November 2023	to	IU/ Vil Hinjewadi/S No.105 119 & Ors Sector R5 No.1380/22-23/6381.	Pune Metropolitan Regional Development Authority
	and the second	मतर	1 = 5	ppressredes	O TO THE STATE OF	
	and the second s	U934	UE 99	4	(3/4 d. 3)3	
		20	28		MUSHI-3	
	Ugasa			M.		2





(Unit and Project Details)

(I) **CUSTOMER ID**:2241135

(II) Correspondence Address of Purchaser: A-1102 VIDEOCON TOWERS THAKUR COMPLEX NEAR GOKUL HOSPITAL KANDIVALI EAST Mumbai 400101 Maharashtra India

(III) Email ID of Purchaser: lindasilva@gmail.com

(IV) Unit Details:

(i) Development/Project : Hinjewadi Premium - Tower 7

(ii) Building Name : T 7-P1

(iii) Wing : Tower 7

(iv) Unit No. : Tower 7-3201

(v) Area

	Sq. Ft.	Sq. Mtrs.
Carpet Area	1,785	165.83
EBVT Area	157	14.59
Net Area (Carpet Area +EBVT Area)	1,942	180.42

- (vi) Car Parking Space Allotted: 2
- (V) Consideration Value (CV): Rs. 2,50,52,818/- (Rupees Two Crore Fifty Lakh Fifty-Two Thousand Eight Hundred Eighteen Only)
- (VI) Payment Schedule for the Consideration Value (CV):

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Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date		
1	Booking Amount I	4,50,000	03-03-2024		
2	Booking Amount II	20,55,282	03-03-2024		
3	Booking Amount III	25,05,282	31-03-2024		
4	On initiation of RCC works for Level 02	25,05,282	Due As Per Construction		
5	On initiation of RCC works for Level 10	25,05,282	Due As Per Construction		
6	On initiation of RCC works for Level 18	25,05,282	Due As Per Construction Due As Per Construction		
7	On initiation of RCC works for Level 26	25,05,282			
8	On initiation of RCC works for Level 32	22,54,754	Due As Per Construction		
9	Internal Partitions/brickwork	10,02,113	Due As Per Construction		
10	On date of offer of Possession	7,51,582	Due As Per Construction		
11	On initiation of Internal Plumbing Works	10,02,113	Due As Per Construction		
12	On initiation of Plinth	25,05,282	Due As Per Construction		
13	On initiation of Foundations	25,05,282	Due As Per Construction		

The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

(VII) Club Eligibility:

The number of family members eligible for club membership are:

Configuration of Unit	No. of members
1 BHK	manusana ma
2 BHK	•
3 BHK	5
4 BHK or larger	6

(VIII) Date of Offer of Possession: 30-06-2027, subject to additional grace period of 18 Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(IX) Project Details:

1) Project Name: Hinjewadi Premium - Tower 7

2) RERA Registration Number: P52100054113

3) No. of Buildings: 1

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Annexure 6A

(Other Amount Payable before DOP)

- (I) Charges towards Utility/Infrastructure/Other charges (collectively referred to as ("Other Charges") to be paid on/before the Date of Offer of Possession: Rs. 4,58,890/- (Rupees Four lakh Fifty-Eight Thousand Eight Hundred Ninety Only).
- (II) Maintenance Related Amounts: Provisional amounts (subject to actuals) covering period of months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:
 - 1. BCAM Charges:

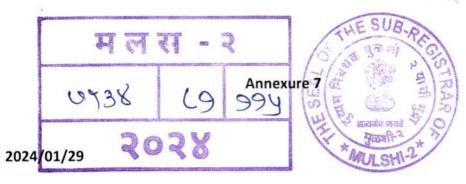
Rs. 1,68,488/- (Rupees One Lakh Sixty-Eight Thousand Four Hundred Eighty-Eight Only) covering period of 18 months from DOP.

- 2. **FCAM Charges (if applicable):** Rs. 5,88,426.00/- (Rupees Five Lakh Eighty-Eight Thousand Four Hundred Twenty-Six Only) covering period of 60 months from DOP.
- 3. **Property Tax (Estimated)**: Rs. 83,894/- (Rupees Eighty-Three Thousand Eight Hundred Ninety-Four Only) covering period of 18 months from DOP.
- 4. Building Protection Deposit: Undated Cheque of 2,33,040.00/- (Rupees Two Lakh Thirty-Three Thousand Forty Only) toward Building Protection deposit which shall be encased only if there is violation of guidelines in respect of excitation of fit out/interior work.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

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Revision 00

LODHA MAGNUS @ Hinjewadi, Pune

Unit Amenities:

- 1. Air-conditioned apartments (excluding kitchen, toilets and any service areas)
- 2. Marble flooring in living, dining, passage, master bedroom & master Toilet.
- 3. Balcony in living room
- 4. Full-height windows
- 5. Toilets with designer tiles/ marble and good quality fitments.
- 6. Vitrified tile flooring in other bedrooms and Kitchen
- 7. Kitchen platform with service platform and stainless steel sink.
- 8. Power backup in the residence for select emergency use

Building Amenities:

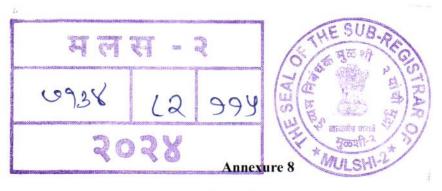
- 1. Designer entrance lobby
- 2. Well-finished floor lobbies
- 3. Firefighting system with sprinkler network in all residences
- 4. 3 Passenger Lifts and Separate service/ fire lift
- 5. Advanced Security System with CCTV monitoring and video door phone.
- 6. D.G power backup for lifts & common area lighting

Development Amenities:

- 1. Party Hall
- 2. Gymnasium
- 3. Indoor Games area
- 4. Outdoor club area
- 5. Multipurpose sports court
- 6. Swimming Pools
- 7. Party Lawn
- 8. Outdoor children's play area
- 9. Temple
- 10. Yoga / Meditation Court
- 11. Pets' area

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(Speical Condition)

TOWNSHIP RELATED CLAUSES TO BE INCORPORATED BY THE PURHASERS IN THEIR CUSTOMER/ ALLOTTEE DOCUMENTS

- (a) The TMA is developing an integrated township project in the name of "Blueridge Township" or "Township" or "TP" (presently over land admeasuring in aggregate approximately 49 Hectares 43.17 Are i.e. 4,94,317 square meters) (the "Blue Ridge Township Land") adjoining the Land.
- (b) The TMA as per Special Township Policy, 2005 (STP) and the subsequent amended Integrated Township Policy, 2019 (ITP) or by further notifications published time to time under Maharashtra Regional and Town Planning Act, 1966 or any other legal provision applicable to the Blue Ridge Township Land and any additional lands acquired by the TMA, will be entitled to use, modify, consume and transfer global FSI / Floor Area Ratio ("FSI"), additional premium/ paid and fungible FSI, Transferable Development Rights (T.D.R.) in any other location in the Blue Ridge Township; other than the fixed FSI / development potential allocated and available to the Company on the Land.
- (c) The overall township amenities, green spaces, public utility/ open spaces shall vest in the TMA or its assigns, and it shall have right to allot, sell, transfer, convey or otherwise deal with the same and for the reason of purchase of the Unit, the Purchaser or the Ultimate Organization shall not be entitled to claim any right, title or interest therein, except that they shall be entitled to the use thereof as per the rules that will be made applicable thereof by the Company and TMA from time to time and as per this Agreement.
- (d) TMA shall be entitled to add or amalgamate adjoining lands to the Blue Ridge Township Land and shall be entitled to provide all the township amenities/ facilities to lands/projects thereon.
- (e) The Purchaser also agrees and confirms that the TMA, its nominees, assignees, resulting companies as per merger scheme and the users of Optional Paid Facilities shall be absolutely entitled to use or permit to use, the artery roads and/ or the internal roads and parking spaces available on roads in the Blue Ridge Township and as an access to the other projects/ lands either included by the TMA in the Blue Ridge Township or otherwise. For the purposes of this Annexure, the term "Optional Paid Facilities" shall mean the facilities/amenities for which the TMA shall be entitled to collect membership charges, fees, etc. from customers of the Company (in respect of the paid facilities, amenities which do not form part of the Overall Township Amenities).
- (f) The purchasers/allottees of the Project will have access to the Overall Township Amenities, which shall be provided by the TMA as recorded in this Annexure. It is clarified that the Company shall not be responsible for the access to and/or the operations of these Overall Township Amenities in the Blue Ridge Township.
- The contribution of maintenance charges towards maintenance of the Overall Township Amenities payable by the Purchaser is currently equivalent to INR 1/- (Indian Rupee One only) per square feet of RERA carpet area + balconies + terraces + sitouts + veranda (net usable area) per month (inclusive of GST and water charges) ("TMC"). The Purchaser hereby agrees, undertakes and covenants with the Company that he/she/they shall be responsible to pay the TMC amount to the Ultimate Organization within due date. And for that, all apartment purchasers/allottees including this Purchaser shall pass all necessary resolutions and give appropriate rights to the Ultimate Organization to collect the TMC amount from all its members and hand over the collected TMC amount to the TMA within time. The Purchaser agrees that the TMA may increase the quantum of TMC in consultation with all societies / organizations of allottees/ purchasers of the various projects in the Blue Ridge Township and such escalation of TMC shall be payable by the allottees/ purchasers of the Project as well.





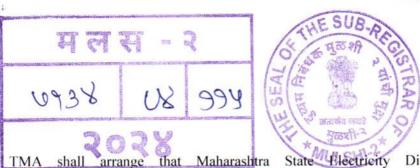




- (h) All the entities in the TP including the Ultimate Organization shall pay their respective contribution of the maintenance charges received from the unit purchasers, to TMA, for maintenance of overall township amenities and utilities (hereinafter collectively referred to as the "Overall Township Amenities").
- (i) The TMC shall be paid by the Purchaser for each financial year in the following manner: The TMA will raise invoice on the Purchaser for the aggregate TMC in the first week of April for 6 (six) months and in the first week of October for further 6 (six) months.
- (j) In case of natural calamities like drought or shortage of supply from Irrigation Department, Government of Maharashtra or any unforeseen sabotage of water pipe line, the cost for external supply of water from sources like water tanker will be paid by Purchaser as additional charges.
- (k) The TMC for Unit shall be payable on and from the end of 15 (fifteen) days from the date of taking over of possession of the Unit by the Purchaser. The services of the Overall Township Amenities towards the Purchaser will start from the date of taking over of possession of the Unit by the Purchaser. The Ultimate Organization shall collect such TMC collectively for a period of 6 (six) months' from the Purchaser and deposit the same to the TMA. Till such time that the Ultimate Organization is formed, the Company shall be responsible to collect the TMC from the Purchaser and make payment of the same to the TMA.
- (I) A grace period of 45 (forty-five) days shall be available with the Purchaser for payment of the TMC to the Ultimate Organization. Any delay in payment of TMC by the Purchaser shall, without prejudice to the TMA's other rights, attract an interest of 15% (fifteen percent) per annum for the period of such delay. Every month between 15th to 20th days, the Ultimate Organization would transfer the amount collected from its members towards TMC to TMA.
- (m) The TMA shall maintain the Overall Township Amenities out of the contribution paid by all the entities in the Township.
- (n) The Optional Paid Facilities can be utilized by the Purchaser on payment of separate fees to the TMA as applicable from time to time and the TMA shall be entitled to make the same available to any third parties as detailed under this section. Entitlement of the Purchaser to use of the Optional Paid Facilities is entirely voluntary on submitting application and agreeing to abide by Rules and Regulations of the TMA and he is not entitled to oblige the TMA to render the services in the Optional Paid Facilities and allow the use thereof merely for the reason of the Purchaser purchasing the said Unit in the TP. In case of non-payment or non-observance of the Rules, the TMA shall be entitled to prevent use of the Optional Paid Facilities by the Purchaser. TMA will retain the right for admission/ membership to Optional Paid Facilities as TMA may deem fit.
- (o) So as to promote and maintain adequate discipline, hygiene, ambience, aesthetics and proper usage of the Overall Township Amenities, the TMA shall frame bye laws / rules / regulations / policies etc. inter alia regarding admission to and usage/maintenance/ repairs etc. of the Overall Township Amenities and the Purchaser and the Ultimate Organization shall observe the same strictly. TMA will form an advisory committee to improve policies for maintaining Overall Township Amenities, which may advise the TMA in that regard. Every entity/society in the TP shall be given representation on this committee.
- (p) The TMA shall arrange for the supply of water with tertiary treatment to the Project. TMA shall provide independent water meter to each society/entity in the Blue Ridge Township. The cost of daily supply of water quota forms part of TMC. The Company shall provide the Ultimate Organization water treatment plant (WTP) which will be used and maintained by the Ultimate Organization for treatment of the water supplied by TMA. The source of water will be nearby river 'Mula' and / or other reasonable source which may be available. In case, for the reasons beyond its control, TMA is unable to use the river or the lake as source of water and TMA has to arrange other sources of water, then all the entities shall bear extra cost for such arrangement. The TMA has the right to provide only designated quota of water as is envisaged as per applicable Government norms.

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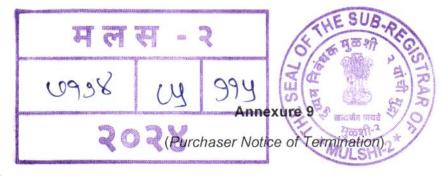




- (q) TMA shall arrange that Maharashtra State Electricity Distribution Company Ltd. ('M.S.E.D.C.L.') or any other Power Utility shall directly provide electricity to purchaser of each flat/ unit in the TP and electricity consumption charges shall be recovered by M.S.E.D.C.L. from the respective consumers directly. However, TMA shall not be responsible for short supply of electricity. The Ultimate Organization shall be supplied with a generator set back up for common areas by TMA, which shall be exclusively maintained by Ultimate Organization.
- (r) TMA shall arrange for multiple options for internet and cable TV from service either through a service provider or itself. The Purchaser shall pay the charges for the same directly to the respective provider or to TMA, as the case may be. Purchaser shall not be entitled to avail services from providers other than those made available by TMA. Ultimate Organization/Purchaser shall not object for any communication towers in the Blue Ridge Township Land other than the Land and for TMA utilizing the golf course commercially for golf / any other events including marriages and concerts.
- (s) Purchaser and/or Ultimate Organization shall provide access to the Land and/ or Buildings thereon to TMA or its authorized representatives, for discharging their duties under the Integrated Township policies, as per Applicable Law, subject to receipt of prior written notice of 2 (two) days by the Purchaser/ Ultimate Organization. In this regard, in case of emergencies like fire hazard, electrical hazard, natural calamities, etc. TMA shall be permitted access to the Land forthwith without prior written notice to the Purchaser/ Ultimate Organization.
- (t) The Purchaser further agrees and acknowledges that the clubhouse amenities for the Project shall be located at the rooftop of the commercial / parking building. The Purchaser shall have a separate access for accessing the clubhouse amenities and the same will also be accessible for other developments. The membership charges will apply for the club. The club facility will be retained by the Company and/or transferred to an entity and managed by them at their sole discretion. The Ultimate Organization shall have no involvement in this regard.

MC ..

& E



To.

[dated]

[Name and address of the Company]

Sub: Notice of Termination

Dear Sir.

We refer to the Agreement to Sell dated [date of execution] (ATS) executed in respect of Unit [unit number] (Unit) on the [floor number] floor of the building known as [building name] at [address].

All capitalised terms used in this Letter but expressly defined shall bear the meaning assigned to the term in the ATS.

As estimated DOP as set out at **Annexure 6** (*Unit and Project Details*) of the ATS and the Extended DOP have passed and the Unit has not been offered for possession, I / we would like to exercise my/our right to terminate the ATS pursuant to Clause 11.3.1(b) of the ATS.

I / we agree and acknowledge that, pursuant to the provisions of the ATS:

- This Notice of Termination shall be valid and binding on the Company only if it is received by the Company prior to the expiry of 30 days from the Extended DOP;
- On and from the receipt of the Notice of Termination by the Company, the ATS shall stand terminated and I / we shall have no further right, title or interest in the Unit except in relation to the Refund Amount;
- The Refund Amount is to be determined and paid to me/us in accordance with the provisions of the ATS.; and
- On the receipt of the Refund Amount in accordance with the ATS, I / we shall have no claim of any sort whatsoever against the Company in respect of the Unit or otherwise.

Please treat this as the Notice of Termination referred to at Clause 11.3.1(b) of the ATS and proceed with the termination of the ATS in accordance with Clause 11 of the ATS.

Yours sincerely,

[name of customer]

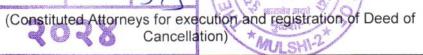
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Annexure 10



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Photo	Signature
	De la companya della
	Aliston !
	P. R. Kevekan
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पुणे महासगर प्रदेश विकास प्राधिकरण, पुण

Pune metropolitan Region Development Authority,Pune स.तं. १५२ -१५३, मधुराजा मयाचे क्योगकामु उद्याग का, और, पुणे-१११० क

S.No. 152-153, Ma

Ph No.: 020-259 33 344 / 356 / 333

कास परवानगी व प्रारंभ प्रमा**ह्य ।** प्रोत्साहन नियमावलीतील नियम **क**. ६,६,१ नुसार) (गंजूर विकास नियंत्रण व

जा.क.: बीएमयु/मौ. हिंजवडी/स.तं. १०५ ते ११९ व इतर सेक्टर आर-५./प्र.क. १३८०/२३/२४/E3८9 वि. २.२/११/२०२३

प्रति.

मॅक्रोटेक हेव्हलपर्स निमिटेड आणि प्रिसाईजहोग्स केन्टरब्धन प्रायखेट लिमिटेश तर्फे थी. राजेंद्र गाडेकर पत्ता:- ४१२. ४ था मजला १७ जी वर्धमान वेंबर्स कावसजी, पटेल रोड, होनीमान सर्कल, फॉर्ट मंबई - ४००००१

भौजे- हिंजवडी, तालुका- मुळशी, जिल्हा- पूणे येथील स.मं. १०५/८ व इतर येबील मंजूर बृहत आराखड्यातील सेक्टर आर -५ में क्षेत्र - ४०२५३ १५ ची.मी. मधील सुधारित व एकत्रिकरण रहिवास **व वाणिज्य** प्रकल्पामधील रेखांकन व इमारत बोधकाम प्रस्ताव मंत्रुरीस्तव प्राधिकरणाकडे प्राप्त झाला आहे. आपण पन्ताबासोबत सादर केलेल्या कागदपत्रास अधिन राहृत तसेच सोबतच्या परिशिष्ट ' अ ' मध्ये नमृद अटी व शतींस अधिन राहृत उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.



मुख्य कार्यकारी अधिकारी, नगर प्रदेश विकास प्राधिकरण, पुणे यांचे करिता

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मौजे- हिंजवडी, तालुका- मुळशी, जिल्हा- पुणे येथील स.न. १०५/८ व इतर येथील मंजूर बृहत आराखडवातील **अ**क्टर आर -५ चे क्षेत्र - ४०२९३,१५ ची.भी. मधील सुधारित रहिवास व बाणिज्य अकल्यामधील रेखांकन व इमारत बांधकाम प्रस्ताव

- १०) प्रस्तुतच्या जमिनीवर अर्थिक संस्थाचा बोजा असल्यास त्यास अर्जदार / अमीनमालक /विकासक सर्वस्वी जबाबदार राहतील
- ११) नागरी जमीन (कमाल धारणा व विनियम) अधिनियम,१९७६ हा निरसित झाला असल्याने या अधिनियमांतर्गत वार्वीकरिता प्रस्तावासोवत आपण रु. ५००/- च्या स्टॅम्स पेपरवरील नोटरी थीमती, जयथी कटे बांचे समोर केलेले विहीत नमुन्यातील पुढील शपचपत्र व वैधपत्र क.- १५७/२०२३, विनांक - १५/०७/२०२३ सादर केले आहे. सदर श्रपथपत्र य वंधपत्रास अधिन राष्ट्रन सदर बांधनाम परवाननी देण्यात येत आहे. त्याचावतत्त्री संपूर्ण जवाबदारी जमीनमालक विकासक यांची राष्ट्रील सदट शपयण्य व वंधपत्रातील माहिती पुकीची अयदा दिशामूल करणारी आवळून आल्यास झालेले बांधकाम अनधिकृत समजून कारवार्टस पांच राहील.
- (२) विषयमित जमितीवर कोणतेही विकास कार्य सुरु करण्यापूर्वी रेखांकन जागेवर सिमांकित करुन भूमि अभिलेख खात्याकडून प्रमाणित करन घेणे बंधनकारक आहे. मंतृर रेखांकनानुसार आगेवरील सिमांकन झाल्यानंतर, भूखंडाचे क्षेत्रफळ, रस्त्यांची गंदी, क्षेत्र मेजुर रेखांकनात दर्शतिन्यापेक्षा कभी भरता कामा नये. यामध्ये क्षेत्रजाही बटब्र झाल्यास रेखांकन पुत्हा मंजूर करुन पेणे बंधनकारक राहील, अशा प्रमाणित रेखांकनाची प्रत प्राधिकरणास सादर करुन त्यास अंतिम मंजुरी घतत्याशिवाय कोणताही विकास करता वेणार नाही.

नसंच मंजूर रेखांकनानुसार अंतर्गत रस्ते, त्याचप्रमाण मंजूर प्रादेशिक योजनेचे रस्ते / रस्ता रुंदीने बाधीत क्षेत्र जाना मालकास/ विकासकास बाढीव पटईक्षेत्राच्या यदलात संबंधित नियोजन प्राधिकरणावाहे हस्तांतरीत करावयाचे आल्यास अशा अनुचीरिक क्षेत्राची मोजणी जागा गालकाने /विकसकाने संबंधित भूमी अभिलेख विभागाकडे रितसर अर्ज करून घेणे वधनकारक राहील. तदनंतर अशा क्षेत्राक्षालील जिमनीचे खरेदीखत संबंधित नियोजन प्राधिकरणाचे नावाने जागा मालनाने /विकसकाने स्वश्चर्याने करून देऊन तसा ७/१२ उतारा व स्याप्रमाणे प्रत्येक्ष जागेचा ताबा दिल्यानंतरच अशा क्षेत्राचा वाढीव चटई क्षेत्र मिळणेबाबत आवश्यक त्या बांधकाम तकाशा व अनुषंगिक कासदपत्रासह अर्ज करण्यास अर्जदार पात्र राहतील.

- १३) मंजूर नकाशात दर्शीयलेपमाणे नियोजित बांधकामापासून पुढील, मागील व बाजुची सामासिक अंतरे प्रत्यक्षात जागेबर कायम व खली ठेवणे आवश्यक राजीन
- १४) रेखांकनातील मुखंड व नियोजित इमारतीचा वापर फत्त मंजूर नकाशानुसार रहिवास + वाणिज्य याप्रमाणे अनुज्ञेय केलेल्या वापरासाठी करणे बंधभकारक राहील. इमारतीच्या वापरात बदल करावयाचा असल्यास त्याम प्राधिकरणाची पूर्वमंजूरी व्यावी लागेल.
- १५) इमारतीचे जोता तपासणीसाठी अर्ज करताना अकृषिक परवाननी आणि परवासधारक, बास्तुविशास्त्र/ अभियंता /स्ट्रक्चरल अभियंता/ सुपरवायझर याच प्रमाणपत्र साहर करले वंधनकारक राहील, त्याचप्रमाणे भोगवटा प्रमाणपत्रासाठी अर्ज करताना बांधकाम प्रस्तावातरात जमिनीचे महसल क्षमी अभिलेखान एकविकाण /उपविभागणी केलेला अधावत अ१२ उतारा /प्रापटी कार्य व मोल<u>णी बक्षा</u>शा सादर करणे बंधनकारक राहील.

गैज- हिन्बंदी, तालका-१०५/८ व इतर येथील मंजूर बृहत आरासक्र्यातील सेक्टर आर द्वित रहियास व वाणिज्य प्रकल्यामधील रेखांकन व इमारत

प्रवेश विकास प्राधिकरण, पुण क्लाकेन १२ /५ -१२०२३ रोजीचे पत्र क. ५३८०/२३-२४ सोबतचे मृज्ञान ग्रं प्रशास । अ । कि नेकामार्थमाणेव आवनो विकास किला करणे वंधनकारक राहीन.

- सदर विकास अव्यविधी व अर्थम् प्रमीत्रीय दिल्यानंतर एक वर्धाच्या कालावधीपर्यंत बांधकाम सुरु करणे भागभागिक सामीतः वीयकाने हात आवश्यकानुसारः भागाः मुद्रामाः अयाबाबत शाधिकरणाला (यात्रमाणे कळविणेत याथे, सदनंतर त्यापुढे सदर परधानगी व प्रमाणपत्राचे नृतनीकरण करुन न घेतल्यास सदरचे परवातगी व प्रमाणपत्र संपृष्टात येईल.
- मा. जिल्हाधिकारी पुणे यांनी आदेश क्रपमश्रापनग्रापमआर/३३६/०८, दि, ०४/०६/२००८ व यसह/एनए/एसआर/७१/२०२१, दि. २९/०८/२०२२ अन्तरे दिलेल्या परवानगी मधील सर्व अटी/शर्ती अर्जदार
- एकास्मीकृत नगर वसाहत विकसीत करणेकामी शासन अधिसवना क. टीपीएस-१८८१६/क्र. ३६८(भाग-१)/१५/१७/३७(१क क)/वियो/नथि-१३, दि. ०८/०३/२०१९ चे विनीमय व त्यामध्ये वेळवेळी सुधारित करणेस वेणाऱ्या सर्व नियमाचे तसेच शासनाकडूनन /जिल्हाधिकारी कार्यानवाकडून येणाऱ्या सर्व सूचनाचे पासन करणे अर्जदार कंपनीवर बंधनकारक राष्ट्रील.
- ५) शासनाच्या नगर विकास विभागाकडील दि. २९/०८/२०१८ क. TPS-११८१६/प्रज ५६५/१६/सवि-१३ अन्वये Locational Clearance मधील अटीचे / सूचनांचे पालन करणे अर्जदार कंपनीचर बंधनकारक राहील
- ६) विशेष प्रसंगी महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांनी लेखी आदेश दिले तर ते कंपनीवर बंधनकारक राहतील, त्यास मदर परवानगी वरून बांधा येणार नाही.
- नगर बसाहतीच्या नियमावलीतील अनुजय असलेल्या एकण चटई क्षेत्र निर्देशांकाच्या मथदित संपूर्ण टाऊनशिप बे बांधकाम करणे अर्जवार कंपनीयर बंधनकारक राहील
- प्रकल्पाबाबत कोणतीही जाहीरात करनेवेळी आहिरातीयध्ये मंजूर जिकाम परवानगी प्रमाणे तपशील व नकाशे इत्यादीचा समावेश करणे अर्जदार कंपनीवर बंधनकारक राहील.
- ९) प्रस्तावासीवत मोजणी दि. २६/०७/२००२२, मी र.वं. ४१५०/२०२२, २६१४५/२०२२, २६१४८/२०२२, २६१४२/२०२२, ४१५१/२०२२, २६१४६/२०२२, २६१५१/२०२२, २६१५२/२०२२ ने केलेल्या बहीवाडीचे मोजणी नकाशातील हट्टीचे तसेच आगेच्या मालकी / वहिवादीवावत अर्जदाराने /विकासकाने/ जगीनमालकाने <mark>याबादत सादर केलेल्या प्रतिज्ञानकाचे अ</mark>धिन राहृत परवाननी देण्यात येत आहे. सदर जमिनीचे बहीवाटीचे/ हृद्दीचे अनुषंपाने अथवा इमारतीयावत कोणतेही। व्यक्तिगत बादः न्यायालगीन वाद उद्भवलेत स्याची सर्वस्वी जवावदारी अर्जेंदार / विकासक / जिसनमालक गांची राहीत. त्या जागेची मालकी / यहिवाट, अर्जेंदार /विकासक / जिम्मालक यांची नाडी अशा कोणत्याही जिम्मीवर भटर प द्धरे विकास अनुज्ञेय राहणार नाही.



मौजे- विजयही, तालका- मळशी, जिल्हा- पूर्ण येथील स.नं. १०५/८ व इतर येथील मंजर बहत आराम्बळ्यातील सेक्टर आर -५ चे क्षेत्र - ४०२९३.१५ चौ.मी. मधील सुधारित रहिवास य वाणिज्य । प्रकल्पामधील रेखांकन व इमारत बांधवाम प्रस्ताव

१६) इमारतीचे मंजूर नकाशानुसार जोरवापर्यंतचे बांधकाम पूर्ण आल्यानंतर जोते तपासणी प्रमाणपत्र प्राप्त करून न घेता पुढील बांधकाम केल्यास सदरचे बांधकाम अन्धिकृत समजण्यात येऊन असे बांधकाम दंडात्मक कार्यवाहीस पात्र राहील.

- १७) अभिन्यासातील रस्ते, व खुली जागा यांची देखभान व अभिन्यासामध्ये दर्शविलेले वर्गीकृत /प्रादेशिक योजना रस्ते/ रस्ता रुंदीकरणातील क्षेत्र सर्व जनतेच्या वापरासाठी तसेच शेजारच्या जमीनमालकास <mark>वापरण्यास श्</mark>रुत्ते देवणे वंधनकारक राष्ट्रील
- १८) बृहत आरामकातील गर्व रस्ते व सोची मृतिधा यांचा विजित मुदर्नात विकास करून घेणे कर्जदार / विकासक / जमिनमालक गांचेवर बंधनकारक राहील
- १९) रेखांकनातील रन्ते, गटारे, खली जागा क्यादी जर्नदारांते/ विकासकांते /अमीनभालकांगे अखंद/ सदनिका विवरित करण्यापर्वी जागेवर स्वयाचीन व समाधानकारकरित्या विकसित करणे आवश्यक आहे.
- २०) नियोजित बांधकामातील मजल्यांची संख्या व उंची मंजूर रेखांकन/बांधकाम । नकाशांवर दर्शविज्यापेक्षा जास्त असता कामा नये.
- २१) नियोजित बांधकामाचे क्षेत्र,भुकंदावर अन्य बांधकाम अस्तित्वात असल्यास त्यासह एकुण बांधकाम क्षेत्र, सुविधा क्षेत्र व प्रादेशिक योजन रस्ते/रस्तारूदी क्षेत्र नकाशावर दर्शवितनुसार प्रत्यक्ष जागेवर असणे आवश्यक आहे.
- २२) नकाशे मंजूरीनुसार इमारतीमध्ये भूकंप प्रतिरोधकाचे (Earthquake) दृष्टीने व (Natural Calamities) च्या बृष्टीने उपाययोजना करणे व इमारतीचे तसेच स्ट्रक्चर डिझाईन कंपनीच्या संबंधित सल्लागार यांचेकदून करन धेणे व त्यानंतर प्रत्यक्ष बांधकामास सरुवात करणे व त्यांच्या सल्याने व देखरेखीखाली करणे अर्जदार कंपनीबर वंधनकारक राहील.
- २३) जागेतील/ आगेलगतच्या नाल्याच्या/ नदीच्या नैसर्गिक प्रवाहास अद्ययक्षा येईल, अस कोणतेही बांधकाम करता येणार नाही. त्याच्यमाणे उक्त जिमतीवरील विकास करताना जागेवरील भूपृष्ठ रचनेमध्ये जनाधिकृत बदल करता येणार नाहीत. सदर अटीचा गंग करन विकास केस्याने दर्पटना घडल्यास त्याची जबावदारी अर्जदार / विकासक/ जमिनमालक गांची राहील
- २४) स्टिस्ट भविष्यात बंदिस्त करण्यात येऊ नये. तसेच स्टिन्टचा बापर फक्त पार्किंगसाठीच करण्यात यावा.
- २५) स्ट्रक्चरल इंजिनिजर / डिझायनर यांनी तयार केलेल्या Structural Design नुसार प्रत्यक्ष जागेवर विकास करणेची जवाबदारी विकासक व सपरवायक्षर यांची संयक्तिक राहील.
- २६) अर्जदार/ विकासक/ जमिनमालक योनी दि १०/१०/२०२३, नोटराईज्ड छ. १५५/२०२३ श्रीमती. जयश्री कुटे यांचे ममोर दिलेख्या शपथपतान अधिन राहुन ही परवालगी देण्यात येते असुन प्रमाणित विकास निवंत्रण आणि ग्रोत्साहन नियमावलीवधील सर्व निवम आणि भारतीय मानक ब्युरोने विद्वित केलेल्या सुरक्षा प्रमाणकाँचे पालन करणे विकासक/ जमिन नालक यांचेवर बंधनकारक राहील. (नियम



मलस - २

भौजे- हिनवही, ताजुका- मुळशी, जिल्हा- पूणे येथी येथील मंजर बहुत अ**हासाड्या**तील सेक्टर आ -५ चे क्षेत्र - ४०२९३,१५ जो मी, मध 1093

- २७) शासन नगर विकास विभागाकरील दि ालक व बारनुविशास्य बांनी बौधावम क्र वे आहे. मदर नमुद चटई क्षेत्रा (Orpet नवि-११ नमार अर्जदार / विकासक/ अर्मि एकूण चटईक्षेत्र (Carpet area) नम्ह ले आहे. मदर नमद चटई क्षेत्रा मणितीय चुका इ. बाबत वास्तुविशास्त्र व वर्षदार / विकास
- २८) सदर प्रकल्पाला जलसंपदा विभागाकडून पत्र के. संकीर्ण २००६/(२९६/२००६)सिंव्य (म), दि.१७/०४/२००७ रोजीच्या पत्रान्तये Blue व Red Zone वी आधर्णी व नाटरकत प्रमाणपत्र प्राप्त असन त्यानसार प्ररेखा मंजर बृहत आराखक्र्यात दर्शविलेली आहे. या मधील अटी / शर्ती अर्जदार यांचेवर बंधनकारक राहतील. तमेच नियाजित इमारतीमाठी/ विकाशासाठी आवश्यक अमणाऱ्या पिण्याच्या पाण्याची सोय आपण अश्वामित केलेल्या नखम प्राधिकरणाने न केल्यास या प्रकल्पातील सदनिका इस्तांतरणापूर्वी भिण्याच्या पाण्याची आवश्यक ती पर्तता वर्जनार / विकासक / अधित प्रांतक वांती स्वक्षवांते प्रत्यक्ष वापरापर्वी करणे अवस्थक आहे त्यावप्रमाणे मांडपाध्याची व मैला निर्मुलनाची सुयोग्य व्यवस्था प्रत्यक्ष यापरापुर्वी करणे बंधनकारक राहील.
- २९) खोला व सुक्या कव्याकरिया सदर जागेत स्वतंत्र कंटेनरची सीय करणे आयश्यक राहील. विघटन होण्या ओल्या कवा पासाठी गांडळणत प्रकाय अर्थतार / विकासक/अभिनमालक यांनी स्ववाचनि वरावयाचा आहे.
- ३०) सदर अमिनीचे क्षेत्रफळ ५०० चौ.मी. पेशा जास्त आहे. स्वापुळे प्रत्येक ८० चौ.मी. क्षेत्रासाठी एक झाढ याप्रमाणे वृक्ष सायवड करणे व त्याची जोपासणा करणे अर्जदार/ विकासक /तिमिन्मालक यांचेवर वंधनकारक राहील
- ३१) शासन निदेशानुसार बांधकाम करताना प्लाय ॲराचा गापर करणे यंधनकारक राहील.
- सीर उर्जेची यंथणा अर्जदार/ विकासक/ जिसनमानक गांनी इमारतीचे वायरापर्वी स्वखवनि कराबयाची आहे.
- ३३) वेस्ट बॉटर ट्रिटमेंट व्लॅट उभारणे अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधकनकारक असून पाण्याचा फेरवापर वसीचा, झाडाची ओपासणा यासाठी करणे आवश्यक आहे.
- इप) प्रमाणित बिकास नियंत्रण आणि प्रोत्साहन नियमायलीमधील तरतृद क. ६.२.६.१ नुसार विशेष इमारतीबावत :-
- a) प्रकाशित विकास निर्माण व पोध्याका विकास विकास कार्या करता क. १२ ६/b) तमार प्रसावित हमारती समीवतासी ६.०० मी रुंदीचे पायवे किमान ४५ रन वजनाचे फायर इंजिनचा भार पेलु शकेल या प्रभाणे डिझाईन करन विकसीत रणे अर्जदार/ विकासक/ जमितमालक यांचेवर वंधनकारक आहे.
- अर्जादार/ विकासक/ जमिनमालक थांनी प्रस्तावित्यानुसार सर्व उंच इमारती स्टिल्ट वर असणे आयश्यक राहील त्यानवरीबर वाज्यनक मुख्या प्रमाणित विवास निवंत्रण आणि योत्सावन निवसावनीमधील तरतद के १६.१ नमार प्रस्तावित करणे आवश्यक राहील.
- नगर विकास विभागाच्या दि. २८.८.२००९ रोजीच्या अधिमुलना प्रमाणे नियम क. ४ मधील टिप ॥ प्रमाणे पुणे / पिंपरी- जिनवह महानगरपालिकेच्या मुख्य अग्निश्रमन अधिकारी / संवालक, महाराष्ट्र फायर सर्व्हिसेस, सुंबई / पुणे महानगर प्रदेश विकास प्राधिकरण यांनी १५ मी पेक्षा उच इमारतीच्या नियोजनात बदल करणे आवश्यक झाल्यास पन्हा



मौजे- हिंबबडी, तालुका- मुळशी, जिल्हा- पूणे येथील स.नं. १०५/८ व इतर येथील मंजूर बृहत आराखड्यातील मेक्टर आर -५ ने क्षेत्र - ४०२९३.१५ चौ.मी. मधील सुधारित रहिवास व वाणिज्यः प्रकल्यामधील रेखांकन व इमारत बांधकाम प्रस्ताव

- 3.00 मोठ्या उमारत बांधकामाच्या ठिकाणी काम करणाऱ्या मजरांमधील गरोदर माता. स्तनदा माता आणि त्यांच्यासरेबत असणाऱ्या ० ते ६ वर्षे वयोगटातील मुलांकरिता शेड बांधणे, शौवालय व पिण्याच्या पाण्याची व्यवस्था, पाळणाघर इ. तात्पुरत्या सुविधा कॅत्राटदार किंवा बांधकाम विकासक यांनी करणे आवश्यक आहे.
- ३८) प्रस्तुत जिमनीवर भविष्यात छाननी शुल्क, प्रिमीयम शुल्क, विकास शुल्क, मुरक्षा ठेव व कामगार कल्याण उपकर प्रत्यादी बावतच्या रक्कमेची बाकी उद्भवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार गांचेवर बंधनकारक राहील.
- ३९) अर्जहार/विकसक यांचे सदर एकात्मिक बहुत आराखक्याच्या अनुपंगाने व SEZ क्षेत्रानमार एकण क्षेत्र ६४०७७४,०० चौ.मी इतके असून विकसक यांना पर्यावरण विभागाकद्दन दि. २२/०२/२०२३ रोजीचे पत्र क. SIA/MH/NCP/52905/2020 अन्यये ११३९९२४, चौ.मी क्षेत्राकरीता FSI + Non FSI ८३०१९३.००चौ.मी असे एकूण १९७०११७.००वी.मी बांधकाम क्षेत्राकरिता Environment Clearance प्राप्त असून सदर प्रमाणपत्रातील बटी व शर्ती अर्जदार गांचेवर बंधनकारक राहतील
- ४०) सदर इमारतीने बाधकाम सुरू करताना बृहत आराखक्यातील सर्व रस्त्याची कामे विकास कार्य सुरू करणे वंधनकारक राहील.
- ४१) एकात्मिकृत नगर बसाहतीच्या नियमावलीतील नियम क्र. १.३ नुसार सदर प्रकल्पात मृळ पायाभृत सुविधा जसे की प्रादेशिक योजनेतील व नियोजीत रस्ते, पाणी पुरवठा, साडपाण्याचे निरसण, विद्युत बाहीणी व इतर सोयी सर्विधा विकसीत करणे अर्जदार/विकसक यांचेयर बंधनकारक राहील.
- ४२) प्रकरणी सर्व मुलभूत सार्वजनिक सोयीसुविधा उपलब्ध करुन देण्याची जवाबदारी एकात्मिक नगर वसाहत प्रकल्प धारक पराजपे स्किम्स कन्स्टक्शन लि. यांची राहील
- ४३) अर्जदार यांनी सादर केलेली कोणतीही माहिती अथवा कागदपत्रे ही चुकीची/दिशासून करणारी आढळल्यान प्रस्तुतची विकास परवानगी व प्रारंभ प्रमाणपत्र रट्ट समजणेत येईल.
- ४४) बापुर्वी मंजुर सर्व बृहत आराखड्यातील सर्व अही व अर्ती विकासक यांचेवर वधनकारक राहील

प्रस्तावासोबतच्या रेखांकन/बांधकाम नकाशांचे दोन संच स्वाक्षांकित करून सोबत जोडले असून प्रस्वातावामोबतनी अन्य मर्व काग्रद्वपत्रे प्राधिकरणाच्या अभिनेखार्थ राखन ठेवण्यात येत आहेत.





तुका- मुळशी जिल्हा- पूणे ये कि र्भार - ४० स्टब्स्ट्रेश मा क्रिक् र जिल्लाकी लगते O

SUB-A

/८ व इतर येथील मंजर बहुत आरा**धक्यातील सेक्टर आ**र हा । हासिन हिनास व वाणिज्य प्रवल्यामधील रेखांकन व इमारर

(B)

चित पूर्ण बहिस्तात नाहित्सा मंत्ररी च्याची लागेल, वसेच प्रत्येक इमारतीमधील एक स्टेअरफेस व MULSON विरोधक अवणे शावव्यक आहे. तमेच उंच इमारतीचे नियोजनानधंगाने करींस जा.क. FPM/3८६/२०२६-२४, वि. २५/१०/२०२३ ने विलेल्या Provisional Fire N.O.C. मधील अटी/ शर्तीची पुर्तता करणे अर्जदार / विकासक/ जिसनसालक यांचेवर बंधनकारक

- प्रमाणित विकास नियंत्रण आणि प्रोत्मातन नियमावलीमधील तरतृत क ६२,६१ नुगार बाबीची पूर्वता तसेच अग्निप्रतिबंधक उपावयोजनावाबत भाग-४ मधील बार्वीची पुतंता करणे अर्थवार / विकासक अमिनमालक बंधनकार
- e) नेहमीच्या वापरासाठीच्या पाणी पुरवठयाशिकाय अग्निप्रतिबधक व्यवस्थेकरीता, पाणीपुरयठा वावतची पुर्वता अर्जदार / विकासक/ जमिनमालक यांनी स्वस्वधाने, स्वजवावदारीवर करणे आवश्यक राहील
- प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील तरतृद क १८ तुमार लिफ्टची मृविधा उपलब्ध करून देणे आवश्यक राहील
- g) जशा इमारतींचे Structural Design हे भूकंप प्रतिचंशक क्षमणे आवश्यक राहील, अर्जदाराने / विकासकाने/ जिनमालकाने इसारतीचे Structural Stability बावत नोंदणीकृत Structural Engineer चे प्रमाणपत्र संबंधित अग्निशमन अग्निकारी गांचेकडे व वा प्राधिकरणाकडे दाखन करणे आवश्यक राहील.
- भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अधिशमन यत्रणा व सुविधांची पूर्वता करून सदर, यंत्रणा सुन्यितीन कार्यान्त्रित असलेबाबत अग्रिशमन विभागावडील अतिम नाहरकत प्रमाणपत्र साहर करेशे अर्जदार / विकासक/ अमिनमालक यांचेवर बंधनकारक राहील.
- प्रारंभ प्रमाणपत्र दिलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंत्रुर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क. ७.५ नुसार पूर्णत्याचे अर्जदार/ विकासक/ विसेनमालक यांनी सादर करून नियम क. ७.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करून घेतल्याधेरीज कोणत्याही इनारतींचा भागशः / पूर्णतः वापर सुरू केल्यास अर्जदार/ विकासक/ जमिनमालक कारवाईस पात्र राहीत.
- ३५) केंद्र शासनाच्या Ministry of Civil Aviation ची अधिभूचना ऋ G.S.R.७५१(E.) दि.३०/०९/२०१५ अन्वये इमारतीच्या उंचीवर वंधने घानण्यात अलेली आहेत. Aviation विभागाच्या Color Coded Zoning Map नुगार प्रस्तावाखालील जागा N6 Zone मध्ये लगाविष्ट आहे. NE जोन मध्ये AMSL - 1930.0 मी. पर्यंत अनुझेय आहे. प्रस्तावाद्यांसील जागा या कार्यालयाच्या विभिनेधानसार ELU जीमेनीची AMSL - ५७५,० मी. आहे. इमारतीची टॉप लंबल १२०,० असन अनुजेय होणारी उसी (५७५,० मी. + १२०,०मी. = ६९५,० मी.) ७२७,० मी पेका कमी असल्याम्ळे AVIATION विभागाकतील ना-हरकत पत्र घेणे आवश्यक नाती
- ३६) प्रस्तुत अमिनीवर भविष्यात छाननी शृल्क, प्रिमीयम शृल्क, विकास शृल्क, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रक्कमेची बाकी उद्भवच्यास सदर रक्षम प्रधिकरणायन्ते जमा करणे वर्जदार यांचेवर बंधनकारक



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द्वाय निकास सह दूनि मुळली र पान कमाक . 9026/2023 नोदली : Regn 63m

गावाचे नाम **हिजयाडी** सर्विमाणन हिम्माणी पूर्व विश्वती 2538085500 2216771500 (1)विवेक्षण प्रकार (2)वीक्वका (3) कांगारमाथ(भावेष्टदराच्या कावविकारदाव्या कावरणी देती की पटनेषाः वे नदुद कराने) (4) कु-मारान पोर्टाहेस्सा व परक्षमांच (मारानार)

3) पालिक्षेत्र वास्त्रपूर्व इस्त वर्षाण, इस्त वाहिंदी, सीचे हिंदिक्सी, तालुका : कुल्बी, विकाद पूर्व वर्षाण, उन्हां के अपने : उन्हां के अपने :

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पूर्व हर कार्य के कार्य 8560 (१)विनेपाना प्रकार (२)शोकातन 0 994 (5) जीक्या (छ) राजनेत्वा समय विकासना विशेष (१६)कृतम् भीचारी केण्यास्य विशेष (१६)कृतसम्बद्धास्य स्वयं स्वयं (१६)कृतसम्बद्धास्य स्वयं स्वयं (१६)कृतसम्बद्धास्य स्वयं स्वयं स्वयं (१४)कृतसम्बद्धास्य स्वयं स्वयं स्वयं

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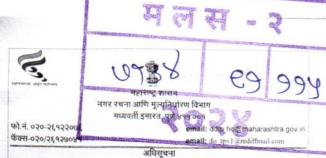
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By order and in the name of the Governor of Maharashtra.

D. R. MALL Joint Secretary to Government

प्राचीय क्यार्ट प्राचानव, पूर्व



महाराष्ट्र प्रादेशिक अधिनियम, १९६६

जा. क्र. प्रा.यो.पुणे/मी.हिजवडी/ए.न.व.प्र./टिपीव्ही -१/ ४/०१?-नियोजन व नगर रचना दिनांक : 02/06/२०२२.

ज्याअर्थी, पुणे प्रदेशाची प्रादेशिक योजना (यापुढे जिचा उल्लेख "उक्त प्रादेशिक योजना" असा करण्यात आला आहे) महाराष्ट्र शासनाच्या नगर विकास विभागाकडील अधिसूचना क्रमांक टिपीएस-१८९५/२२७/प्र.क्र.२६/९५/नवि-१३, दिनांक २५ नोव्हेंबर, १९९७ (यापुढे जिचा उल्लेख "<mark>उक्त अधिसूचना</mark>" असा करण्यात आला आहे) अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम १५ (१)(यापुढे ज्याचा उल्लेख "<mark>उक्त अधिनियम</mark>" असा करण्यात आलेला आहे) अन्वये विकास नियंत्रण नियमावलीसह मंजूर केली असून ती दिनांक १० फेब्रुवारी, १९९८ पासून अंमलात आलेली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम २० चे पोट कलम (४) मधील तरतुदीनुसार शासनाच्या नगर विकास विभागाकडील अधिसूचना क्र. टिपीएस-१८०४/पुणे प्रा.यो.विनिनि/नवि-9३, दिनांक १६ नोव्हेंबर, २००५ आणि पूरक पत्र क्र.टिपीएस-१८०४ /पुणे प्रा.यो.विनिनि/नवि-१३/पुरक पत्र, दिनांक ६ जानेवारी, २००६ द्वारे उक्त प्रादेशिक योजनेच्या क्षेत्रात उक्त प्रादेशिक योजनेकरिता लागू असलैली मंजूर विकास नियंत्रण नियमावली सुधारित करुन विशेष नगर वसाहतीच्या विकसनासाठीची नियमावली अंतर्भूत केली आहे व ती वेळोवेळी सुधारित करण्यात आली आहे:

आणि ज्याअर्थी, महाराष्ट्र महानगर प्रदेश विकास प्राधिकरण अधिनियम, २०१६ मधील कलम ३ चे उपकलम (१) मधील अधिकाराचा वापर करून शासनाच्या नगर विकास विमागाकडील अधिसूचना क्र.पीआरडी-३३१६/प्र.क्र.५४/नवि-७, दि. ११ जुलै, २०१६ अन्वये उक्त प्रादेशिक योजनेतील उक्त महानगर क्षेत्रासाठी विशेष करून त्या अधिसूचनेसोबत जोडलेल्या अनुसूचित नमुद केलेल्या क्षेत्राकरीता पुणे महानगर प्रदेश विकास प्राधिकरणाची स्थापना केलेली आहे (यापुढे ज्याचा उल्लेख "उक्त विकास प्राधिकरण" असा करण्यात आला आहे);

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अंतर्भुत करण्यास किया वगळण्यास, संचालक, नगर रचना, महाराष्ट्र राज्य पुणे हे मान्यता देऊ शकतात:

आणि ज्याअर्थी, उक्त प्रकल्प प्रवर्तक यांनी विनंती केल्यानुसार उक्त प्रकल्पामध्ये समाविष्ट करावयाचे क्षेत्र हे शासनाने स्थानिय मंजुरी दिलेल्या एकूण ५८.५७४१ हे. क्षेत्राच्या ५०% मर्यादेत आहे;

आणि ज्याअर्थी, उक्त प्रकल्पामध्ये समाविष्ट करावयाच्या जमिनींचे क्षेत्र उक्त अधिनियमाच्या कलम १८ चे पोटकलम ३ नुसार उक्त प्रादेशिक योजना नकाशावर निर्देशित करणे आवश्यक आहे;

आणि ज्याअर्थी, रहिवास व वाणिज्य वापराव्यतिरिक्तच्या अन्य वापर विभागात अंतर्मृत उक्त वाढीव जमिनीकरीता उक्त प्रकल्प अनुझेय करण्यासाठी उक्त नियमावलीतील विनियम क्र.७.९.२ नुसार भराच्या लागणाऱ्या अधिमूल्यापैकी स्थानिय मंजूरीच्या टप्प्यावरील १०% प्रमाणे रक्कमेवा मरणा (रू.२४,३१,०००/-) चलन क्र.GANMH००५५९५६५७२०२२२३E, दि.२७.०७.२०२२/ डिफेज्ड क्र.०००२८४५२१३२२०२२२३, दि.२९.०७.२०२२ अन्वये प्रवर्तकाने सहायक संवालक, नगर रचना, पुणे शाखा, पुणे यांच्यामार्फत शासकीय कोषागारात केला आहे;

त्याअर्थी, आता, संचालक, नगर रचना, महाराष्ट्र राज्य पुणे याद्वारे, सोवत जोडलेल्या अनुसुचि 'अ' मध्ये सविस्तरपणे नमूद केलेले, ४.२५ हे. इतके क्षेत्र, यापूर्वी उक्त स्थानिय मंजूरी प्राप्त असलेल्या उक्त प्रकल्प क्षेत्रात अंतर्भूत करण्यास उक्त नियमावली मधील विनियम क्र.४.५ वे अंतर्गत खालील अटीं व शर्तींस अधिन राहून मान्यता देत आहेत;

एकात्मिकृत नगर वसाहतीसाठी अटीं व शतीं:

मालकी हक्कासंबंधित :-

- १) उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्पाखालील क्षेत्रांसह उक्त वाढीव जमिनीच मालकी संबंधीच्या सत्यतेची सर्व जबाबदारी उक्त प्रकल्प प्रवर्तक यांचेवर राहील तसेच उक्त जिमनींचे सर्व मालकी / विकसन हक्क उक्त प्रकल्प प्रवर्तकांकडे असणे आवश्यक राहील. जिल्हाधिकारी, पुणे यांचेकडे इरादा पत्राकरिता अर्ज करताना नोंदणीकृत सामंजस्य कराराची प्रत, संयुक्त उपक्रमाची नोंदणीकृत कागदपत्रे, मूळ मोजणी नकाशे, मालकी हक्क, विकास हक्क सिघ्द करणारी कागदपत्रे इ. कागदपत्रांच्या मूळ प्रमाणित प्रती सादर करणे उक्त प्रकल्प प्रवर्तकांवर बंधनकारक राहील.
- २) उप अधीक्षक, भूनी अभिलेख यांच्याकडून देण्यात आलेले अधिकृत मोजणी नकाशे उपलब्ध झाल्यानंतर प्रस्तावांतर्गत समाविष्ट करावयाच्या भागशः जिमनी उक्त अधिसूचित एकात्मिकृत नगर बसाहत प्रकल्पात अंतर्भृत करणे आवश्यक आहेत. जर उक्त वाढीव जमिनी उक्त एकात्मिकृत नगर वसाहत प्रकल्पांतर्गतच्या अशा जिमनीशी सलग राहत नसतील तर अशा जिमनीचे क्षेत्र उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्प क्षेत्रातून आपेआप वगळल्या जातील व अशा क्षेत्रात उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकृत्य राबविता येणार नाही.

485 29 आणि.

शासनाने निर्णय क्र.टिपीएस-१८१७/प्र.क्र.१७३/१७/नवि १३. वि. १८/**०१/२०९८ अन्यरे एका-विका**स प्राधिकरणादी, उक्त अधिनियमार्थे कलम ४० (१) अन्वयं विशेष निवाजन प्राधिकरप्राक्त पून रेवर्ड महानगर क्षेत्रासाठी नियुक्ती केलेली आहे;

आणि ज्याअथी, ज्वल अधिनियमाचे कलम ३० चे पोट-कलम ३७ (१ क क)(ग) मधील त्ररत्वीनुसार शासनाच्या नगर विकास विमागाकडील अधिसूचना क्र.टिपीएस-१८१६/५.क्र.३६८ (भाग-१)/१५/३७(१ क क)(क) विमोगनिव-१३, दिनांक ०८ मार्च, २०१९ व्यारे विशेष नियोजन प्राधिकरणाच्या क्षेत्रामधील एकात्मिकृत नगर यसाहत प्रकल्पासाठी विकास नियंत्रण नियमावली अंतर्भत केली आहे (यापुढे ज्याचा उल्लेख "उक्त नियमावली" असा केला आहे);

कार्अर्थी, परांजपे स्किम्स कन्स्ट्रक्शन लि. यांनी (या पुढे "उक्त प्रकल्प प्रवर्तक" असा करण्यात आलेला आहे) मौजे-हिंजवडी, ता.मुळशी येथील सुमारे ५४.९४ हे. या क्षेत्रावर प्रस्तावित केलेल्या विशेष नगर यसाहत प्रकल्यास शासनाने दि.२९,०८,२०५७ रोजीची अधिसूचना क्र.टिपीएस-१८९६/प्र.क.,५६५/१६/नवि-१३ अन्वये व त्यानंतर ३.६३४१ हे. वाढीव क्षेत्र दि.२९.०८.२०१८ रोजीवी शासन अधिसूचना क्र.टिपीएस-१८१६/प्र.क्र.५६५/१६/नवि-१३ अन्वये अधिसूचित करुन स्थानिय मंजूरी देण्यात आली आहे (यापुढे ज्याचा उल्लेख "उक्त अधिसूचित विशेष नगर वसाहत प्रकल्प" असा करण्यात आला आहे);

आणि ज्याअर्थी, उक्त अधिसूचित विशेष नगर वसाहत प्रकल्पाचे क्षेत्र पुणे महानगर प्रदेशांतर्गत येत असल्याने, उक्त प्राधिकरणाने दि.०९/०६/२०२० रोजी उक्त नियमावलीमधील विनियम क्र.१ नुसार उक्त अधिसूचित एकात्मिक नगर वसाहत प्रकल्पाच्या ४७.६१ हे. क्षेत्राच्या सुधारीत बृहत आराखड्यास अटीं व सतींसापेक्ष मान्यता दिली आहे (यापुढे ज्याचा उल्लेख "उक्त प्रकल्प" असा केला आहे);

आणि ज्याअर्थी, उक्त प्रकल्प प्रवर्तक यांनी उक्त नियमावलीतील विनियम क्र.४.५ मधील तरतुदीनुसार मौजे हिंजवडी, ता.मुळशी, जि. पुणे येथील ४.२५ हे. क्षेत्र उक्त प्रकल्पाच्या क्षेत्रात समाविष्ट करुन उक्त प्रकल्प राबविण्यासाठी सुधारित स्थानिय मंजूरी मिळणेबाबतचा प्रस्ताव वि.१६.०६.२०२२ रोजीच्या पत्रान्वये संचालनालयाकडे सादर केला आहे:

आणि ज्याअर्थी, उक्त प्रादेशिक योजनेच्या प्रस्तावानुसार सदरच्या वाढीव प्रकल्प क्षेत्रातील जमिनी ह्या "शेती तथा नाविकास" विभागामध्ये समाविष्ट आहेत व ग.नं.१२८ या जमिनीचे काही क्षेत्र प्रादेशिक योजनेच्या प्रस्तावित २४ मी. रुंद रस्त्याने बाधित होत आहे;

आणि ज्याअर्थी, उक्त प्रकल्प प्रवर्तक यांनी सादर केलेल्या कागदभत्रांनुसार उक्त प्रकल्पात अंतर्भृत करणेचे प्रस्तावित असलेल्या उक्त वाढीव जिमनींची मालकी आणि विकसन अधिकार अर्जदारांनी संपादीत केले आहेत आणि त्या संबंधानेच्या महसूल अमिलेखाप्रमाणे अर्जदारांनी त्या परिणामी प्रतिज्ञापत्र सादर केले आहेत;

आणि ज्याअर्थी, उक्त प्रकल्प प्रवर्तक यांचे विनंतीवरून उक्त नियमावलीतील विनियम क्र.४.५ नुसार एकात्मिकृत नगर वसाहतीसाठी स्थानिय मंजूरी दिलेल्या क्षेत्राच्या ५०% पर्यंत क्षेत्र प्रकल्पामध्ये

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- इरादापत्र देण्यापूर्वी उक्त अधिसृचित एकात्मिकृत नगर वसाहत प्रकत्यामध्ये अंतर्भृत जॉमनीपैकी भुँघारणा पघ्वती भोगवटा वर्ग-२, सरकार व नवीन शतींच्या जमिनीसदर्भाने, व इतर हक्कात नागरी जमीन कमाल घारणा अधिनियमान्वयेचे घोषित अतिरीक्त क्षेत्र, नागरी जमीन कमाल धारणा अधिनियमाचे कलम २० योजनेचे क्षेत्र इत्यादीबाबत आवश्यक ती कार्यवाही जिल्हाधिकारी, पुणे यांनी करणेची आहे.
- इरादा पत्र देण्यापूर्वी एक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्पांतर्भूत जिमेनीच्या ७/५२ **उता-यांवरील इतर हक्क रतंमात नमृद बँकेथे मार व इतर नावे संदर्भात जिल्हायिकारी, पुणे यांनी** पडताळणी करावी व निग्रमानुसार आवश्यक ती कार्यवाही करावी.
- ५) उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्प क्षेत्रात समाविष्ट करावयाच्या उक्त वाडीव जमिनींच्या ७/९२ उताऱ्यानुसार सर्व्हे नंबर व हिस्सा नंबर मोजणी नकाशानुसार जुळत असल्याबाबत जिल्हाविकारी, पुणे यांनी इरादापत्र (Letter of Intent) देणेपुर्वी खात्री/ पडताळणी करणे आवश्यक राहील.
- ६) उक्त अधिसूचित एकात्मिङ्कृत नगर बसाहत प्रकल्प क्षेत्रात समाविष्ट जमिनीच्या मालकी हक्का संदर्भात कोणतेही दस्तऐवज खोटे असल्याचे भविष्यात उघडकीस आल्यास किया उक्त अधिसूचित एकात्मिकृत नगर यसाहत प्रकल्पाबाबत भविष्यात न्यायालयीन वाद उद्भवल्यास त्याबाबत स्वतःच्या जबाबदारी व खर्चाने उपाय योजना करण्याची सर्वस्वी जबाबदारी उक्त प्रकल्प प्रवर्तकांची राहील. अशा परिस्थितीत अशा जिमनीसाठी देण्यात आलेली स्थानिय मंजूरी आपोआप रद समजण्यात येईल.

॥) पर्यावरण व इतर अनुवंगिक बाबी :-

- पक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्प क्षेत्रात समाविष्ट जिमनीमध्ये कोणतेही विकास / बांधकाम हाती घेणेपूर्वी केंद्र शासनाच्या पर्यावरण, वने आणि हवामान बदल मंत्रालय आणि योग्य त्या प्राधिकरणाची पर्यावरणीय मंजूरी (Environmental Clearance) घेणे आवश्यक राहील. तसेच केंद्र शासनाच्या पर्यावरण, यने आणि हवामान बदल मंत्रालयाकडील पर्यावरणीय प्रभाव मूल्यांकन अधिनियम, १९८६ अंतर्गत वेळोवेळी निर्गमित केलेल्या अधिसूचनेमधील अटी व शर्तीचे पालन करणे उक्त प्रकल्प प्रवर्तकांवर बंधनकारक राहील.
- २) उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्पामधील धनकचऱ्याची आणि सांडपाण्याची विल्हेवाट सुरक्षितपणे लावण्यासाठी योग्य ती व्यवस्था उक्त प्रकल्प प्रवर्तकांनी त्यांच्या स्वतःच्या जबाबदारीवर व त्यांच्या स्वखर्चानं आणि महाराष्ट्र प्रदुषण नियंत्रण मंडळाने ठरविलेल्या निकषाप्रमाणे व तसेच त्यासंबंधीच्या अधिनियमातील तरतुदी व नियमानुसार करणे आवश्यक राहील.
- प्रकल्प प्रवर्तक यांनी उपविभागीय अधिकारी, पुणे पाटबंधारे विभाग यांचेकडे ना-हरकत प्रमाणपत्र मिळणेकरिता दि.३०.०३:२०२२ रोजी अर्ज दाखल केला आहे. तसेच जलसंपदा विमागाचे ना-हरकत प्रमाणपत्र वाढीव क्षेत्राचे आशयपत्र मिळणेपुर्वी सादर करु, असे हमीपत्र

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प्रकल्पास इरादापत्र (Le बंधनकारक राहील.

राज्य शासनाचे जल पदा विभाग व अन् अटीं व शर्तीचे पालन करणे उक्त प्रकल्प प्र एकात्मिकृत नगर वसाहत प्रकल्प क्षेत्रातून विद्यमान पाण्याचे स्त्रोत / नाल्याचा प्रवाह इ. असल्यास तो बंद करता येणार नाही.

- ४) संचालक, पुरातत्व विभाग यांचे ना-हरकत प्रमाणपत्र, प्रकल्पास इरादापत्र (Letter of Intent) मिळणेपुर्वी जिल्हाधिकारी यांचेकडे सादर करणे बंधनकारक राहील.
- ५) उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्याच्या विकासाकामी उक्त नियमावलीमधील विनियम क्र.१०.५(अ) नुसार पाणी पुरवठा उक्त प्रकल्प प्रवंतकांनी त्यांच्या स्वखर्चाने व जबाबदारीने पुरविणे आवश्यक राहील, जलसंपदा विभागाकडून यानुषंगाने वेळोवेळी दिलेल्या अटी व शतीचे पालन करणे उक्त प्रकल्प प्रवर्तकांवर बंधनकारक राहील.
- ६) उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्पाच्या विकासाकामी उक्त नियमावलीतील विनियम क्र. १०.५(क) नुसार वीज पुरवठा उक्त प्रकल्प प्रवर्तकांनी त्यांच्या स्वखर्वाने व जबाबदारीवर पुरविणे आवश्यक राहील तसेच उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्प विकासाकरीताच्या उक्त नियमावलीतील विनियम क्र.६.५ नुसार उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्पाचा बृहत आराखडा मंजूर करणेपुर्वी उक्त प्राधिकरणाने उक्त प्रकल्प प्रवर्तकांकडून वीज पुरवठा करणाऱ्या कंपनीकडून उक्त प्रकल्पाच्या संपूर्ण क्षेत्राकरिता आवश्यक परवानगी आणि तसेच वीज पुरवठयाची दृढवचनबध्दता (Firm Comm Power Supply for the entire integr wnship from the power supply company) ਸ਼ਾਹਰ करणे आवश्यक राहील.
- ७) उक्त प्रकल्प प्रवर्तकांनी महाराष्ट्र औदयोगिक विकास महामंडळाकडील जमिनी या प्रस्तावात समाविष्ट नसल्याबाबतचे प्रमाणपत्र सादर करणे आवश्यक राहील.

॥) विकासासंबंधाने :-

१) पुणे महानगर प्रदेश विकास प्राधिकरणाच्या प्रारुप विकास योजनेस शासनाने मंजुरी दिलेनंतर या मंजुर विकास योजनेतील नगर रचना योजनेकरिता निर्देशित क्षेत्रात स.नं.१०५ ही जमीन अंतर्भृत होत असल्यास, अथवा प्रस्तुतच्या एकात्मिकृत नगर वसाहत प्रकल्पाच्या यथास्थिती पुढील कार्यवाहीत पुणे महानगर प्रदेश विकास प्राधिकरणाकडून अथवा जिल्हाधिकारी, पुणे यांचेकडून अशा स.नं.१०५ या जिमनीचे क्षेत्राकरिता एकात्मिकृत नगर वसाहतीचे नियोजन करण्याचे नाकारल्यास स.नं.१०५ या जिमनीचे क्षेत्र उक्त प्रकल्यातून आपोआप वगळण्यात आल्याचे समजण्यात येईल.

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वसाहत प्रकल्प क्षेत्राने वेढल्या गेलेल्या अन्य खाजगी यक्तिक्या जीमनी साठी उस्त गावलीनुसार आवश्यक परंतु किमान ९ मी. रूदीचा पोहोच मार्ग क्रिक्रमेबद्दा उपस्था करून देणे उक्त प्रकल्प प्रवर्तकांवर बंधनकारक राहील

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- तिमकृतं नगुरुक्षसाहत प्रकल्प क्षेत्राच्या जमिनीमधून जाणाऱ्या विद्यमान सार्वजनिक रस्त्यांच्या वहिवाटीचे हक्क अवाधित ठेवणे उक्त प्रकल्प प्रवर्तकांवर बंधनकारक
- ४) उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकत्य क्षेत्रांमधील ओहोळ/नाल्यांवर संबंधीत विभागाच्या परवानगीने सी.डी.वर्क करणे आणि उक्त प्रकल्प क्षेत्रामध्ये अंतर्भूत नदी, नाले, कॅनाल, तलाव आणि इतर जलस्त्रोतापासून उक्त एकात्मिकृत नगर वसाहत प्रकल्प विकासाकरिताच्या उक्त नियमावलीनुसार आवश्यक ते अंतर ठेवणे उक्त प्रकल्प प्रवर्तकांवर बंधनकारक राहील.
- प) विकास योजना नकाशावर विशेषत: दर्शविले असले अथवा नसले तरीही अधिकृत कंट्रर नकाशा नुसार १:५ किंवा त्यापेक्षा जास्त तीव्र उताराचे क्षेत्रावर कोणत्याही प्रकारचे बांघकाम अनुज्ञेय नाही. तसेच या क्षेत्रामध्ये जिमनीची खोदाई / सपाटीकरण / भराव, इ. विकास कार्य अनुझेय नाही.
- ६) उक्त अविसूचित एकात्मिकृत नगर वसाहत प्रकल्पामध्ये सामाविष्ट होणाऱ्या लोकसंख्येसाठी नियमानुसार आवश्यक असणारी मंजूर विकास योजनेनुसार सार्वजनिक प्रयोजनासाठीची आरक्षणे व रस्ते विकसित करून सर्वसामान्य जनतेसाठी उपलब्ध करून देणे बंधनकारक राहील आणि तसेच मूलभूत सुविधा यासाठी उक्त प्रकल्पाच्या क्षेत्रामध्ये सुयोग्य स्थानी नियोजन आणि निश्चित करून ती उक्त प्रकल्प प्रवर्तकांनी त्यांच्या स्वखर्चाने विकसित करणे बंघनकारक राजील
- छक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्पामध्ये प्रत्येक इमारती करीता Rain Wate Harvesting यंत्रणा उभारणी व कार्यान्वित करणे उक्त प्रकल्प प्रवर्तक यांचेवर बंधनकारक
- ८) उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्पामधील प्रत्येक इमारतीमधील वापरण्यात येणाऱ्या पाण्या संदर्भात Waste Water Recycling ची प्रक्रिया करून त्याचा पुनर्वापर होईल, याबाबतची सुविधा यंत्रणा उपलब्ध करून देण्याचे उक्त प्रकल्प प्रवर्तक यांचेवर बंधनकारक
- ९) उक्त अविसूचित एकात्मिकृत नगर वसाहत प्रकल्पामध्ये सौर उर्जा वापर यंत्रणा उभारणी आणि कार्यान्वयन करणे उक्त प्रकल्प प्रवर्तक यांचेवर बंधनकारक राहील.

IV) इतर अटीं व शतीं -

 या अधिसूचनेत नमूद अटीं/शर्तींसह प्रकरणी स्थानिय मंजूरी, एकत्रिकरण व उक्त वाढीव जमिनींचा अंतर्भाव करणे संदर्भाने शासनाच्या नगर विकास विभागाकडील दि.२९.०८.२०५७ व

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दि.२९.०८.२०१८ रोजीच्या अधिसूचनेन्वये तसेच शासनाच्या नगर विकास विभागाकडील दि.०८.०३.२०१९ रोजीच्या निदेशामध्ये नमूद सर्व अटी व शती उक्त प्रकल्प क्षेत्रासाठी लागू

- २. उक्त प्रकल्प प्रवर्तकांकडून अटीं व शतींचा भंग झाल्यास या अधिसूचनेद्वारे प्रदान करण्यात आलेली स्थानीय मंजुरी रद करण्याचा अधिकार शासनाकडे राखून वेवण्यात येत आहे. अशा स्थितीत स्थानिय मंजूरी रद झाल्यास शासनाकडे जमा केलेले अधिमूल्य किंवा इतर रक्कम उक्त प्रकल्प प्रवर्तक यांना परत मिळणार नाही.
- उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्प क्षेत्राकरीता उक्त नियमावलीमधील विनियम क्र.७.५ Share of Local / Planning Authority नुसारच्या तरतुदी लागू राहतील.
- ४. सदर अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून अंगलात येईल.
- प्रस्तावाखालील स्थानिय मंजूरी प्राप्त उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्पात समाविष्ट करावयाच्या उक्त वाढीव जिमनींचा तपशिल सोबतच्या "अनुसूची-अ" मध्ये दर्शविण्यात आला आहे तसेच वाढीव जिमनींसह उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्पाची हद दर्शविणारा नकाशा "अनुसूची-ब" अधिसूचनेसोबत जोडला आहे.
- ६. पुणे महानगर विकास प्राधिकरणाच्या प्रारूप / अंतिम विकास योजनेमधील विकास योजना रस्ते आरक्षणे व प्रस्ताव सदर एकात्मिकृत नगर वसाहतीमध्ये कायम ठेवून त्यांचा विकास करून, त्या सुविधा सर्वसामान्य जनतेसाठी उपलब्ध करून देणे प्रकल्प प्रवर्तकांवर बंधनकारक राहील.
- ७. उक्त अधिसूचित एकात्मिकृत नगर वसाहत प्रकल्पात अंतर्भूत कराववाच्या उक्त वाढीव जिमनीचा तपशिल आणि हद्दी दर्शविणारा नकाशा सदर अधिसूचनेसह नागरिकांच्या अवलोकनार्थ कार्यालयीन येळेमध्ये कामकाजाच्या दिवशी खाली नमूद कार्यालयामध्ये एक महिन्याच्या कालावर्ध करिता उपलब्ध राहील.
 - महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे.
 - जिल्हाधिकारी, पुणे
 - सहसंचालक, नगर रचना, पुणे विभाग, पुणे.
 - उपसंचालक, नगर रचना, नागरी संशोधन घटक, मुख्य कार्यालय, पुणे. /-सदरहू अधिसूचना नगर रचना आणि मृल्यनिर्घारण संचालनाल www.dtp.maharashtra.gov.in या संकेत स्थळावर प्रसिध्द करण्यात यावी.

सहायक संचालक, नगर रचना, पुणे शाखा

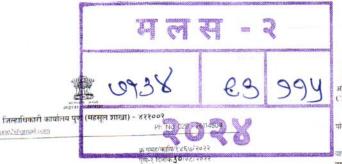


परांजपे स्किम्स कन्स्ट्रक्शन लि. यांच्या मौजे हिंजवडी ता. मुळशी, जि पुणे येथील मंजूर एकात्मिक नगर बसाहत प्रकल्पामध्ये समाविष्ट करावयाच्या तसेच वगळावयाच्या क्षेत्राचा तपशिल

अ.क.	मौजे	सर्व्ह	हिस्सा नं.	प्रकल्पात नव्याने समाविष्ट
		नं.		करून अधिस्चित करावयाचे क्षेत्र
				(8.)
9	2	3	8	4
अधि	वसुचित केल	ल्या क्षेत्र	ामध्ये वाढ झालेल्य	। क्षेत्राचा तपशीलः-
9	हिजवडी	904	4	0.33.00
2	हिजवडी	994	3	00,35,0
3	हिंजवडी	994	8	0.39.00
8	हिंजवडी	928	9	0.36.00
4	हिजवडी	926	3	0,39,00
Ę	हिंजवडी	928	3	0.96.00
(9	हिजवडी	920	9	0,29,00
6	८ हिजवडी	920	3	0,99,00
9	हिजवडी	920	3	0,30,00
90	हिजवडी	920	×	0.32,00
99	हिजवडी	956	9/9	0,38,00
92	हिंजवडी	926	4/5	0.38,00
		-	एकूण	8.24
	.१०.२०२१ चित केलेले		अधिसूचनेद्वारे	५८.५७४१ हे.
	धेसूचनेद्वारे । सुधारित आ		नगर वसाहतीचे केलेले क्षेत्र	६२.८२४१ हे.



(अविनाश मा. पाटील) महाराष्ट्र राज्य, पूणे



श्रीकोत परांजपे व्यक्ता पराजप पराजपे स्कोम्स कन्ट्रबशन लि. रा.हाऊम सिटीएस ने. १११+१११/२ आनंद कॉलनी प्रभात राष्ट्र.एरडवण पूर्ण - ४११००४

E- mail - mahsulpune2@gmail.com

मोजे हिजवडो ता. मुळशी जि.पुणे येथील मंजुर एकात्मिक नगरवसाहत प्रकल्पामध्ये समाविष्ट करावयाच्या ४ हे २५ आर क्षेत्रास उददेशपत्र (Letter of intent) वेणवाबन.

संदर्भ :- आपला दिनांक २५/०७/२०२२ रोजीचा अर्ज.

उपराक्त संदर्भाधीन पत्रान्वयं मोजे हिजबडी ता. मुळशो जि.पुणे येथील मंजूर एकात्मिक नगरवसाहत प्रकल्यामध्ये समाविष्ट करावयाच्या ४ हे २५ आर क्षेत्रास उददेशपत्र (Letter of intent) देणेवावत आपण या कार्यालयाम विनती कली आहे.

आएणान या कार्यालयाकडोल पत्र क यमअ/सीआर/१३/२०७७ दि ७९/१०/२००७ अन्यये मोल हिनवडी मुळगी नि.पूर्ण येथील विशेष नगर बसाहत प्रकल्पासाटीचे प्रकल्पास उददेशपत्र (Letter of intent) हेणेत आलंले आहे.

आलल आह. आगणाम या कार्यालयाकडील पत्र क्र पमह/टीएस/एसआर/०१/२०१९ दि. २७/०३/२०१९ अन्वयं मीर्ज हिजबडी ता. मुळशी जि.पूण येथील विशेष नगर बसाहत प्रकल्पासाठीचे वाढीव प्रकल्प क्षेत्र विकसित करणेसाठी शासनमन्त्री प्राप्त हि.२९/०८/२०१८ रोजीच्या अधिसुचनेनुसार मे. प्लेगशिप इन्क्रास्ट्रक्यर प्रा. लि. यांना उददेशपत्र (Letter of intent) देणेत आलेले आहे.

आता महाराष्ट्र ज्ञासन संचालक, नगररचना पूर्ण यांचेकडील अधिसुचना क्र. प्रा.यो.पूर्ण/मो. क्रिजवर्डाः ए.न.व.प्र/टिपोची-२/४०२२ दि.०२/०८/२०२२ अन्ययं एकात्मिकृत नगर वसाहतीच्या मोज हिजबडी ता. मुळशो जि.पुणे येथील मंजूर एकात्मिक नगरवसाहत प्रकल्पामध्ये समाविध्य करावयाच्या ४ हे २५ आर क्षेत्रास प्रकल्प घोषित करणेयावतचो अधिसुचना प्रसिध्द करणेत आलेली आहे.

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अर्जदार यांनी संबंधित जमीन मालकांचे विकसन करारनामे व मृखत्यारपत्र, खोरीखत, साटेखत सादर केली आहेत. त्यांची सत्यतेबायतची जवाबदारी अजंदार कंपनी यांचेवर राहील.

शासनाचे नगर विकास खात्याकडून दिनांक ०८/०३/२०१९ चे अधिसुननेमधील निरंशानुसार प्रादेशिक विकास योजनेअंतर्गतची एकाल्पिकृत नगर वसाहतीच्या नियमावलीतील नियमा नुसार प्रस्तावित संपूर्ण रेखांकन. इमारतीचे बांधकामाचे प्रत्येक टप्याचे आराखडे व अन्य तर्पाराल सक्षम प्राधिकारी / नियाजन प्राधिकारी यांच्या अंतिम मान्यतेसाटी बेळोबेळी सादर करणे बंधनकारक राहील.

हे उद्देशपत्र (Letter of Intent) दिल्याचे तारखेपासून **दोन वर्षाच्या** कालावधीसाटी अंमलात राहील व त्यानंतर ते नृतनीकरणास मुदवाढ घेणे आवश्यक आहे. नियोजन प्राधिकारी यांचेकडुन अर्जदार यांनी बिनशेत सारा व उपकर शासन जमा करणे यंधनकारक राहील.

(88)

महाराष्ट्र शासन नगर विकास विभाग मंत्रालय मुंबई यांचेकडील दिनांक ०८/०३/२०१९ मधील नगरविकास विभागाच्या अधिसुचनेतील सर्व अर्टी व शती यांचे पालन करणे बंधनकारक राहील.

Jesu1 -(डॉ. राजेश देशमुख) जिल्हाधिकारी पुणे

्रप्रत :- मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांना माहितीस्तव सादर..

्रमहरान्द्र शासन नोष्ट्र उतना आणि सुरुपीत्पदिण विभाग नगर रचना संचालनालय पूर्ण यांचेकडील प्रमुचन बरे प्रायो-पूर्णमा निगवडीण नर्वि प्रोत्सिकीले/४०१२ दि.०२/०८/२०२२ अन्ययं (Location कार्यापुट्ये विदेश कृती व क्रोनिक रण्यान अति आहे.

JESU8.A

क्रमण्डणायन ऑप्सियना द्वि २८/०३/२०१९ अन्यश्चे प्रसिध्द केलल्या कायर्पध्यतीमधील ५ नृमार जिल्हाधिकारी स्कृत नुगस्य त्रमाहुर्वेक्स्स इंटेन्स्स रुप्तेनी तर्ग्यूर आहे.

सवव. १ प्रशास आहे कि विजयती ता. मुळशी जि.पुणे येथील में. परांजपे स्थितस्य कन्द्रकान लि. याचे पुबे मनुर एकात्मिकृतः ग्रेप्समादतं अकल्पामध्ये ४ हे २५ आर. क्षेत्रास दि.०२/०८/२०२२ चे महाराष्ट्र शासन नगररचना आणि मुल्यनिर्धारण विभाग पुणे. यांनी विषद् केलेल्या क्षेत्रावर (क्षेत्रावाबत अनुसूची सीवत जोड़ती आहे) एकात्मिकृत नगर बसाहत प्रकल्प राबविणेकरीता उदेशपत्र (Letter of Intent) खालील अटी व शतीवर

अटी व शर्ती

शासनाचे नगर विकास विभागाकडील अधिसूचना क्र. प्रा.यो.पुणे/मी. हिजवडी/ए.न.व.प्र/टिपोब्ही-१/४०१२

रावताचा नगर विकास विभागक्रकाल कावसूचना क्रा-क्रा-पुचाना, क्रा-वा-पुचाना, क्रा-वा-पुचाना, क्रा-वा-वा-वा-वा-वा-व है.ठ-१/८/१२२२ मगोल अटीचे पालन करणे अर्कदार यांचेयर बंधनकारक राहील. भोगाबदादार वर्ग-२ च्या जीमनी म्हणजेच, आदिवासीनी धारण केलेली जमोन, शासनाने प्रदान केलेली जमोन, वतन कायरयांतर्गत पुनंदान केलेली जमोन, पुनर्वसम कादयाखाली दिलेली जमोन, कृळकादयाचे तस्तुदीनुमार खोदी केलेली जमोन, देवस्थान इनाम जमोन इत्यादी प्रकारच्या जीमनी असलेस सक्षम अधिका-याचे पूर्वपरवानगीशिवाय खरेदी करता येणार नाहीत.

प्रस्तांवत जीमनीवाबत कोणत्याती न्यायालयात रावा प्रत्येतीत असल्यास किया मनाई आदेश दिलेला असल्यास न्यायालयाचा निर्णय अर्जदार यांचेवर बंधनकारक राहील. (3)

असंस्वास न्यायालयाचा ानणय अनदार याचवर बधनकारक राहाल.
शासनानं वेळांबेळी प्रसिष्ट केलेले नियम स्थानिक सक्षम प्राधिकाऱ्यांनी तयार केलेले नियम पाटबंधारे
प्रकार, प्रातत्व विभाग, वातावरण, पर्यावरण, आरोग्य थ सार्वजनिक शांतता व सुर्गक्षतता या बाबतचे
कायदे, महाराष्ट्र नगर रचना कायदा, तुकडे जोड व तुकडे बंदी कायदा, महाराष्ट्र वीमन महसूल आंधीनियम
१९६६, भारतीय वनसंबंधन अधिनियम १९८० तसेच राज्य व केंद्र शासनाने प्रचलित केलेले कायदे, जीमनी संबंधी इतर सर्व कायदे व नियम यांचे पालन करणे आवश्यक राहील मांज हिजवडी ता. मुळशी जि.पुणे येथील मंजूर एकात्मिक नगर बसाहत प्रकल्पात नव्याने समावेश करणेत

आनेल्या स.नं. १२६/१, सं.नं. १२६/२, सं.नं. १२७/१, सं.नं. १२७/२, सं.नं. १२७/३, स.नं. १२७/३, सं.नं. १२७/४, सं.नं. २२८/१/१, सं.नं. १२८/१/२, मधील नोंदणीकृत खरेदीखताच्या नोंदी अर्जदार कंपनी यांना बृहत आराखडा मंजुरीपुर्वी अधिकार अभिलेखात घेऊन दुरुस्त अधिकार अभिलेख सादर करणे बंधनकारक राहील.

अर्जदार कंपनी यांनी पुरातत्व व वस्तुसंग्रहालय वनविभागाकडील दाखला हा शासन नगर विकास विभाग अजदार कपना याना पुरातत्व व वस्तुसग्रहालय बनावभागाकडाल दाखला हा शासन नगर विकास विभाग मंत्रालय मृंवई यांचेकडोल दि.०८/०३/२०१९ रोजीच्या नगरवसाहत प्रकल्पासाटीच्या सुधारीत नियमावलीनुसार सक्षम प्राधिकारी यांचेकडुन बृहत आराखडा मंजुरीपुवी प्राप्त करून घेणे बंधनकारक राहील. अर्जदार कंपनी यांनी महाराष्ट्र शासन नगर विकास विभाग मंत्रालय मुंबई यांचेकडील दिनांक ०८/०३/२०१९ मधील नगरविकास विभागाच्या अधिसुधनेतील तरतुरीनुसार पर्यावरण विभागाकडील नाहरकत घेणे

वधनकारक गहील.

वयनकारक राहाल. वांधकामसाटी उत्खनन करताना किंवा सपाटीकरण करताना जमिनीचे पृष्ट भागाखाली मिळून येणाऱ्या अनमोल किंवा ऐतिहासिक महत्त्वांच्या वस्तृंवर शासनाची मालको राहील व अशौ वस्तु अढळून आल्यास त्याची माहिती पुरातत्व खात्यास कळविणेची जबाबदारी अर्जदार यांचेवर राहील. प्रस्तावित एकात्मिकृत नगर बसाहतीच्या क्षेत्रातील नैस्पिक ओडे, नाले, नदी तळी, स्थिर बाहणारे पाणी

(9) यावर हक्क सांगता वेणार नाही व नैसर्गिक प्रवाहास कोणताही अङ्गळा होणार नाही. किया व्रहाणार पाणा चरलणेचा नाही, याची दक्षता अर्जदारांनी घेणेची आहे.

नागरोकांचे सर्व प्रकारचे सार्वजनिक हक्क अवाधित टेवावे लागतील व त्यावर आपला हक्क हितसंबध सांगता येणार नाही.

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अनुसूची - अ

	वडी ता. मुळशी जि. गुप् ॥ क्षेत्राचा तपशील	ो येथील मंजुर एकात्मिक	नगर वसाहत प्रकल्पामध्ये समाविष्ट
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Ę	हिजयडी	१२६/३	0.26.00
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	एकुण क्षेत्र		४ हे २५ आर

Como! (डॉ. राजेश देशमुख) जिल्हाधिकारी, पुणे



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 : P5210005/4113

Project: Hinjewadi Premium-Tower 7 , Plot Bearing / CTS / Survey / Final Plot No.:126/1 Part,126/2 Part,126/3 Part at Hinjavadi (CT), Mulshi, Pune, 411057;

- 1. Macrotech Developers Limited having its registered office / principal place of business at *Tehsil: Mumbai City, District: Mumbai City, Pin:* 400001.
- 2. This registration is granted subject to the following conditions, namely:
 - o The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
 OR
 - That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 27/12/2023 and ending with 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- 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.



Dated: 27/12/2023 Place: Mumbai Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:27-12-2023 10:38:07

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

घोषणापत्र

मॅक्रोटेक डेव्हलपर्स लिमिटेड तर्फे कु.मु. सुरेन्द्रन नायर / पॅट्रिक मोनिस / शेखर कुमार / आदित्य मयेकर याव्दारे घोषित करतो कि, दुय्यम निबंधक मुळशी २ यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदविण्यासाठी सादर करण्यात आला आहे

परांजपे स्कीम्स (कन्स्ट्रक्शन) लिमिटेड यांनी दिनांक 27/04/2023 व 31/01/2024 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण - हिंजवडी, पुणे. दिनांक :19 /08 /2024 २९३४ ९५ ७९५

THE SUB PLOS TRAP

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

घोषणापत्र

सुरेन्द्रन नायर / पॅट्रिक मोनिस / शेखर कुमार / आदित्य मयेकर याब्दारे घोषित करतो कि, दुय्यम निबंधक मुळशी २ यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदविण्यासाठी सादर करण्यात आला आहे

मॅक्रोटेक डेव्हलपर्स लिमिटेड तर्फे डायरेक्टर रौनिका मल्होत्रा यांनी दिनांक 14/06/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन यांची मला जाणीव आहे.

ठिकाण - हिंजवडी, पुणे. दिनांक : 4 /03 /2024

· Juis plick

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

घोषणापत्र

संजय हरिहर / कल्पेश जोशी / शुभम निघोजकर याव्दारे घोषित करतो कि, दुय्यम निबंधक मुळशी २ यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदविण्यासाठी सादर करण्यात आला आहे

सुरेन्द्रन नायर / पॅट्रिक मोनिस / शेखर कुमार / आदित्य मयेकर यांनी दिनांक 14/06/2023 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण - हिंजवडी, पुणे. दिनांक : 19/03/2024

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार













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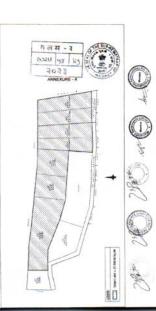
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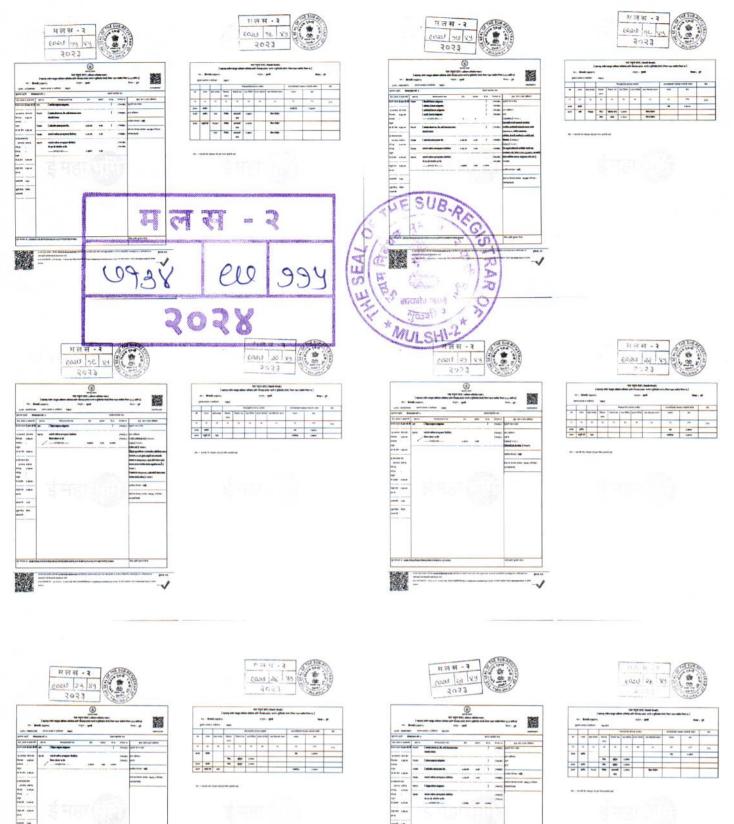
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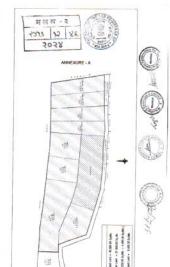
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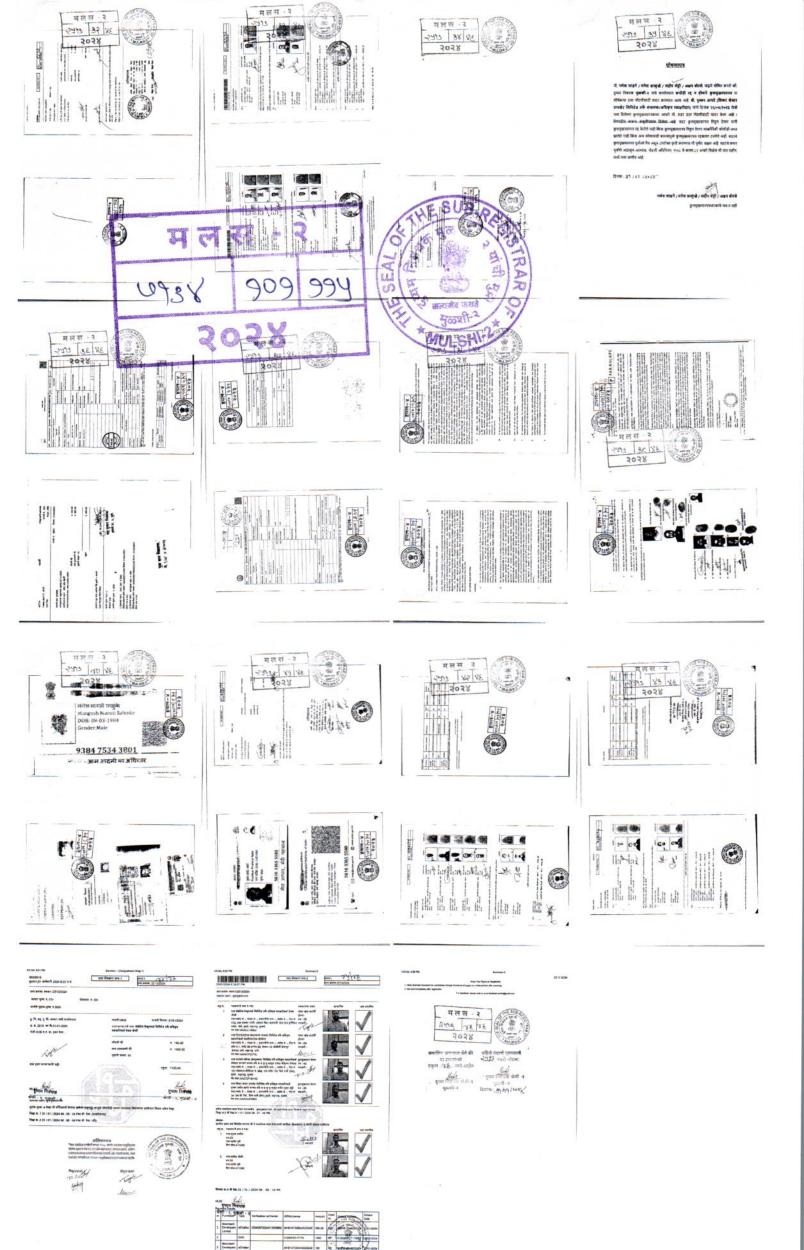












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- constructing various buildings comprised of residential and constitutions and saling such residential and commercial premises/ structures and saling such residential and commercial premises/ structures.
- The Agreements to Seld Agreements to Assign, E-registration Agreements to Self, Leave and Cornice Agreements, Seld Dead, Leave Deeds and such uniter discurrents with the prospective procraisers for the sale/transfer/inerine of such residential and commercial premisers' structures are required to be signed, executed, admitted, lodged and registered before the concerned Sub-Registran of Assurances from time to time, in order to facilitate the same, the self-Company in desirous to appoint 13 Mrs. Sarknofran Nation, Vivor President) 32 Mrs. Parkind Momeis (Associate Vice President) 33 Mrs. Shekhar Kumar (Dv. Vice President) and 43 Mrs. Additor Mayelor (Dv. General Managor) thermospher collectively referred to as "Attorneys" and individually as "Attorneys" jointly and or septically to represent the cased Company as is hereinafter stated and which the said Attorneys have agreed to do.
- Pursuant thereto, the said Company hereby appoint 1) Mr. Surendran Nair (fr. Vice President) 2) Mr. Patrick Monis (Associate Vice President) 3) Mr. Shekhar Kumar (Dv. Vice President) and 4) Mr. Aditya Mayekar (Dy. General Manager) pistoly and/ or severally, as their true and landui attorney's to do all or any of the following acts, deeds. matters and things as may be necessary in respect of the Agreements and such other transfer and related documents with/in favour of the prospective purchasers in th transfer and related documents with/in favour of the pro-

NOW YE ALL AND THESE PRESENTS WITNESS that we [1] MACHOTECH DEVELOPERS UANTED - MS. RAUNIKA MALHOTRA), adult, Indian Inhabitards, and one of the din UNITED - MS. HANNIKA MAHADISRA), adult, Intions Inhabitatos, and one of the directors of two sand Company, Neverill their older and the sand Company, Neverill their older and their particular of the sand Company, Neverll Road, Moramana Circle, Fort, Mumbar - 400 COII doth hereby nominate, constitute and appoint 1) Mr. Surendran Near 2) Mr. Patrick Monos 3) Mr. Shekhar sumar and 4) Mr. Adtivation Mayekar company executives, indian inhabitant, having their office authress at 412, Floor 4.



37G Vardhaman Chanders, Cawasi, Patel Road, Hornman Circle, Fort, Mumbai – 400. 001. Therecafter collectively referred to an 'Attorneys' and endowlading as 'Attorney' jointly and/or severally, as their true and walked latency's to do following estic destinations and things and to evercor all or any of the powers and authorities hereinafter conferred that is to says:

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- To exercite Agreements to Selt Agreements to Assign, E-regardation Agreements to Selt-licave and License Agreements, Lease Deeds relating to the sale/trainfer/fixeries of the residential and, or commercial units in the various buildings constructed by the sale Company and to execute other ancidary and vacidental documents, papers, forms and devid in connection with such Agreements to Selt and/or Agreements to Assign and/or E-regostration Agreements to Selt and/or Leave and License Agreements and/or views
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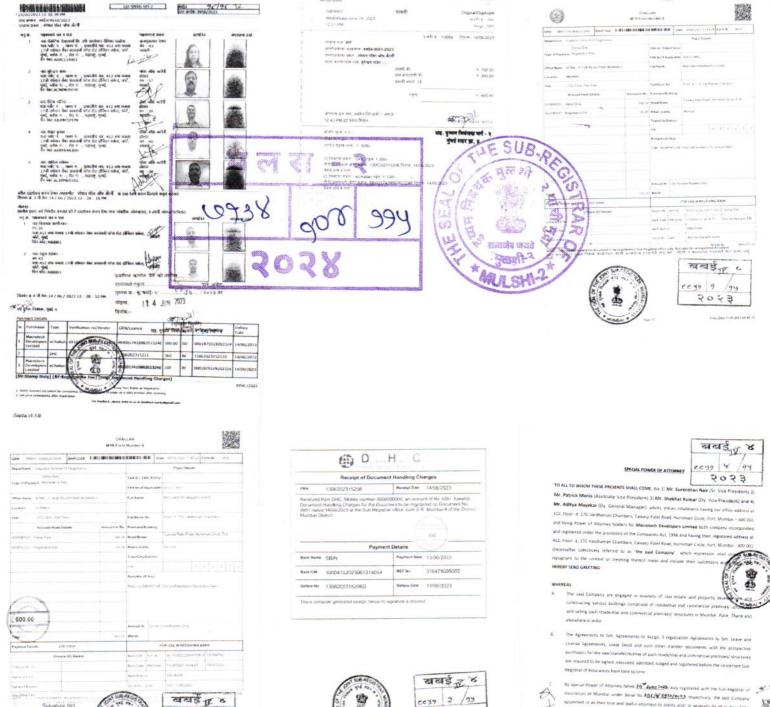
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Register in review of Attorney dated \$4. ** Made 79th July registered with the Sub-Register of Attorney under Serval for \$4.5.*

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By the said Special Power of Attorney dates $\int A^\infty J_0 d n_c N_0 d t dt$ using the said Company etc. authorizes to suddividue and appose in our place one or more substituties on the terms as we shall deen fix and proper for exercising all or any of the powers and authorizes and so so all acts, things matters and things under the said Special Power of Attorney dated $\frac{1}{2}A^\infty J_0 d n_c = 2 c_0 \cdot y$.

Therefore, is order to facilitate the process of registration and admitting execution of the various Agreements to Self-Agreement to Assignitives and Surman Agreements/Lesia Devoltheeds of Recollication or Carcellation or Coolemation and Surk other necessary documents in relation to the safe/transfer/ficense of repatiental and commercial premises?









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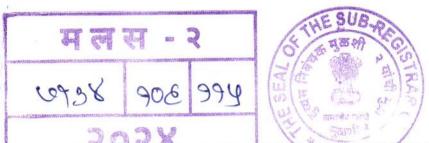


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PRECISEHOMES CONSTRUCTIONS PRIVATE LIMITED

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PRECISEHOMES CONSTRUCTIONS PRIVATE LIMITED AT ITS MEETING HELD ON MAY 04, 2023 AT SHOP NO.1, PLOT 58 & 65, SECTOR-15 CBD BELAPUR, BELAPUR, THANE 400614

GRANT OF AUTHORITY FOR REGISTRATION

"RESOLVED THAT consent of the Board of directors be and are accorded to severally authorized Mr. Laxminarayan Bommena, Mr. Sanjay Harihar and Mr. Kalpesh Joshi, Authorised persons of the Company (hereinafter referred as the "Authorised Signatories") to sign (including digitally signature), register (including E registration) of various documents viz. Agreement to Sell, Agreement for Sale, Sale/Purchase Agreements, Deed of Cancellation, Deed of Rectification, Leave and License Agreement and such other agreement(s), deeds, letters or documents that may be required to be signed in this regard in relation to the various projects of the Company located in Pune;

RESOLVED FURTHER THAT the resolution shall be valid till the time the Authorized Persons are in the employment of the Company or Group Company or if otherwise resolved;

RESOLVED FURTHER THAT any one Director of the Company of the Company be and are hereby authorized to issue a 'true copy' of this resolution to the concerned authorities/parties as may be necessary and they be requested to act thereon."

Certified True Copy For Precisehomes Constructions Private Limited

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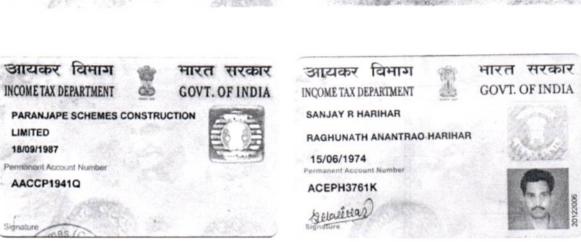
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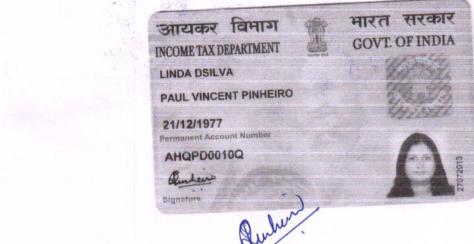
Ashok Rajguru Director DIN: 09100652

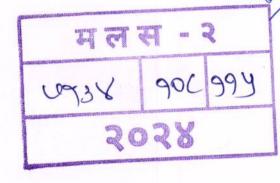
June 1, 2023























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प्राचान

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भारत सरकार

किन् केम Enrallment No 1207/21364/13170

अपद्यार



- आधाः पहचान का प्रमाण है, नागरिकता का नातें।
- पहचात का प्रमाण ऑनलाइन प्रमाणीकरण द्वाः। प्राप्त करें।

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- M. Aadhaar is proof of identity, not of cit zenship
- To establish identity, authenticate on ine

Ref: \360/ 10G/ 1210704 1290893 P

Kardivali East Mumbai Mumbai Jajarashtra 40,3101

9102/20/20

98-8695674

W/O Los D'Silv.
A-1102, Video on Towers
Near Gakul Hos pital Thakur C

Linda D'Silva

SE846047953FT

■ आरा देश अर में मान्य ला

आहार आवष्य में सरकार और गैर-सरकारी रेवाओं

Aachaar is valid throughout the country का नाभ उठाने में उपरोगे होगा।

Aarthaar will be help ut in availing Government and Non-Government services in future

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संस्था आदमी का अधिकार



Unique Ider tification Authority of India भारतीय विशि ट पहुचान प्राधिकरण

X

पता: अर्घी मिनी: जॉय डी सिल्वा, ए/- Address: WIO. Joy D'Silva, A - 1102, अस्पताल के पास, ठाकुर कॉप्लेक्स, मुंबई, कांदिर ली ईस्ट, महाराष्ट्र, 400101 1102, विडी मोकोन टॉवर्स, गोकुल

Thakur Camplex, Mumbai, Candivali East, Videocon Towers, Near Go un Hospital,

अन्म तिथि / DOB : 21/12/1977

महिल //Female

G svernment of India

लिडा डीसिल्वा Linde D'Silva

भारत सरकार

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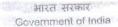




आधार - आक आदमी का अधिकार

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जॉय ब्राइ Joy B जन्म तान पुरुष / M

जॉय ब्राइयन डी'सिल्वा Joy Brian D'Silva जन्म तारीख / DOB: 11/10/1977 पुरुष / Male



8263 0429 7131







भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India



पताः विडेलाचे/आईचे नांवः चार्ल्स टीसिल्वा, ए-1102, विडीओकोन टवर,, ठाकुर कॉलेक्स,, गोकुळ हास्पिटल शेजारी,, कांदिवर्ती (ईस्ट), मुंबई, मुंबई, महाराष्ट्र, 400101

Address: S/O: Charles D'Silva, A-1102, Videocon Tower, Thakur Complex,, Next To Gokul Hospital,, Kandivali (East), Mumbai, Mumbai, Maharashtra, 400101

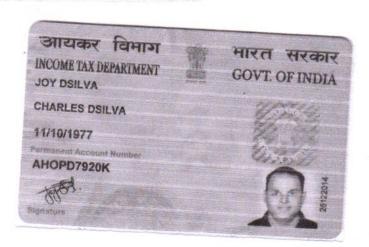


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र चना / INFORMATION

- आधार पहचान का प्र गण है, नागरिकता का नहीं
- स्रक्षित क्युआर कोः /ऑफलाइन एक्सएमएल/३ ॉनलाइन प्रमाणीकरण का उपयोग करके पह ग्रान सत्यापित करें।
- आधार के सभी रूप रेसि आधार पत्र, पीवीसी कर्ड, ई-आधार और एम-आधार समान रूप से मान्य है। १२ अंकों की आधार संख्या के स्थान पर आजासी (वर्षअत) अगधार पहचान (VID) का भी अपयोग किया जा
- १० साल में कम से कन एक बार आधार अपडेट ारूर करें।
- आधार आपको विभिन्न सरकारी और गैर-सरकारी योजनाओं सिवाओं .

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- का लाभ उठाने में मदर करता है।
- आधार में अपना मोब इल नंबर और ई-मेल आईडो अपडेट रखें।
 आधार सेवाओं का लाभ उठाने के लिए स्मारिफोन पर mAadhaar ऐप
 - डाउनलोड करे।
- आधार/बायोमेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित क ने के लिए करें।
 आधार (पत्र) लंबर) शहने वाली संस्थायों को टियित सहमिति लेने के लिए बास्य किया गया है।
- Aadhaar is a proof of identity, not of ci izenship.
 - Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Auth antication.
 - eAadhaar and inAadhaar are equility valid. Virtual Aadhaar Identity (VID) can also be us ed in place of 12 All forms of Aad saar like Aadhaar letter, PVC Cards, digit Aadhaar nu nber.
 - Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Governmer t benefits/services.
- Keep your mobile number and emitil id updated in Aadhaar.
 - Download mAat haar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadh≀ ar/biometrics to ensure security.
- Entities seeking Aadhaar are obliga ed to seek due consent.



Unique Id antification Authority of India भारतीय वि क्टि पहचान प्राधिकरण

----(C)

Address: S/O Paul Vincent Pinheiro,

B 402, Gokul Gagan, Thakur Village, Off W.E. Highway, Kandivali East, Mumbai, Maharashtra, 400101

Print Date: 27/11/2023





Government of Indi

ique Identification Authority of India विशिष्ट पहुंचान प्राधिकरण 레스테라

Enrollment No.: 2003/58826/00761

B-402, Gokul Gagan, Thakur Village, S/O Paul Vincent Pinheiro, Anthony Lloyd Pinheiro VTC: Kandivali East, Off W.E. Highway,

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State: Maharashtra, District: Mumbai,



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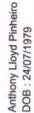
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Government of India भारत सरकार

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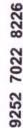
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Issue Date: 17/11/2011



मेरा आधार मेरी पदनान



Home

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मंगळवार,19 मार्च 2024 12:13 म.नं.

दस्त गोषवारा भाग-1

मलस२

<u> १९९६ हर</u>ह

दस्त क्रमांक: 7134/2024

दस्त क्रमांक: मलस२ /7134/2024

बाजार मुल्य: रु. 1,67,81,234/-

मोबदला: रु. 2,50,52,818/-

भरलेले मुद्रांक शुल्क: रु.8,77,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Integrated Township Project: No. Mudrank-2020/UOR-20/CR-148/M-1(Policy), Dated 20th Jun 2023

दु. नि. सह. दु. नि. मलस२ यांचे कार्यालयात

अ. क्रं. 7134 वर दि.19-03-2024

रोजी 12:10 म.नं. वा. हजर केला.

पावती:7748

पावती दिनांक: 19/03/2024

सादरकरणाराचे नाव: लिंडा डिसिल्वा - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 2300.00

पृष्टांची संख्या: 115

एकुण: 32300.00

MLS2 Reins

दस्त हजर करणाऱ्याची सही:

श्रेणी - १, मुळशी - २ दस्ताचा प्रक्रार: करारनामा हिंदारी इय्यम मिस्टिक श्रेणी - १, मुळशी - ३

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण् प्रभाव क्षेत्रात.

शिक्का क्रं. 1 19 / 03 / 2024 12 : 10 : 40 PM ची वेळ: (सादरीकरण)

शिक्का कं. 2 19 / 03 / 2024 12 : 12 : 51 PM ची वेळ: (फी)

प्रतिज्ञाण्य

्वपंकज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारध व्यास दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पाटक व्यक्ती, साभीदार सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधतः कायदेशीर बाबीस्पठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

MULSHIA

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Rules

विद्यारे

मलस२ दस्त क्रमांक:7134/2024

दस्त क्रमांक :मलस२/7134/2024 दस्ताचा प्रकार:-करारनामा

अनुक्र. पक्षकाराचे नाव व पत्ता

नाव:प्रिसाईझहोम्स कंस्ट्रक्शन्स प्रायवेट लिमिटेड (मान्यता देणार) तर्फे अधिकृत स्वाक्षरीकर्ता कल्पेश जोशी - -पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं 1, प्लॉट नं. 58 व 65, सेक्टर 15, सीबीडी वेलापूर, वेलापूर, ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAMCP2274L

नाव:मॅक्रोटेक डेव्हलपर्स लिमिटेड तर्फे कु.मु. शेखर कुमार तर्फे 2 क.ज.कु.मु. म्हणून कल्पेश जोशी - -पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंबर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACL1490J

नाव:परांजपे स्कीम्स (कंस्ट्रक्शन) लिमिटेड (जॉईन्ट डेव्हलपर) तर्फे 3 क्.म्. मॅक्रोटेक डेव्हलपर्स लिमिटेड तर्फे कु.मु. शेखर कुमार तर्फे क.ज.क्.म्. म्हणून कल्पेश जोशी -पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 101 सोमनाथ, सीटीएस नं. 988, राम मंदिर रोड, विले पार्ले ईस्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AACCP1941Q

नाव:लिंडा डिसिल्वा - -4 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-1102 व्हिडिओकॉन टॉवर्स, ठाकुर कॉम्प्लेक्स जवळ गोकुळ हॉस्पिटल कांदिवली पूर्व मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AHQPD0010Q

लिंहन घेणार नाव:जॉय डिसिल्वा - -5 पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए-1102 व्हिडिओकॉन वय :-46 स्वाक्षरी: टॉवर्स, ठाकर कॉम्प्लेक्स जवळ गोकुळ हॉस्पिटल कांदिवली पूर्व मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AHOPD7920K

पक्षकाराचा प्रकार मान्यता देणार वय:-32 स्वाक्षरी:

लिहन देण

वय:-32

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लिहून देण

वय:-32

स्वाक्षरी:-

लिहुन घेणा

वय:-46

स्वाक्षरी:-





ठसा प्रमाणित

















वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ:19 / 03 / 2024 12 : 16 : 37 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, वृत्याची ओळख, पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

नाव:अँड अरविंद श्रीगीरे - -वय:36 पत्ता:रा. हिंजवडी, ता. मुळशी, जि. पुणे. पिन कोड:411057

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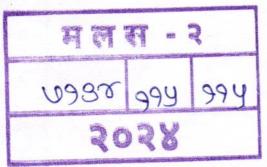
sr.	Purchaser	<mark>ळिशी -</mark> Type	Verification no/Vendor	GRN/Licence	Amount	Used	Deface Number	Deface Date
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2	LINDA DSILVA	eChallan		MH017523865202324E	30000	RF	0009272424202324	19/03/2024
3		DHC		0324197801390	300	RF	0324197801390D	19/03/2024
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पहिले नंबरते पुस्तकाचे ७९३%. नंबरी नोंदलाः

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