

18333240411

25/04/24  
06:23 - 06:27

9964  
2024

**AGREEMENT**

**KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED**

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

**SECTOR : R13/13<sup>TH</sup> AVENUE-AROS/PHASE-II**

**APARTMENT I.E. FLAT NO. E-705 ON SEVENTH FLOOR.**

**1. MR. ANKIT BALAKRISHNA PITLA**

**2. MS. SHARMILA PRABIR BURMAN**

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**Mobile No. 8108409276, 9730501300**

**E-Mail : [ankitpitla@ymail.com](mailto:ankitpitla@ymail.com)/[burman.sharmila08@gmail.com](mailto:burman.sharmila08@gmail.com)**

97.15  
4.05  
3.63  
104.83

18/9964

पावती

Original/Duplicate

Wednesday, April 24, 2024

11:14 AM

UR- R13- E-705

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 11879 दिनांक: 24/04/2024

गावाचे नाव: नेरे

दस्तावेजाचा अनुक्रमांक: मलस-9964-2024

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अंकित बाळकृष्णा पिटला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकूण:

रु. 32400.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:33 AM ह्या वेळेस मिळेल.

MLS

बाजार मूल्य: रु.6816217 /-

मोबदला रु.8974108/-

भरलेले मुद्रांक शुल्क : रु. 314200/-

पुढ्यम निबंधक मूळशी (पौड)

1) देयकाचा प्रकार: DHC रक्कम: रु.400/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424122016995 दिनांक: 24/04/2024

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0424125116726 दिनांक: 24/04/2024

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000490983202425E दिनांक: 24/04/2024

वॅकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

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

Dated 20th Jun 2023

मूळ दस्तावेजाचा प्रिंट मिळेल

कृपया सादर मूळ दस्त  
श्री./श्रीमती... कृष्णा पटिल

याधिकडे देण्यात यावा

A. J. P.

(दस्त हजर करणारा यांची स्वाक्षरी)

दिनांक:- 24/04/2024



26/04/2024

सूची क्र.2

दुय्यम निबंधक : दु.नि. मुळशी

दस्त क्रमांक : 9964/2024

नोदणी :

Regn:63m

गावाचे नाव : नेरे



(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 8974108

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 6816217

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

1) पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: विभाग क्र.14.2, दर रु.62030/- प्रती चौ.मी. गांव मौजे जांबे, नेरे व मारंजी येथील नवीन स.नं.86 व नवीन स.नं.74/B व इतर(दस्ताप्रमाणे)यापैकी मौजे नेरे येथील स.नं.69/1(पार्ट),69/2/1(पार्ट),69/2/2(पार्ट), 69/2/3(पार्ट),69/2/4 (पार्ट),69/2/5(पार्ट), 69/2/6(पार्ट),69/2/7(पार्ट),69/2/8(पार्ट), 26/5(पार्ट) व 26/6 व इतर या मिळकतीवर बांधण्यात येत असलेल्या मंजूर विशेष नगर वसाहत प्रकल्प "लाइफ रिपब्लिक" या स्किममधील "सेक्टर R13"/ "अॅव्ह्यु 13 - अॅरोस/ फेज-2" मधिल बिल्डींग/टॉवर नं. 'ई' मधिल "सातव्या " मजल्यावरील "अपार्टमेंट/ फ्लॅट नं.705" यांसी क्षेत्र 88.32 चौ.मी. (कारपेट)+ बाल्कनीचे क्षेत्र 10.12 चौ.मी. + पोटियम पार्किंग लेव्हल 01 मजल्यावरील एक कव्हेर्ड पार्किंग स्पेस नं C-942 + लोअर तळ मजल्यावरील एक टू व्हीलर पार्किंग स्पेस नं.SC-719 हि मिळकत.(द इंटिग्रेटेड टाउनशिप प्रोजेक्ट - मुद्रांक - 2020 /यु ओआर - 20 /सी आर - 148 /एम - 1(पॉलिसी), दिनांक 20 जून 2023)(( Survey Number : 69 (Part) & Others ; ) )

(5) क्षेत्रफळ

1) 88.32 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:- लि. दे. कोलते-पाटील इंटिग्रेटेड टाऊनशिप लिमिटेड (पूर्वीचे नाव - कोलते - पाटील आय-वेन टाऊनशिप (पुणे) लिमिटेड तर्फे अधिकृत सही करणार नेल्सन मिस्त्रिय तर्फे वि. कु.मु. गणेश अरूण किनगे वय:-42; पत्ता:- प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: 17, बोट क्लब रोड पुणे, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AABCI5807K

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

1): नाव:- अंकित बाळकृष्णा पिटला वय:-30; पत्ता:- प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: 505, पाचवा मजला, गांधार टॉवर बी विंग, सयानी रोड, प्रभादेवी, मुंबई, महाराष्ट्र, .. पिन कोड:-400025 पॅन नं:- BSHPP9861L  
2): नाव:- शर्मिला प्रबीर बर्मन वय:-28; पत्ता:- प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: .. ब्लॉक नं: .. रोड नं: 505, पाचवा मजला, गांधार टॉवर बी विंग, सयानी रोड, प्रभादेवी, मुंबई, महाराष्ट्र, .. पिन कोड:-400025 पॅन नं:- CDHPB7029Q

(9) दस्तऐवज करून दिल्याचा दिनांक

11/04/2024

(10) दस्त नोंदणी केल्याचा दिनांक

25/04/2024

(11) अनुक्रमांक, खंड व पृष्ठ

9964/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

314200

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा

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.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ANKIT BALAKRISHNA PITLA	eChallan	69103332024041110893	MH000490983202425E	314200.00	SD	0000607311202425	24/04/2024
2		DHC		0424122016995	400	RF	0424122016995D	24/04/2024
3		DHC		0424125116726	2000	RF	0424125116726D	24/04/2024
4	ANKIT BALAKRISHNA PITLA	eChallan		MH000490983202425E	30000	RF	0000607311202425	24/04/2024

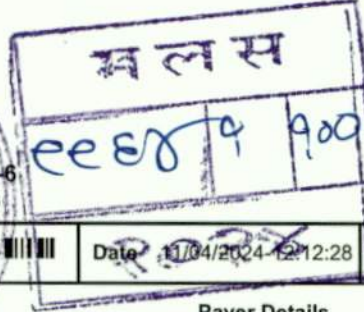
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

मी नक्कल केली  
मी वाचली  
मी रुजवात घेतली

अस्सल वर हुकूम नक्कल

दुय्यम निबंधक पांड (मुळशी)





GRN	MH000490983202425E	BARCODE			Date	11/04/2024-12:12:28	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	MLS_MULSHI 1 SUB REGISTRAR			PAN No.(If Applicable)	BSHPP9861L					
Location	PUNE			Full Name	ANKIT BALAKRISHNA PITLA					
Year	2024-2025 One Time			Flat/Block No.	FLAT NO 705 BLDG E SECTOR R13/13TH					
Account Head Details			Amount In Rs.	Premises/Building	AVENUE/AROS/PHASE-II LIFE REPUBLIC					
0030046401	Stamp Duty		314200.00	Road/Street	S. Nos. 69/1 (PART) AND OTHERS NERE TAL:MULSHI					
0030063301	Registration Fee		30000.00	Area/Locality	PUNE					
				Town/City/District						
				PIN	4	1	1	0	5	7
				Remarks (If Any)	PAN2=AABC15807K~SecondPartyName=KOLTE PATIL INTEGRATED TOWNSHIPS LIMITED~CA=8974108					
				Amount In	Three Lakh Forty Four Thousand Two Hundred Rupees					
Total			3,44,200.00	Words	Only					
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332024041110893	740592993			
Cheque/DD No.				Bank Date	RBI Date	11/04/2024-12:16:14	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

Department ID :

Mobile No. :

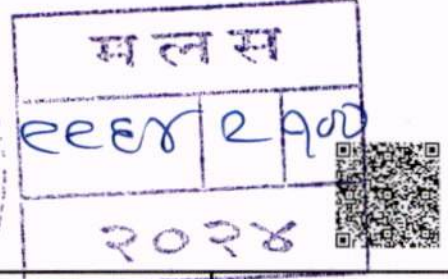
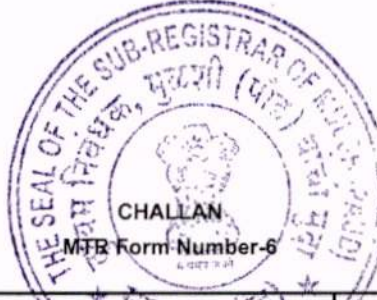
8108409276

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Ankit P*

*Burman*



GRN	MH000490983202425E	BARCODE			Date	11/04/2024-12:12:28	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	Registration Fee		TAX ID / TAN (If Any)				
				PAN No.(If Applicable)	BSHPP9861L			
Office Name	MLS_MULSHI 1 SUB REGISTRAR			Full Name	ANKIT BALAKRISHNA PITLA			
Location	PUNE			Flat/Block No.	FLAT NO 705 BLDG E SECTOR R13/13TH			
Year	2024-2025 One Time			Premises/Building	AVENUE/AROS/PHASE-II LIFE REPUBLIC			
Account Head Details		Amount In Rs.		Road/Street	S. Nos. 69/1 (PART) AND OTHERS NERE TAL:MULSHI			
0030046401	Stamp Duty	314200.00		Area/Locality	PUNE			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4	1	1	0 5 7
				Remarks (If Any)	PAN2=AABCI5807K--SecondPartyName=KOLTE PATIL INTEGRATED TOWNSHIPS LIMITED-CA=8974108			
				Amount In	Three Lakh Forty Four Thousand Two Hundred Rupees			
Total		3,44,200.00		Words	Only			
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024041110893	740592993	
Cheque/DD No.			Bank Date	RBI Date	11/04/2024-12:16:14	12/04/2024		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		101 , 12/04/2024			



Department ID : Mobile No. : 8108409276  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर घटने केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर घटने लागू नाही.

Signature Not Verified

Digitally signed by DS  
 DIRECTORATE OF ACCOUNTS  
 AND TREASURY, MUMBAI 02  
 Date: 2024.04.11 11:18:44 IST  
 Reason: GRAS Secure Document  
 Location: India

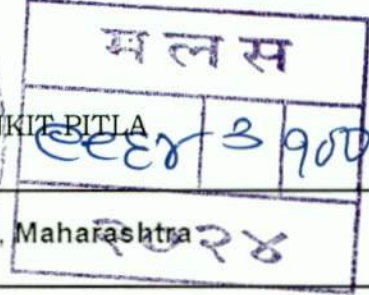
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-18-9964	0000607311202425	24/04/2024-11:14:07	IGR034	30000.00
2	(IS)-18-9964	0000607311202425	24/04/2024-11:14:07	IGR034	314200.00
Total Defacement Amount					3,44,200.00

0424125116726 - 2000/-

0424122016995 - 400/-

ANKIT BITLA



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424125116726	Date 12/04/2024
Received from KOLTE PATIL INTEGRATED TOWNSHIPS LIMITED, Mobile number 9765567990, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mulshi of the District Pune Gramin.	
Payment Details	
Bank Name IBKC	Date 12/04/2024
Bank CIN 10004152024041215705	REF No. 763995951
This is computer generated receipt, hence no signature is required.	

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424122016995	Date 12/04/2024
Received from KOLTE PATIL INTEGRATED TOWNSHIPS LIMITED, Mobile number 9765567990, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mulshi of the District Pune Gramin.	
Payment Details	
Bank Name IBKC	Date 12/04/2024
Bank CIN 10004152024041215964	REF No. 763996939
This is computer generated receipt, hence no signature is required.	



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२०२४		

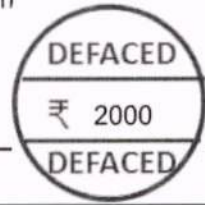


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0424125116726	Receipt Date	24/04/2024
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Received from KOLTE PATIL INTEGRATED TOWNSHIPS LIMITED, Mobile number 9765567990, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9964 dated 24/04/2024 at the Sub Registrar office S.R. Mulshi of the District Pune Gramin



**Payment Details**

Bank Name	IBKC	Payment Date	12/04/2024
Bank CIN	10004152024041215705	REF No.	763995951
Deface No	0424125116726D	Deface Date	24/04/2024

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





**D**ocument **H**andling **C**ha<sup>र</sup>ges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0424122016995	Receipt Date	24/04/2024
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Received from KOLTE PATIL INTEGRATED TOWNSHIPS LIMITED, Mobile number 9765567990, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 9964 dated 24/04/2024 at the Sub Registrar office S.R. Mulshi of the District Pune Gramin



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६६४५१००  
२०२४

### Payment Details

Bank Name	IBKC	Payment Date	12/04/2024
Bank CIN	10004152024041215964	REF No.	763996939
Deface No	0424122016995D	Deface Date	24/04/2024

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

मूल्यांकन पत्रक ( प्रभाव क्षेत्र - बांधीव )	
Valuation ID	202404231692
23 April 2024, 11:50:24 AM	
मलस	
मूल्यांकनाचे वर्ष	2024
जिल्हा	पुणे
तालुक्याचे नांव	मुळशी
गांवाचे नांव	मौजे : जांबे
प्रमुख मूल्य विभाग	14
उप मूल्य विभाग	14.2
क्षेत्राचे नांव	Influence Area
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	
मूल्यदर	62030
मोजमापनाचे एकक चौ.मीटर	
<div style="display: flex; justify-content: space-between;"> <div> <p><b>बांधीव क्षेत्राची माहिती</b></p> <p>मिळकतीचे क्षेत्र - 97.152 चौ. मीटर</p> <p>वांधकामाचे वर्गीकरण - 1-आर सी सी</p> <p>उदवाहन सुविधा - आहे</p> </div> <div> <p>मिळकतीचा वापर - निवासी सदनिका</p> <p>मिळकतीचे वय - 0 TO 2 वर्षे</p> <p>मजला - 5th to 10th Floor</p> </div> <div> <p>मिळकतीचा प्रकार - बांधीव</p> <p>मूल्यदर/वांधकामाचा दर - Rs.62030/-</p> </div> </div> <p>Sale Type - First Sale</p> <p>Sale/Resale of built up Property constructed after circular dt.02/01/2018</p>	
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी ) =(62030 * (100 / 100 ) ) = Rs.62030/-
मजला निहाय घट/वाढ	= 1.05 of 62030 = Rs.65132/-
Rules Applicable	3, 19, 18
A)	मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 65132 * 97.152 = Rs.6327704.064/-
C)	बंदिस्त वाहन तळाचे क्षेत्र 14.5 चौ. मीटर Rule 15 बंदिस्त वाहन तळाचे मूल्य = 14.5 * ( 62030 * 25/100 ) = Rs.224858.75/-
D)	लगतची गच्ची/खुली बाल्कनीचे क्षेत्र 10.12 चौ. मीटर Rule 14 लगतची गच्ची/खुली बाल्कनीचे मूल्य = 10.12 * ( 65132 * 40/100 ) = Rs.263654.336/-
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 6327704.064 + 0 + 224858.75 + 263654.336 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.6816217/- = <input type="checkbox"/> अडुसठ लाख सोळा हजार दोन शे सतरा /-

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**AGREEMENT**

This Agreement ("Agreement") is made and executed at Pune

on this 11<sup>th</sup> day of April 2024

*Ankit*  
*Burman*

**BETWEEN**

**KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED (PAN- AABCI5807K)**

(Formerly known as KOLTE PATIL I-VEN TOWNSHIPS (PUNE) LIMITED)

(CIN No.U70102PN2005PLC140660),

A Company incorporated under the provisions of Companies Act, 1956 Having its registered Office at- Survey No. 74, Marunji Hinjewadi-Marunji-Kasarsai Road, Taluka Mulshi, District Pune 411057, Represented by its Authorized Signatory-

Mr. Nelson Misquith

(AadharNo.931416714862)

Authorized vide Board Resolution dated 19<sup>th</sup> October 2011

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

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

**A N D**

1) **MR. ANKIT BALAKRISHNA PITLA**

(PAN NO. BSHPP9861L)

AADHAR NO : 8874 9526 2807

AGE : 30 YEARS

OCCUPATION : SERVICE

2) **MS. SHARMILA PRABIR BURMAN**

(PAN NO. CDHPB7029Q)

AADHAR NO : 7848 6432 0699

AGE : 28 YEARS

OCCUPATION : SERVICE

**ADDRESS:** 505, 5TH FLOOR, GANDHAR TOWER 'B' WING, SAYANI ROAD, PRABHADEVI, MUMBAI - 400025.

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

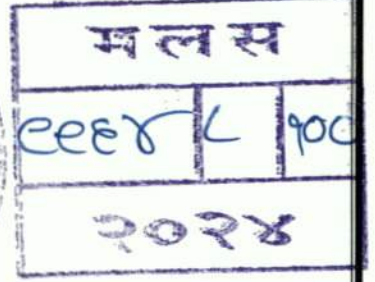
(which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators successors-in-interest and permitted assignees) of the

**SECOND PART**

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

*Ankit*

*Burman*



**WHEREAS:**

- A. The Promoter has vide various Development Agreements read with the Powers of Attorney executed by the present Owners, received development rights in respect of parcels of land admeasuring approximately 1657477 Sq.mtrs or thereabouts situate, lying and being at Villages Jambe, Nere and Marunji, Taluka Mulshi, District Pune. (more particularly described in the **First Schedule** hereunder written and hereinafter referred to as "**the Larger Land**");
- B. The aforesaid Development Agreements were earlier executed in the name of 'I-Ven Townships (Pune) Pvt. Ltd'. However, as per fresh Certificate of Incorporation dated December 28, 2005 consequent upon change of name issued by the Registrar of Companies, Karnataka, name of the Promoter – I-Ven Townships (Pune) Pvt. Ltd. was changed to 'Kolte Patil I-Ven Townships (Pune) Pvt. Ltd'. Subsequently, the name of Kolte-Patil I-Ven Townships (Pune) Private Limited was changed to 'Kolte-Patil I-Ven Townships (Pune) Limited', as per Fresh Certificate of Incorporation dated 13/12/2011 issued by Registrar of Companies, Maharashtra, Pune. Subsequently, the name of KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED was changed to 'KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED', as per Fresh Certificate of Incorporation dated 19/07/2021 issued by Registrar of Companies, Maharashtra, Pune;
- C. By virtue of the aforesaid, the Promoter is entitled to develop the Larger Land described in the First Schedule hereunder written;
- D. The Promoter is desirous of constructing a Township Project on the Larger Land and for that purpose may acquire further tracts of land that are adjoining to the Larger Land with the intent of ultimately including such new lands to the layout of the Larger Land, subject to the necessary approvals being granted by the sanctioning authorities;
- E. By Notification No.TPS/1804/Pune R.P.DCR/UD-13 dated 16-11-2005 issued by the Urban Development Department, under which Government of Maharashtra, has sanctioned Regulations for Development of Special Township in area under Pune Regional Plan thereby modifying the Regional plan and amending the Urban Development Department Notification No.1895/227/CR-26/95/UD-13 dated 25-11-1997 and all its modifications and utilize its full building potential for such user as may be permissible by law including commercial and residential user;
- F. By and under a Letter of Intent –I dated 07/06/2008 bearing reference No. PMH/KAVI/1286/2008 and subsequently under Letter of Intent-II dated 03/09/2014 bearing reference No. PMH/KAVI/758/2014 and subsequently under Letter of Intent-III dated 12/04/2018 bearing reference No. PMH/KAVI/677/2018 and subsequently under Letter of Intent-IV dated 27/01/2022 bearing reference No. PMH/KAVI/531/2021 and subsequently Letter of Intent – V dated 04/05/2023 bearing reference No. PMH/KAVI/303/2023 and subsequently Letter of Intent – VI dated 17/10/2022 bearing reference No. PMH/KAVI/1726/2022 issued by the Revenue Branch of the Collectorate, Pune, the Larger land is notified as Township Project on the terms mentioned therein;
- G. As per Notification No.TPS/1806/53/Case No. 19/06/Navi-13 dated 28/04/2008 issued by Urban Development Department, Government of Maharashtra, in exercise of the powers conferred under Section 18(3) of The Maharashtra Regional Town Planning Act, 1966, the Government has granted permission and declared the project as a Special Township Project. Hence, as per the

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Regulation No.2 A of the Regulations under The Township Policy the Larger Land is deemed to have been automatically converted to non-agriculture use;

- H. By a Notification dated 26<sup>th</sup> December, 2016, the term "Special Township Project" was replaced by the term "Integrated Township Project" with effect from 22<sup>nd</sup> April, 2015. The term Special Township Project shall hereinafter be referred to as "Integrated Township Project" ("ITP");
- I. The Government of Maharashtra has amended the Township Policy from STP to ITP all further sanctions will be as per the prevailing rules and regulations of the ITP. The Promoter has been given liberty to either continue the development of Township under the STP or migrate to ITP;
- J. In pursuance of the Notification dated 20<sup>th</sup> November 2018, bearing No. TPS-1818/1349/CR-229/18/20(4)/UD-13 and Notification dated 8<sup>th</sup> March 2019, bearing No. TPS-1816/CR-368/16/Part-I/DP-ITP/UD-13 issued by Urban Development Department, an application has been made by the Promoter for migrating into ITP policy and the said application has been granted by PMRDA vide its Order bearing No. BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No.568/23-24 dated 22/11/2023 for an area admeasuring 16292104.68 Sq.Mtrs.;
- K. The Promoter has named the ITP as "**Life Republic**";
- L. The Promoter intends to develop the ITP in the form of various Sectors;
- M. The rules, regulations and policies applicable to ITP envisage that out of the Larger Land that is sanctioned for ITP, a certain fixed portion of the lands shall be reserved as open areas and the remaining portions shall be deemed to be developable areas under the ITP;
- N. Accordingly, Master Plan Sanction (PLU) in respect of the Larger Land has been sanctioned vide Order bearing No.PMH/NA/SR/371/08 dated 16/09/2010 and thereafter the said PLU has been revised eight times due to addition of area/land. The eight revised sanction orders are bearing No. PMH/NA/SR/417/10 dated 05/03/2011, Order bearing No. PMH/TS/SR/27/2012 dated 18/07/2012, Order bearing No. PMH/TS/SR/24/2015 dated 17/11/2015, Order bearing No. BMU/Mouje Jambhe, Marunji,Nere/Sr.No. 74/2 and Others/CaseNo.219/16-17 dated 26/04/2017, Order bearing No. BMU/Mouje Jambhe-Marunji, Nere/S.No. 74 and others/Case No.663/18-19 dated 23/01/2019, Order bearing No. BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and others/Case No.112/19-20 dated 24/02/2020, Order bearing No. BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and others/Case No.327/22-23 dated 19/10/2022 and BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No.568/23-24 dated 22/11/2023 by the Town Planning Authority/PMRDA ("**Proposed Land Use Map**");
- O. The Promoter is required to annex all Revenue Records, Government Orders, title deeds, documents, and papers, of entire Township property to each Agreement which is to be executed in favour of allottees. Due to the said enclosures/Annexures, the Agreement is becoming voluminous and bulky and is also causing inconvenience at the time of Registration/Scanning of the document. Thereafter, as suggested by the Registering Authority, the Promoter has executed two separate Declarations on 22/02/2012 and 21/04/2012, and has annexed all Revenue Records, Title Deeds, documents, plans Government Orders etc. to the said Declarations, which are registered at the Office of Sub-Registrar, Mulshi at Sr. Nos. 872/2012 and 2159/2012 on 27/02/2012 and 21/04/2012 respectively and which are part and parcel of these presents. At the request of the Allottee the Promoter shall handover a copy of the aforesaid Declarations alongwith the annexures thereto to the Allottee/s herein. Therefore, the said documents, orders and papers

*A. K. J. P.*

*B. K. J. P.*



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referred in these presents have not been annexed herewith. The Allottee/s has given his/her/their consent for not annexing those deeds and documents, as the purpose is sufficed;

- P. The Promoter has obtained Environmental Clearance dated 6<sup>th</sup> September 2007 bearing Reference No. 21-111/2007-IA.III issued by the MOEF Government of India/Maharashtra in respect of the Larger Land read alongwith subsequent revisions dated 23<sup>rd</sup> April 2019 bearing Reference No. SEIAA-EC-0000001462, dated 24<sup>th</sup> January 2020 bearing Reference No. SEIAA-EC-0000002328, dated 13/01/2021 bearing Reference No. F.No. 21-75/2020-IA-III, dated 18/06/2022 bearing Reference No. SIA/MH/MIS/71039/2021 and dated 10/11/2023 bearing Reference No. SIA/MH/INFRA2/427614/2023;
- Q. The Promoter hereby represents and informs that the Promoter shall be applying from time to time for all such revisions in the Environmental Clearance as may be required under the ITP policy in order to accommodate the existing as well as additional FSI;
- R. Under the terms of the policies applicable to ITP, the Promoter is at liberty to change the land user of the Sectors as well as change the location of the Sectors identified under the Proposed Land Use Map whilst ensuring that the allocation of the users is in consonance with the rules, regulations and policies related to ITP;
- S. Further under the provisions of the prevailing policies to be read with future policies that may be formulated from time to time, the Promoter is required to and shall handover to the concerned Government bodies and authorities certain amenities, utilities, roads and infrastructure as and when required;
- T. On account of the vast and enormous layout of the said Larger Land, the Proposed Land Use Map has been divided into various Sectors;
- U. The Promoter intends to develop one such sector i.e. **LIFE REPUBLIC SECTOR R13/13<sup>th</sup> AVENUE** which comprises of lands bearing Survey Nos. 69/1 (part), 69/2/1 (part), 69/2/2(part), 69/2/3(part), 69/2/4(part), 69/2/5(part), 69/2/6(part), 69/2/7(part), 69/2/8(part), 26/5 (part) and 26/6 (part), admeasuring in aggregate 45150.34 Sq.Mtrs. or thereabouts delineated in red colour boundary lines on the Proposed Land Use Map annexed hereto and marked as "**Annexure A**" and is more particularly described in the **Second Schedule** hereunder written ("**Sector R13/13<sup>th</sup> Avenue Land**");
- V. As per the 7<sup>th</sup> PLU procured by the Promoter, the area of Sector R13/13<sup>th</sup> Avenue Land is 42128.65 sq.mtrs. The Promoter has procured building plan sanctions in respect of Sector R13 on the basis of the said area reflected in the 7<sup>th</sup> PLU.
- W. There is a Proposed RP Road which is situated to the west side of Sector R13/13<sup>th</sup> Avenue Land. The width of the said Proposed RP Road is proposed to be reduced from time to time and the Promoter intends to revise the sector layout with the intent of adding the land that become available due to such reduction and construct the Subsequent Multiple Phases. The land that shall become available due to such reduction of the Proposed RP Road has been referred to as Additional Land in this Agreement and relevant disclosures relating to the addition of Additional Land to the layout, changes to the layout by reason thereof and construction to be carried out consequentially are set out later in this Agreement.
- X. The aforesaid Proposed RP Road had a width of 110 meters. The width of the said Proposed RP Road has been reduced to 90 meters. The Promoter has procured the revised 8<sup>th</sup> PLU on the basis

*[Handwritten Signature]*

*[Handwritten Signature]*

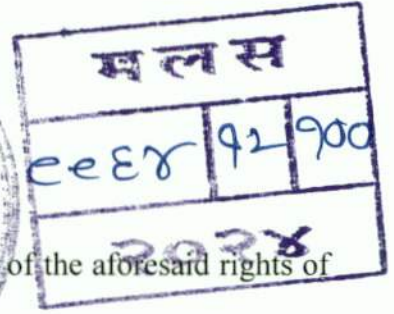


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- FF. The Promoter intends to undertake construction of the aforementioned Larger Project in multiple phases by registering them as multiple separate projects in the manner mentioned below. .
- a) **PHASE-I of the Larger Project** known as **“Life Republic Sector R13/13<sup>th</sup> Avenue – Aros/Phase-I”** shall consists of:
- 4 (four) residential Buildings identified as A, B, C and D comprising of 172 residential apartments each, aggregating to 688 apartments,
  - 51 commercial apartments i.e. shops out of which 3 Shops identified as S13, S38 and S39 are located on the layout of Phase-I of Larger Project and remaining 48 Shops are located at the foot-print of Building A, B, C and D;
  - 688 car parking space for the apartments in aforesaid buildings A, B, C and D and
  - 688 two wheeler parking space to be used in common by the apartment holders of aforesaid buildings A, B, C and D.
- b) **PHASE –II of the Larger Project** known as **“Life Republic Sector R13/13<sup>th</sup> Avenue – Aros/Phase-II”** shall consists of:
- 4 (four) residential Buildings identified as E, F, G and H comprising of total 172 residential apartments each, aggregating to 688 apartments;
  - 12 commercial apartments i.e. shops identified as S52 to S63 out of which Shop No. S62 and S63 are located at the footprint of Building E and remaining shops are on the layout of Larger Project;
  - 688 car parking space for the apartments in aforesaid buildings E, F, G and H and
  - 688 two wheeler parking space to be used in common by the apartment holders of aforesaid buildings E, F, G and H.
  - 1 (one) Community Building to be used and utilized by the apartment holders of all the residential buildings forming part of Sector R13/13<sup>th</sup> Avenue Land. The Promoter shall have access to the Sector R13/13<sup>th</sup> Avenue Land together with all the internal roads and public access roads till such time the Project as envisaged under this Agreement (including any amendments thereto from time to time) is completed entirely in all aspects;
- c) **SUBSEQUENT MULTIPLE PHASES of the Larger Project** shall consists of:  
Proposed residential building/s and/or row houses/bungalows/twin bungalows/ and/or commercial premises i.e. building and/or shops/offices to be constructed on Additional Land.
- GG. Subsequent Multiple Phases of the Larger Project will be constructed at a later date and will be registered with RERA as separate projects at the discretion of the Promoter.
- HH. The Promoter will be at liberty and entitled to revise the plans relating to the buildings forming part of Subsequent Multiple Phases of the Larger Project from time to time in such manner as the Promoter may deem fit and proper.
- II. Further the Promoter shall be entitled to develop the Subsequent Multiple Phases of the Larger Project either by itself or through any other person or party. Further, with regards to the development of the Subsequent Multiple Phases of the Larger Project, the Promoter shall be at liberty to decide, at its sole discretion, the timelines related to commencement, construction and completion of such projects/buildings/row houses/bungalows/twin bungalows, the layout of the buildings, the height of buildings (whether to proceed with the present height or increase or decrease the same), size, dimensions and orientations of the apartments, FSI utilization relating to the Sector R13/13<sup>th</sup> Avenue Land, in part or full. The Allottees of the Project including the Allottee

*Ande*

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herein have, through this Agreement, been explained and put to notice of the aforesaid rights of the Promoter;

- JJ. For the purpose of this Agreement, Life Republic Sector R13/13<sup>th</sup> Avenue – Aros/Phase –II shall be undertaken and developed on portion of Sector R13/13<sup>th</sup> Avenue Land which portion admeasures 9150.52 Sq.mtrs or thereabouts and delineated in Pink colour boundary lines on the Proposed Land Use Map annexed hereto and marked as “**Annexure A**” and more particularly described in Third Schedule hereunder written (hereinafter referred to as “**Project Land**”);
- KK. The Promoter shall have access to the Sector R13/13<sup>th</sup> Avenue Land and/or Additional Land together with all the internal roads and public access roads till such time the Larger Project as envisaged under this Agreement (including any amendments thereto from time to time) is completed entirely in all aspects;
- LL. The Promoter has obtained a Commencement Certificate dated 21/10/2022 bearing reference No.BMU/MOUZE JAMBE MARUNJI AND NERE/S.NO. 69 (P) AND OTHERS SECTOR R13/CASE NO.401/22-23, issued by Pune Metropolitan Region Development Authority in respect of the Project Land, copy whereof is annexed hereto and marked as “**Annexure B**”;
- MM. While sanctioning the plans the concerned Local Authority and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the buildings/apartments and upon due observance and performance of which only the Completion or Occupation Certificates in respect of the buildings/apartments shall be granted by the concerned Local Authority;
- NN. The Promoter has in the recitals of this Agreement read with the operative part of this Agreement made complete disclosures relating to the Larger Land, the layout of the Sector R13/13<sup>th</sup> Avenue Land, changes intended to be made in the layout relating to the Sector R13/13<sup>th</sup> Avenue Land, Project land, Project, the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land, the Common Areas and Amenities of the Larger Land, the Internal Apartment Specifications to be provided, the nature of the Organization to be formed of the Allottees and the manner in which the title of the Promoter in respect of the Project Land and the buildings and apartments to be constructed thereon shall be passed on to the Organization to be formed of the Allottees;
- OO. The Allottee has fully understood the present and proposed constructions that will be carried out on the Sector R13/13<sup>th</sup> Avenue Land in phases from time to time.
- PP. The Promoter has entered into a Standard Agreement with an Architect registered with the Council of Architects and the agreement is in the manner prescribed by the Council of Architects;
- QQ. The Promoter has appointed a Structural Engineer for preparation of structural design and drawings of the buildings/shops and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of all the buildings/shops in the Project;
- RR. The Promoter has granted inspection to the Allottee of all the documents of title in respect of the Project Land and the plans, designs and specifications prepared by the Promoter’s Architect, M/s Kolhatkar and Gowaikar in consultation with the Promoter and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “the said Act”) and the rules made thereunder (hereinafter referred to as “the said Rules”);
- SS. The documents, plans, sanctions and approvals, inspection whereof have been provided to the Allottee prior to the execution of this Agreement, are listed in ‘**Annexure C**’ annexed hereto;

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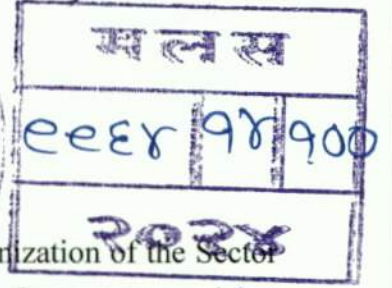
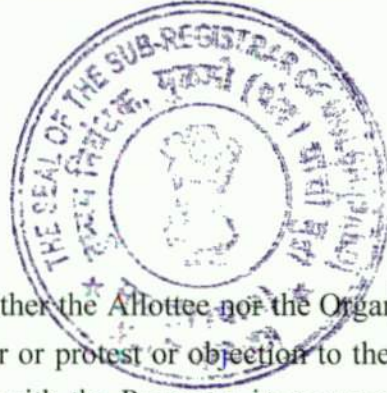




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of such reduction by adding the land that has become available due to such reduction on the west side of Sector R13 Avenue Land. The said RP Road is expected to be reduced further and the Promoter shall accordingly be carrying out further revision to the PLU by adding the further reduced land to the Sector R13/13<sup>th</sup> Avenue Land.

- Y. The Promoter reserves the right to make changes to the Sector R13/13<sup>th</sup> Avenue Land layout plans either now on the basis of the revised 8<sup>th</sup> PLU or later when further land becomes available due to further reduction in the Proposed RP Road.
- Z. The land that shall be added by the Promoter to the Sector R13/13<sup>th</sup> Avenue Land by reason of the aforesaid reduction of the Proposed RP Road is hereinafter referred to as "**Additional Land**". The Promoter shall be solely entitled to use, utilize, consume and exploit said Additional Land alongwith the present Sector R13/13<sup>th</sup> Avenue Land. The Promoter intends to use the said Additional Land for construction of proposed residential building/s and/or row houses/bungalows/twin bungalows/ and/or commercial premises i.e. building and/or shops/offices. By virtue thereof, the orientation, location, dimension, height, product mix in respect of the aforesaid proposed residential building/s and/or row houses/bungalows/twin bungalows/ and/or commercial premises i.e. building and/or shops/offices to be constructed on Additional Land forming part of Subsequent Multiple Phases shall be revised/changed. The Allottee shall not obstruct and/or challenge the Promoter's entitlement to the said Additional Land. The Allottee herein is/are thus fully aware of the representations and disclosures made by the Promoter and has/have agreed to purchase the Apartment only after fully understanding the representations and disclosures made by the Promoter in respect of the Larger Project and layout. The Allottee shall thus not create any hurdle, obstruction and/or dispute the revision of the plans relating to the layout/Larger Project from time to time and/or the future construction to be carried out by the Promoter, by itself and/or through any other person or party.
- AA. The Promoter hereby informs and represents to the Allottee that, the Promoter shall be amending the layout plans related to Life Republic Sector R13/13<sup>th</sup> Avenue Land/Project Land in order to add the Additional Land or any part or portion thereof to the Project Land. On such addition, the Promoter shall revise the layout plans in such manner whereby, open parking space as shown on the sanctioned plan adjoining Additional Land shall be reduced/combined/changed/relocated and the land on which the open parking space is presently shown will be combined with the Additional Land and the development of Subsequent Multiple Phases as provided in this Agreement shall be carried out on such combined land. The Promoter further represents that, the Promoter shall have the liberty to revise the layout of the Sector R13/13<sup>th</sup> Avenue Land and PLU from time to time pursuant to the addition/reduction in layout of Sector R13/13<sup>th</sup> Avenue Land.
- BB. The Promoter hereby informs the Allottee that the Promoter may decide not to add the Additional Land to the layout of Sector R13/13<sup>th</sup> Avenue Land. If the Promoter decides not to add the Additional Land, then the Promoter shall be entitled to make such changes to the PLU as may be required to remove the Additional Land or part thereof that may have been added to the PLU by then. The Promoter shall further be entitled to undertake such project on the Additional Land as the Promoter may deem fit and proper. The Allottee hereby confirms that the aforesaid right of the Promoter has been explained to the Allottee and the Allottee has agreed to purchase the Apartment being fully aware of the aforesaid right of the Allottee. The Allottee hereby agrees,



undertakes and assures the Promoter that neither the Allottee nor the Organization of the Sector R13/13th Avenue Land shall raise any demur or protest or objection to the Promoter exercising its aforesaid right and shall fully cooperate with the Promoter in every manner whatsoever to enable the Promoter to give effect to the aforesaid right of the Promoter.

CC. The Promoter further represents that, in the event, the Promoter transfers, the Sector R13/13th Avenue Land by way of (by way of grant of a perpetual lease) and common areas and amenities of Sector R13/13th Avenue Land (by way of conveyance) in favour of Organization of the Sector R13/13th Avenue Land prior to the reduction of the width of the proposed RP road situated to the west side of Sector R13/13<sup>th</sup> Avenue Land/Project Land and/or prior to the Additional Land being added to the layout of the Sector R13/13th Avenue Land by way of amendment to the layout plan and/or prior to the work of development on the Additional Land alongwith the Project Land being completed, then the Promoter shall be entitled to revise the layout of Sector R13/13th Avenue Land and add the said Additional Land to the Sector R13/13th Avenue Land and/or complete the development on the Additional Land alongwith the Project Land, as the case may be, and sell the premises / units, etc, constructed pursuant thereto, even after the transfer of Sector R13/13<sup>th</sup> Avenue Land takes place in favour of the Organisation in the manner set out in this Agreement. The Promoter has hereby informed and disclosed to the Allottee of the aforesaid revisions to the existing sanctioned layout plan and the consequential effect thereof. The Promoter shall obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee only and not if any alteration or addition is required by any Government Authorities or due to change in the Applicable Law. Further the Promoter shall not alter the plan related to the present sanctioned layout related to the Phase II of the Larger Project. The Allottee hereby confirms that the aforesaid right of the Promoter has been explained to the Allottee and the Allottee has agreed to purchase the Apartment being fully aware of the aforesaid right of the Allottee. The Promoter has further explained to the Allottee and the Allottee has clearly understood that if the Allottee obstructs the Promoter from giving effect to the aforesaid right then the grave loss shall be caused to the Promoter. The Allottee hereby agrees, undertakes and assures the Promoter that neither the Allottee nor the Organization of the Sector R13/13th Avenue Land shall raise any demur or protest or objection to the Promoter exercising its aforesaid right and shall fully cooperate with the Promoter in every manner whatsoever to enable the Promoter to give effect to the aforesaid right of the Promoter. On the basis of the abovementioned assurance of the Allottee, the Promoter has agreed to sell the Apartment to the Allottee.

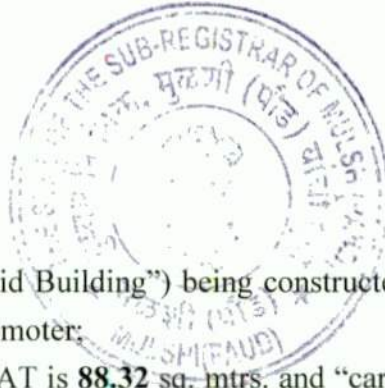
DD. The Promoter has represented that presently the Promoter has procured a sanctioned plan in respect of the Sector R13/13<sup>th</sup> Avenue Land envisaging the construction of 8 (eight) residential buildings, 63 (sixty-three) shops, 1(one) Community Building, parking structure and Common Areas and Amenities, etc. ("**Larger Project**") shown on the plan annexed hereto and marked as "**Annexure A**".

EE. At present the parking structure shown on the sanctioned plan comprises of lower ground plus upper ground plus P1 plus P2 and the same is connected to (eight) residential buildings by way of 8(eight) separate bridges.



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- TT. Messrs. UDK & Associates, Advocates have issued its Search and Title Report dated 06/11/2023 in the format as prescribed by MAHARERA by a Circular bearing No. 28/2021 dated 08/03/2021, in respect of Sector R13/13<sup>th</sup> Avenue Land, a copy whereof is annexed hereto and marked as **“Annexure D”**;
- UU. The copies of the 7/12 extracts showing the nature of the title of the respective Land Owners and the Promoter in the Sector R13/13<sup>th</sup> Avenue Land have been annexed hereto and marked **“Annexure E”**;
- VV. The Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land are enumerated in **Annexure ‘G’**. The Promoter hereby represents and informs that:
- The construction of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land shall be undertaken and constructed in phases within the estimated timelines specified in the **Annexure G**. The said Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land shall be available for the use and enjoyment of all the Allottees of the residential buildings forming part of Larger Project being constructed/proposed to be constructed on the Sector R13/13<sup>th</sup> Avenue Land.
  - The Allottees of the shops shall not be entitled to use and enjoy the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land.
- WW. The Utilities and Services are enumerated in **Annexure ‘G’**. The Promoter hereby represents and informs that the said Utilities and Services will be used, shared and maintained in common by the allottees of the all the buildings and shops forming part of Larger Project being constructed/to be constructed on Sector R13/13<sup>th</sup> Avenue Land.
- XX. The Promoter has registered the Phase-I of the Larger Project as a Project under the name ‘Life Republic Sector R13/13<sup>th</sup> Avenue- Aros/Phase-I’ under the provisions of the said Act with the Real Estate Regulatory Authority under No. P52100047921;
- YY. The Promoter has registered the Phase –II of Larger Project as a Project under the name ‘Life Republic Sector R13/13<sup>th</sup> Avenue- Aros/Phase-II’ under the provisions of the said Act with the Real Estate Regulatory Authority under No. **P52100054550** dated **31/01/2024**, a copy whereof is annexed hereto and marked as **“Annexure J”**;
- ZZ. This Agreement relates to the sale of apartment in the Phase-II of the Larger Project.
- AAA. The Promoter shall, subject to Force Majeure Event, complete the construction of Buildings E and F and 12 Shops in the Project by 28<sup>th</sup> February, 2028 and Buildings G and H by 30<sup>th</sup> June, 2028;
- BBB. The Allottee has satisfied himself/herself/themselves with regards to the title of the respective Land Owners and the Promoter in the Project Land and the rights of the Promoter to develop the same and has clearly understood the Sector wise construction of the Larger Land by the Promoter including the phases in which the construction of Sector R13/13<sup>th</sup> Avenue Land shall be carried out by the Promoter over a period of time;
- CCC. The Allottee has applied to the Promoter for allotment of an Apartment i.e. FLAT admeasuring approximately **88.32** sq.mtrs. carpet area in Building **E** being constructed in Phase-II of the Larger Project;
- DDD. As per requirement of the Allottee, the Allottee is offered an Apartment i.e. FLAT bearing No. **705** admeasuring **88.32** sq.mtrs. Carpet Area on the **SEVENTH** floor, more particularly described in the Fourth Schedule hereunder written (hereinafter referred to as the said “Apartment”) in the



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Building E (hereinafter referred to as the "said Building") being constructed in Phase-II of the Larger Project on the Project Land by the Promoter;

- EEE. The carpet area of the said Apartment i.e. FLAT is **88.32 sq. mtrs.** and "carpet area" shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment;
- FFF. Being fully satisfied with the representations made by the Promoter and having clearly understood the same, the Allottee has agreed to purchase and on the basis of the confirmations and undertakings given by the Allottee to observe, perform and comply with all terms, conditions and provisions of this Agreement and the express confirmation by the Allottee that it/he/her/they has/have understood the disclosures made by the Promoter under the terms of this Agreement, the Promoter has agreed to allot and sell the said Apartment to the Allottee for the consideration set out in the Fifth Schedule hereunder written and on the terms and conditions hereinafter appearing;
- GGG. Prior to the execution of these presents the Allottee has paid to the Promoter the booking amount as mentioned in the Fifth Schedule hereunder written being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Allottee has agreed to pay the balance consideration in the manner set out in the Fifth Schedule;
- HHH. Under Section 13 of the said Act the Promoter is required to execute a written Agreement for Sale in respect of the said Apartment to the Allottee, being in fact these presents and also to register the said Agreement under the Registration Act, 1908;
- III. The Parties have gone through all the terms and conditions set out in this Agreement and have understood their respective rights and obligations detailed herein;
- JJJ. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- KKK. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and in all the Applicable Laws, are now willing to enter into this Agreement on the terms and conditions hereinafter appearing.

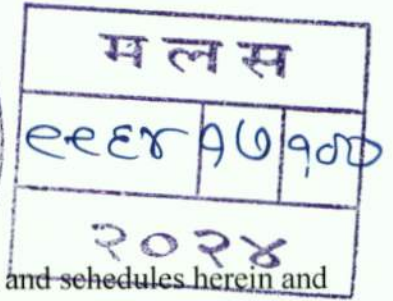
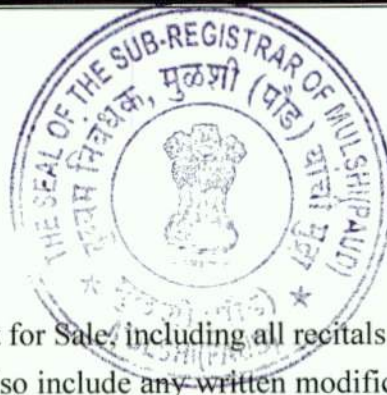
**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

**1. DEFINITIONS**

- 1.1 "Act" shall mean The Real Estate (Regulation and Development) Act, 2016 and the rules framed in respect thereof together with all such amendments, modifications and/or re-enactments related thereto;
- 1.2 "Additional Land" shall means the land which will be added, at the discretion of the Promoter, to the layout of the Sector R13/13<sup>th</sup> Avenue Land due the reduction in the size of proposed RP road admeasuring 90 meter situated to the west side of Sector R13/13<sup>th</sup> Avenue Land.

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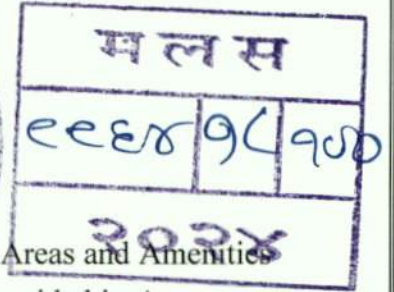
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- 1.3 **“Agreement”** shall mean this Agreement for Sale, including all recitals and schedules herein and all annexures annexed hereto and shall also include any written modification hereof executed by and between the Promoter and the Allottee.
- 1.4 **“Allottee’s Interest”** shall mean the interest payable by the Allottee to the Promoter at 2 (two) percent above the State Bank of India Marginal Cost of Lending Rate, prevailing on the date on which the amount payable by the Allottee to the Promoter becomes due. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use then the benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public shall be the rate of interest;
- 1.5 **“Apartment”** shall mean the FLAT having residential user located in the Building E of Phase-II of Larger Project bearing No. 705 shown with red colour boundary line on the typical floor plan thereof annexed hereto and marked as **“Annexure F”** to be allotted in favour of Allottee under the terms of this Agreement;
- 1.6 **“Applicable Law”** shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, guidelines, policies, notices, directions, judgments, decrees, conditions of any regulatory approval or license issued by a Government, Government Authorities, Statutory Bodies, Competent Authorities and judgments and other requirements of any Statutory and relevant Body/Authority;
- 1.7 **“Approvals”** shall mean and include but shall not be limited to all the sanctions and/or approvals as well as all other sanctions, permissions, licenses, letters, no objection certificates, exemptions, letters of intent, annexures, intimations of disapproval, commencement certificates, occupation certificates, notifications, sanction of layout plans, sanction of building plans and such other documents/writings by whatever name called that envisage the grant of approvals enabling/facilitating construction/development together with renewals, extensions, revisions, amendments and modifications thereof from time to time that have been obtained/shall be obtained from sanctioning Bodies/Authorities in respect of the buildings and apartments to be constructed on the Project Land or any part or portion of the Project Land;
- 1.8 **“Apex Body of the Larger Land”** shall mean an independent Body that may be formed by the Promoter, at its sole discretion, consisting of all the organizations formed of the various sectors developed on the Larger Land (including the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land);
- 1.9 **“Building”** shall mean Building E comprising of parking plus 22 (twenty-two) upper floors being one of the buildings forming a part of Phase-II of the Larger Project to be constructed by the Promoter in Life Republic Sector R13/13<sup>th</sup> Avenue-Aros/Phase-II;
- 1.10 **“Carpet Area”** shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment;
- 1.11 **“Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue”** shall mean the areas, amenities, facilities and infrastructure intended for the common use of the allottees of the apartments in all the residential buildings of Larger Project in alongwith the internal roads, street lights, water and electricity supply, security, sewerage, drainage, public works, fire-fighting systems and works,

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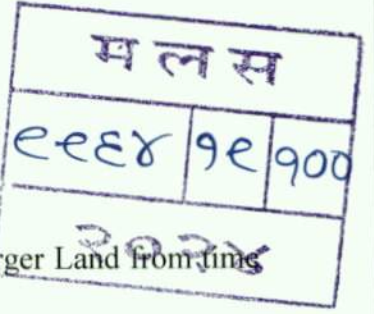
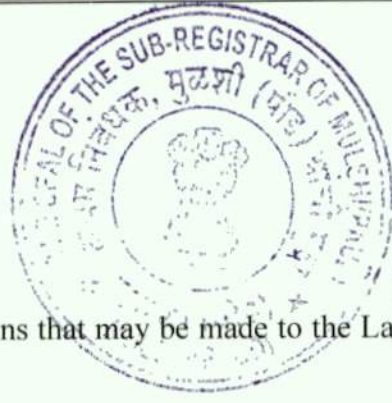


water tanks, etc. as listed in “Annexure G” annexed hereto; The Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue shall be constructed in phases in the manner provided in Annexure G annexed hereto and shall be used only by the allottees of the residential buildings of Larger Project in Sector R13/13<sup>th</sup> Avenue Land and allottees shops of Larger Project shall not have any right to use / share the said Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land;

- 1.12 “Common Areas and Amenities for Larger Land” shall mean the areas, amenities, facilities and infrastructure intended for the common use of allottees of the apartments in the various projects to be constructed on the Larger Land and includes the amenities listed in “Part A of Annexure H” annexed hereto alongwith the internal roads, street lights, water and electricity supply, security, sewerage, drainage, public works, fire-fighting systems and works, water tanks, etc. which are outside the boundaries of each of the projects but within the boundaries of the Larger Land on such terms and conditions and policies as may be formulated by the Promoter. The aforesaid amenities may undergo a change from time to time depending upon any change in the layout of the Larger Land and/or any change in the rules and policies applicable to ITP;
- 1.13 “Covered Parking Space” shall mean an enclosed or covered area as approved by the Competent Authority as per the applicable Development Control Regulations for parking of vehicles of the Allottees which may be in basements and/or stilt and/or podium and/or space provided by mechanized parking arrangements but shall not include a garage and/or open parking;
- 1.14 “Force Majeure Event” shall mean and include the following events/ circumstances which jointly and/or severally, directly and/or indirectly, impact/ impede the development activities that are intended to be carried out on the said Project Land and/or Larger Land:
- war, civil commotion, Act of God;
  - any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- 1.15 “FSI”/“Paid FSI”/“Premium Paid FSI” shall mean the Floor Space Index and related building potential as defined and enumerated under various statutes, schemes, circulars, notifications etc. provided under the laws applicable in the State of Maharashtra;
- 1.16 “Internal Apartment Specifications” shall mean the Specifications, fixtures and fittings listed in the “Annexure I” annexed hereto proposed to be provided by the Promoter in the said Apartment;
- 1.17 “Intimation to take Possession” shall mean the written intimation that shall be given by the Promoter to the Allottee to take possession of the Apartment within a period of 30 (thirty) days from the date of the intimation;
- 1.18 “Larger Project” shall mean the construction of 8(eight) residential buildings i.e buildings A, B, C, D, E, F, G and H, 63 (sixty-three) shops, 1(one) Community Building, parking structure, proposed residential building/s and/or row houses/bungalows/twin bungalows/ and/or commercial premises i.e. building and/or shops/offices together with Common Areas and Amenities to be constructed on the Sector R13/13<sup>th</sup> Avenue Land and/or the Additional Land as provided in this Agreement;
- 1.19 “Larger Land” shall mean lands situate, lying and being at Villages Jambe, Marunji and Nere, Taluka Mulshi, District Pune and more particularly described in the First Schedule hereunder

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written together with such future land additions that may be made to the Larger Land from time to time;

- 1.20 **“Sector R13/13<sup>th</sup> Avenue Land”** shall mean lands bearing Survey Nos. Survey Nos. 69/1 (part), 69/2/1 (part), 69/2/2(part), 69/2/3(part), 69/2/4(part), 69/2/5(part), 69/2/6(part), 69/2/7(part), 69/2/8(part), 26/5 (part) and 26/6 (part) admeasuring in aggregate 45150.34 Sq.Mtrs. or thereabouts and is more particularly described in the **Second Schedule** hereunder written, subject to an increase depending on the addition of the Additional Land.
- 1.21 **“Life Republic Sector R13/13<sup>th</sup> Avenue –Aros/Phase-II Land”/“Project Land”** shall mean a portion of the Sector R13/13<sup>th</sup> Avenue Land which portion admeasures 9150.52 Sq. Mtrs or thereabout and more particularly described in **Third Schedule** hereunder written and delineated with pink colour boundary line on the plan annexed hereto and marked as **“Annexure A”** on which construction of Phase-II of Larger Project shall be undertaken.
- 1.22 **“Life Republic Sector R13/13<sup>th</sup> Avenue –Aros/Phase-II /“Project”** shall mean the construction and development of 4(Four) residential buildings i.e. E, F, G and H, 12 commercial apartments i.e. shops and 1 (one) Community Building to be constructed by the Promoter on the Project Land;
- 1.23 **“Optional Amenities for Larger Land”** shall mean the amenities provided by the Promoter which the Allottees of the apartments in the various Projects to be constructed on the Larger Land may avail of on payment of additional charges and shall include the amenities listed in **“Part B of Annexure H”** annexed hereto. The optional/paid amenities may undergo a change from time to time depending upon any change in the layout of the Larger Land and/or any change in the rules and policies applicable to the ITP;
- 1.24 **“Organization of Sector R13/13<sup>th</sup> Avenue Land”** shall mean one or more (i) Society/societies formed under the provisions of the Maharashtra Co-operative Societies Act, 1960, or (ii) a Company/companies formed under the Companies Act, 2013, or (iii) a Condominium/condominiums constituted under the provisions of Maharashtra Apartment of Ownership Act, 1970, or (iv) any other legal entity, constituted of all the allottees of residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project proposed to be constructed on Sector R13/13<sup>th</sup> Avenue Land;
- 1.25 **“Party”** shall mean the Promoter and/or the Allottee/s individually;
- 1.26 **“Parties”** shall mean the Promoter and/or the Allottee/s collectively;
- 1.27 **“PMRDA”** means Pune Metropolitan Regional Development Authority;
- 1.28 **“Possession Date”** shall mean the date on which the notice period under the Intimation to take Possession expires or the Allottee takes possession of the Apartment, whichever is earlier;
- 1.29 **“Project Completion”** shall mean the completion of buildings/apartments/shops in the Phase-II of Larger Project being developed on the portion of Sector R13/13<sup>th</sup> Avenue Land out of which Building E and F will be completed by **28<sup>th</sup> February 2028** and Buildigs G and H will be completed by **30<sup>th</sup> June, 2028** ;
- 1.30 **“Promoter’s Interest”** shall mean the interest payable by the Promoter to the Allottee at 2 (two) percent above the State Bank of India Marginal Cost of Lending Rate, prevailing on the date on which the amount payable by the Promoter to the Allottee becomes due. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use then the benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public;

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- 1.31 "Subsequent Multiple Phases of Larger Project" shall mean the construction of proposed residential building/s/row houses/bungalows/twin bungalows and/or commercial premises i.e. building/s and/or shops/offices, 1(one) club house community building, common areas and amenities, utilities etc.to be constructed on the Remaining portion of R13/13<sup>th</sup> Avenue Land and/or Additional Land.

## 2. INTERPRETATION

Except where the context requires otherwise, this Agreement will be interpreted as follows:

- 2.1. The recitals recited hereinabove, annexures and schedules hereto shall form an integral part of this Agreement as if the same are set out and incorporated herein in verbatim;
- 2.2. Headings are for convenience only and shall not affect the construction or interpretation of any provision of this Agreement;
- 2.3. Words importing the singular shall include plural and vice versa;
- 2.4. Reference to recitals, clauses, schedules and annexures are to be the recitals, clauses, schedules and annexure of this Agreement;
- 2.5. All words (whether gender-specific or gender neutral) shall be deemed to include each of the masculine, feminine and neutral gender;
- 2.6. The expressions "hereof", "herein" and similar expressions shall be construed as references to this Agreement as a whole and not limited to the particular clause or provision in which the relevant expression appears;
- 2.7. References to "Rupees" and "Rs." are references to the lawful currency of India;
- 2.8. Reference to statutory provisions shall be construed as meaning and including references also to any amendment or re-enactment (whether before or after the date of this Agreement) for the time being in force and to all statutory instruments or orders made pursuant to statutory provisions;
- 2.9. A day, month or year means a day, month or year, as the case may be, reckoned according to the Gregorian Calendar; and
- 2.10. Where the day on or by which anything is to be performed falls on a day, which is not a Business Day, then that thing shall be done on the next Business Day.

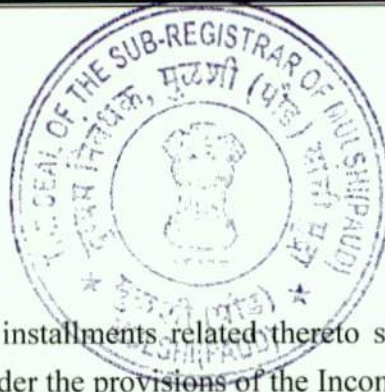
## 3. ALLOTMENT AND CONSIDERATION

- 3.1 The Promoter shall construct the buildings/ apartments/shops in Phase-II of the Larger Project being developed on the portion of Sector R13/13<sup>th</sup> Avenue Land in accordance with the Approvals and plans by PMRDA procured by the Promoter. Provided that the Promoter shall obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee If any alteration or addition is required by any Government Authorities or due to change in the applicable law then no consent of the Allottee shall be required to be sought.
- 3.2 Subject to the terms and conditions of this Agreement, the Promoter hereby agrees to sell to the Allottee and the Allottee hereby agrees to purchase from the Promoter the Apartment at or for the consideration mentioned in Fifth Schedule hereunder written.
- 3.3 The Allottee has paid on or before execution of this Agreement the booking amount as set out in the Fifth Schedule hereunder written.
- 3.4 The consideration shall be paid by the Allottee to the Promoter in the manner provided in the Fifth Schedule hereunder written.

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- 3.5 The payment of the consideration and the installments related thereto shall be subject to the deduction of tax ("TDS") as provided for under the provisions of the Income Tax Act, 1961. The Allottee hereby agrees and undertakes to make timely payment of the TDS in the manner provided under the Income Tax Act, 1961 and shall within 3 (three) days from the date of the payment being made provide the original TDS Certificates to the Promoter. The Allottee hereby agrees and undertakes that the Allottee shall solely be responsible for all consequences related to the non-payment of TDS to the Income Tax Authorities and non-delivery of the TDS Certificate to the Promoter on time and any consequences related to non-payment including levy of penalties, interest, etc. shall be solely to the account of the Allottee and the Allottee shall indemnify and keep indemnified the Promoter in respect thereof. It shall be the sole responsibility of the Allottee to bear and pay the GST amount on or about execution of this present or as becomes applicable from time to time for this transaction.
- 3.6 The consideration payable above excludes taxes (consisting of tax paid by the Promoter or payable by way of GST and Cess or any other similar taxes) and the same, as and when it is levied and/or arises shall be borne and paid by the Allottee alone and the Promoter shall at no point in time be liable, responsible and/or required to bear and/or pay the same or any part thereof. The Allottee shall also fully reimburse the costs and expenses that may be incurred by the Promoter by reason of any legal proceedings that may be instituted by any Government and/or Statutory and/or Revenue Body/Authorities against the Promoter or vice versa on account of such liability that may arise and/or be levied upon the Promoter. Further, in an event additional taxes are levied in any manner or form by any Government Authority by virtue of change in law or otherwise then the Allottee shall solely be liable to make payment of such additional taxes.
- 3.7 The consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the Competent Authority/Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the Competent Authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 3.8 The Promoter shall confirm the final Carpet Area that has been allotted to the Allottee after the construction of the residential buildings/shops is complete and the Occupation Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the Carpet Area subject to variation cap of three percent. The total price payable for the Carpet Area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the Carpet Area within defined limit, then the Promoter shall refund to the Allottee the excess money paid by the allottee, within a period of 45 (forty-five) days, with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. Likewise, if there is any increase in the Carpet Area allotted to allottee, the Promoter shall demand and the Allottee hereby agrees to pay additional amount from the Allottee which shall be payable from the next milestone of the payment plan provided in the Fifth Schedule. All these monetary adjustments shall be made at the same rate per square meter as derived from the Fourth Schedule of this Agreement..

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- 3.9 If the Allottee requests (in writing) to the Promoter, the Promoter may, at the Promoter's discretion, permit the Allottee to make payment of any, or all, installment/s of the purchase price, prior to the same becoming payable, and at any interval/s or time/s. The Allottees state and confirm that the aforesaid will be done at his/her/their specific request and the Promoter will not be liable for any adverse implications under RERA in this regards. If the Allottee makes such a request to the Promoter, and the same is accepted by the Promoter, then the Allottee shall have no right or option to reverse, or withdraw his/her/their/its request and he/she/they/it shall be bound and liable to make the preponed payment/s of the installment/s of the purchase price, as permitted by the Promoter.
- 3.10 The Allottee hereby authorizes the Promoter to adjust/appropriate all payments made by him/her/them under any head/s of dues against lawful outstanding, if any, in his/her/their name as the Promoter may, in its sole discretion, deem fit and the Allottee hereby agrees and undertakes not to object to the same or demand from or direct the Promoter in any manner contrary thereto. Any payments made in favour of any other account other than mentioned hereinabove shall not be treated as payment towards the said Apartment and shall be construed as a breach on the part of the Allottee, in which event the Promoter shall be entitled to terminate this Agreement in the manner stated in this Agreement and the consequences of termination as recorded in this Agreement shall follow. An intimation forwarded by the Promoter to the Allottee alongwith the architect certificate that a particular stage of construction is completed shall be sufficient proof that the particular stage/milestone is completed. The architect certificate submitted by the Promoter alongwith the demand letter certifying the completion of the concerned milestone shall be final, binding and conclusive and the Allottee agrees that the Allottee shall not raise any dispute in regards to the authenticity and validity of the architect certificate and shall not seek any further documents from the Promoter as regards to the completion of the necessary milestones.
- 3.11 The Allottee may obtain finance from any financial institution/bank or any other source for purchase of the Apartment at his/her/their cost and responsibility. The Allottee's obligation to purchase the Apartment pursuant to this Agreement shall not be contingent on the Allottee's ability or competency to obtain such financing and the Allottee will always remain bound to make payment of the Consideration and other amounts payable under the terms of this Agreement. The Promoter shall not be responsible in any manner whatsoever if any bank/financial institution refuses to finance the Apartment on any ground or revokes the loan already granted. Further, if any bank/financial institution refuses/ makes delay in granting financial assistance and/or disbursement of loan on any ground/s, then the Allottee shall not make such refusal/delay an excuse for non-payment of any instalments/dues to Promoter within stipulated time as per the payment plan provided in the Fifth Schedule. The right of the Promoter to receive the Consideration shall be superior to the right of the Bank that shall provide the aforesaid financial assistance / loan to the Allottee. By granting the loan, it shall be deemed that the Bank has understood and acknowledged the superior right of the Promoter. The Allottee/s agree/s and undertake/s to make timely payments of the instalments and other dues payable by him/her/them and meet with the other obligations under this Agreement.
- 3.12 In the event the Promoter completes construction of any milestones and/or of the said Building/s before time, then the Allottee hereby agrees and undertakes to pay the Consideration amount

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payable for early completed stage as per the payment linked to the stage immediately on demand. Further, the Promoter shall not provide early payment discount in case the construction has been completed before the agreed timeline.

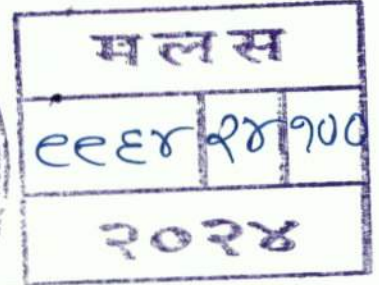
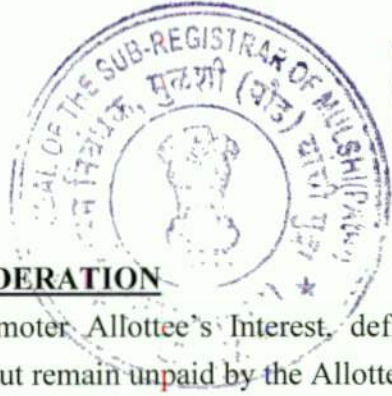
- 3.13 The Allottee/s agree/s and undertake/s to make timely payments of the instalments and other dues payable by him/her/them and meet with the other obligations under this Agreement.

#### 4. PARKING SPACES

- 4.1 The Allottee shall have the exclusive right to use **One** covered parking space bearing no. C942 located at Podium parking level 01 and **One** two-wheeler parking space bearing no. SC719 located at Lower ground Floor as allotted by the Promoter;
- 4.2 The Promoter has provided open car parking spaces in front of the 12 shops which can be identified on the sanctioned plan. The said car parking spaces shall not be allotted to the allottees of the shops. The allottees of the shops shall have right to use the said car parking spaces on 'First Come First Use' basis. It is pertinent to be noted that the said open car parking spaces will not be sold to anyone including the allottees of the residential buildings and shops of Phase- I, Phase-II and allottees of Subsequent Multiple Phases.
- 4.3 The said open car parking spaces shall be used only by the allottees of the said 12 shops and the visitors who will be visiting the said shop on 'First Come First Use' basis. The said open car parking spaces are not for the use of the visitors and/or allottees of the residential buildings of Phase-I, Phase-II and Subsequent Multiple Phases.
- 4.4 The Allottee shall also have the exclusive right to use Covered Parking Space as allotted by the Promoter subject to confirmation of the Organization/s of Sector R13/13<sup>th</sup> Avenue Land, for the limited and restricted purpose of parking his/her/their light motor vehicles only and not for parking lorry, tempo, public transport vehicle, tourist vehicles or for storage or any other use under any circumstances, inclusive of housing pets, cattle, animals etc.and for no other purpose whatsoever. Further the Allottee accepts and confirms that there will be no choice given to the Allottee with respect to the covered parking space and the same shall be at sole discretion of the Promoter.
- 4.5 The Allottee is aware that the parking space cannot be sold by the Promoter and the same forms part of the Common Areas and Amenities. The Promoter has however identified a parking space for the Allottee which the Allottee will be entitled to use.
- 4.6 It is agreed between the Parties, that the parking space has only been identified and the same is not for an allotment or for a sale. The Allottee is aware that the allotment of the parking space will be governed by the rules and regulations of the Organization/s of Sector R13/13<sup>th</sup> Avenue Land and that the identification made by the Promoter will be subject to its ratification by the Organization/s of Sector R13/13<sup>th</sup> Avenue Land and here will be no obligation of the Promoter towards the same in whatsoever manner.
- 4.7 The Allottee hereby unconditionally agrees not to raise any claim or dispute with respect to the Covered parking space and/or open parking space with the Promoter any time hereafter. The Allottee further agrees to indemnify and keep indemnified the Promoter forever with respect to any loss, harm, prejudice caused to the Promoter in the event any action/claim/dispute is sought by the Allottee or his/her/their heirs, executors, administrators or assigns against the Promoter with regards thereto.

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**5. DEFAULT IN PAYMENT OF CONSIDERATION**

- 5.1. The Allottee agrees to pay to the Promoter Allottee's Interest, defined above, on all the outstanding amounts which become due but remain unpaid by the Allottee to the Promoter under the terms of this Agreement. The Allottee's Interest shall be payable from the date the concerned payment becomes due and payable by the Allottee till the date of actual payment.
- 5.2. In addition to the liability of the Allottee to pay the Allottee's Interest, the Allottee shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever, which are borne, paid and/or incurred by the Promoter for the purpose of enforcing payment of and recovering from the Allottee any amount or dues whatsoever payable by the Allottee under this Agreement.

**6. INTERNAL APARTMENT SPECIFICATIONS:**

- 6.1. The Internal Apartment Specifications to be provided in the said Apartment and the specifications thereof are those as set out in "Annexure I".
- 6.2. The Allottee confirms that the Promoter shall not be liable to provide any other fixtures and fittings save and except those mentioned in "Annexure I". However, in the event of an unreasonable rise in the prices of the fixtures and fittings assured under "Annexure I" and/or shortage in the availability of such fixtures and/or fittings, the Promoter shall endeavour to obtain similar quality internal apartment specifications to ensure that the Promoter meets with the assurance given to the Allottee. The Allottee hereby agrees and undertakes that the Allottee shall not raise any objection or dispute in the event of there being any marginal difference in the quality/standard of the Internal Apartment Specifications.
- 6.3. The Allottee hereby confirms that the Promoter has full right to change the fixtures and fittings to be provided, in the circumstances wherein there is an uncertainty about the availability of fixtures and fittings required to be provided, either in terms of quantity and quality and/or delivery and/or for any other reason beyond the control of the Promoter. The Allottee agrees not to claim any reduction or concession in the consideration on account of any change or substitution in the Internal Apartment Specifications.
- 6.4. Prior to taking possession of the Apartment, the Allottee shall satisfy himself/herself/themselves in respect of the Internal Apartment Specifications. Once possession is taken, the Allottee shall not be entitled to raise any demands or make any claims thereafter.

**7. LAYOUT OF THE LARGER LAND AND SECTOR R13/13<sup>TH</sup> AVENUE LAND**

- 7.1. The disclosures made in the Recitals shall form an integral part of this Clause and shall be treated as if the same has been reiterated herein;
- 7.2. The Promoter has prior to the execution of this Agreement as well as at the time of execution of these presents clearly informed, represented and disclosed to the Allottee as under:
- (i) The Larger Land comprises of vast tracts of lands, development rights in respect whereof have been acquired by the Promoter from time to time.
- (ii) The Promoter may acquire further tracts of land that are adjoining to the Larger Land with the intent of ultimately including such new lands to the layout of the Larger Land, subject to the necessary approvals being granted by the sanctioning Authorities;
- (iii) As and when further lands are acquired by the Promoter and development rights in respect whereof are also granted in favour of the Promoter, such new lands shall, at the sole discretion of the

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Promoter, be made a part of the Larger Land and by result thereof the area of the Larger Lands described in the First Schedule hereunder written shall increase and the Proposed Land Use Map shall accordingly stand amended;

- (iv) The Promoter shall be constructing a Township on the Larger Land in accordance with the applicable Laws and amendments thereto/reenactment thereof, from time to time;
- (v) Under the terms of the policies applicable to ITP, the Promoter is at liberty to change the proposed land use plan and/or the land user of the Sectors as well as change the location of the Sectors identified under the Proposed Land Use Map whilst ensuring that the allocation of the users is in consonance with the rules, regulations and policies related to ITP. The Promoter shall be at liberty to change the location of the users as well as the land users of the Sectors in such manner as the Promoter shall deem fit and proper and no objection and/or dispute shall be raised by the Allottee in respect thereof;
- (vi) This Agreement only relates to residential buildings/shops in Phase-II of Larger Project being developed on portion of Sector R13/13<sup>th</sup> Avenue Land and the Allottee shall not have any right in respect of the rest of the Township layout, Sector R13/13<sup>th</sup> Avenue Land or proposed Subsequent Multiple Phases of Larger Project and shall not interfere in the decisions of the Promoter relating thereto;
- (vii) The Promoter shall be at liberty to dispose of lands/Sectors forming part of the Township layout and/or enter into joint development agreements, joint venture agreements and/or grant development rights in respect thereof in favour of any person or party that the Promoter shall deem fit and proper in accordance with the Applicable Law;
- (viii) The Promoter intends to develop the Larger Land Sector wise and have obtained necessary sanctions and permissions;
- (ix) The Larger Land has been divided into various Sectors, one of the Sectors being Life Republic Sector R13/13<sup>th</sup> Avenue.
- (x) The Promoter intends to develop one such sector i.e. **LIFE REPUBLIC SECTOR R13/13<sup>th</sup> AVENUE** which comprises of lands bearing Survey Nos. 69/1 (part), 69/2/1 (part), 69/2/2(part), 69/2/3(part), 69/2/4(part), 69/2/5(part), 69/2/6(part), 69/2/7(part), 69/2/8(part), 26/5 (part) and 26/6 (part), admeasuring in aggregate 45150.34 Sq.Mtrs. or thereabouts delineated in red colour boundary lines on the Proposed Land Use Map annexed hereto and marked as "**Annexure A**" and is more particularly described in the **Second Schedule** hereunder written ("**Sector R13/13<sup>th</sup> Avenue Land**").
- (xi) As per the 7<sup>th</sup> PLU procured by the Promoter, the area of Sector R13/13<sup>th</sup> Avenue Land is 42128.65 sq.mtrs. The Promoter has procured building plan sanctions in respect of Sector R13 on the basis of the said area reflected in the 7<sup>th</sup> PLU.
- (xii) There is a Proposed RP Road which is situated to the west side of Sector R13/13<sup>th</sup> Avenue Land. The width of the said Proposed RP Road is proposed to be reduced from time to time and the Promoter intends to revise the sector layout with the intent of adding the land that become available due to such reduction and construct the Subsequent Multiple Phases. The land that shall become available due to such reduction of the Proposed RP Road has been referred to as Additional Land in this Agreement and relevant disclosures relating to the addition of Additional

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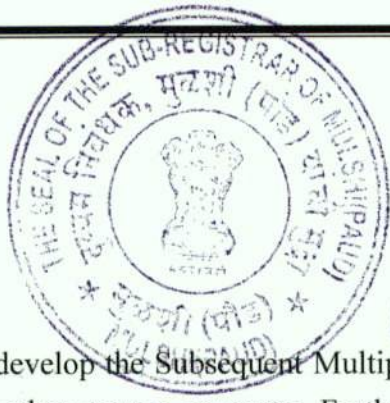
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Land to the layout, changes to the layout by reason thereof and construction to be carried out consequentially are set out later in this Agreement.

- (xiii) The aforesaid Proposed RP Road had a width of 110 meters. The width of the said Proposed RP Road has been reduced to 90 meters. The Promoter has procured the revised 8<sup>th</sup> PLU on the basis of such reduction by adding the land that has become available due to such reduction on the west side of Sector R13 Avenue Land. The said RP Road is expected to be reduced further and the Promoter shall accordingly be carrying out further revision to the PLU by adding the further reduced land to the Sector R13 Avenue Land.
- (xiv) The Promoter reserves the right to make changes to the Sector R13/13<sup>th</sup> Avenue Land layout plans either now on the basis of the revised 8<sup>th</sup> PLU or later when further land becomes available due to further reduction in the Proposed RP Road.
- (xv) The land that shall be added by the Promoter to the Sector R13/13<sup>th</sup> Avenue Land by reason of the aforesaid reduction of the Proposed RP Road is hereinafter referred to as **“Additional Land”**. The Promoter shall be solely entitled to use, utilize, consume and exploit said Additional Land alongwith the present Sector R13/13<sup>th</sup> Avenue Land. The Promoter intends to use the said Additional Land for construction of proposed residential building/s and/or row houses/bungalows/twin bungalows/ and/or commercial premises i.e. building and/or shops/offices. By virtue thereof, the orientation, location, dimension, height, product mix in respect of the aforesaid proposed residential building/s and/or row houses/bungalows/twin bungalows/ and/or commercial premises i.e. building and/or shops/offices to be constructed on Additional Land forming part of Subsequent Multiple Phases shall be revised/changed. The Allottee shall not obstruct and/or challenge the Promoter’s entitlement to the said Additional Land. The Allottee herein is/are thus fully aware of the representations and disclosures made by the Promoter and has/have agreed to purchase the Apartment only after fully understanding the representations and disclosures made by the Promoter in respect of the Larger Project and layout. The Allottee shall thus not create any hurdle, obstruction and/or dispute the revision of the plans relating to the layout/Larger Project from time to time and/or the future construction to be carried out by the Promoter, by itself and/or through any other person or party.
- (xvi) The Promoter hereby informs and represents to the Allottee that, the Promoter shall be amending the layout plans related to Life Republic Sector R13/13<sup>th</sup> Avenue Land/Project Land in order to add the Additional Land or any part or portion thereof to the Project Land. On such addition, the Promoter shall revise the layout plans in such manner whereby, open parking space as shown on the sanctioned plan adjoining Additional Land shall be reduced/combined/changed/relocated and the land on which the open parking space is presently shown will be combined with the Additional Land and the development of Subsequent Multiple Phases as provided in this Agreement shall be carried out on such combined land. The Promoter further represents that, the Promoter shall have the liberty to revise the layout of the Sector R13/13<sup>th</sup> Avenue Land and PLU from time to time pursuant to the addition/reduction in layout of Sector R13/13<sup>th</sup> Avenue Land.
- (xvii) The Promoter hereby informs the Allottee that the Promoter may decide not to add the Additional Land to the layout of Sector R13/13<sup>th</sup> Avenue Land. If the Promoter decides not to add the Additional Land, then the Promoter shall be entitled to make such changes to the PLU as may be required to remove the Additional Land or part thereof that may have been added to the PLU by

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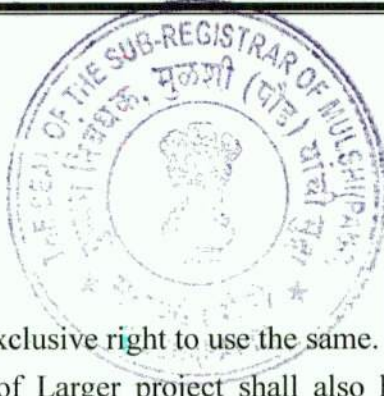


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- (xxv) Further the Promoter shall be entitled to develop the Subsequent Multiple Phases of the Larger Project either by itself or through any other person or party. Further, with regards to the development of the Subsequent Multiple Phases of the Larger Project, the Promoter shall be at liberty to decide, at its sole discretion, the timelines related to commencement, construction and completion of such projects / buildings, the layout of the buildings, the height of buildings (whether to proceed with the present height or increase or decrease the same), size, dimensions and orientations of the apartments, FSI utilization relating to the Sector R13/13<sup>th</sup> Avenue Land, in part or full. The Allottees of the Project including the Allottee herein have, through this Agreement, been explained and put to notice of the aforesaid rights of the Promoter.
- (xxvi) For the purpose of this Agreement, Life Republic Sector R13/13<sup>th</sup> Avenue – Aros/Phase –II shall be undertaken and developed on portion of Sector R13/13<sup>th</sup> Avenue Land which portion admeasures 9150.52 Sq.mtrs or thereabouts and delineated in pink colour boundary lines on the Proposed Land Use Map annexed hereto and marked as “Annexure A” and more particularly described.
- (xxvii) Subject to the Force Majeure Events, the Promoter intends to complete the construction of Buildings E and F and 12 Shops in the Project by 28<sup>th</sup> February, 2028 and Buildings G and H by 30<sup>th</sup> June, 2028.
- (xxviii) The Promoter hereby expressly informs and declares to the Allottee/s as under:
- The Promoter clarifies that in the event the Additional Land is added to Sector R13/13<sup>th</sup> Avenue Land by the Promoter, then the layout plan of Sector R13/13<sup>th</sup> Avenue Land shall be revised pursuant to such addition/amalgamation. Upon revision of plan, layout of Sector R13/13<sup>th</sup> Avenue Land may be increased. For the purpose of revising the layout of Sector R13/13<sup>th</sup> Avenue Land, the Promoter shall submit necessary documents and plans for new/further sanctions and approvals.
  - It is clarified that in the event of the additions of the Additional Land and the plans being revised, there shall be no change in the plans with respect to residential apartments i.e. residential buildings/shops forming part of Phase-II of the Larger Project.
  - It is clarified that though the Larger Project consists of various phases, none of the allottees of the residential apartments and/or commercial premises including Phase-I, Phase -II and Subsequent Multiple Phases forming part of Larger Project shall demand for a partition or sub-division of the Larger Project Land. The Larger Project Land and/or any part or portion thereof shall always be one single layout and the identification of the rights and liabilities of the allottees/purchasers of the apartments and the Organization/s of Sector R13/13<sup>th</sup> Avenue that may be formed shall be as provided in this Agreement.
- (xxix) There will be one MSEDCL sub-station located on the Sector R13/13<sup>th</sup> Avenue Land, to be used in common by the allottees of buildings in Phase- I, Phase II and Subsequent Multiple Phases that will constructed on Sector R13/13<sup>th</sup> Avenue Land and /or Additional Land. The same will be handed over to MSEDCL in due course.
- (xxx) There will be two separate entries and exits for residential buildings and shops respectively in Phase –I, Phase –II and Subsequent Multiple Phases in Larger Project which are presently shown on the sanctioned plan.
- (xxxi) The Promoter represents that 1(one) of apartment located on the third floor of each Buildings viz E, F, G and H forming part of Phase-II of Larger Project shall have private attached terrace and

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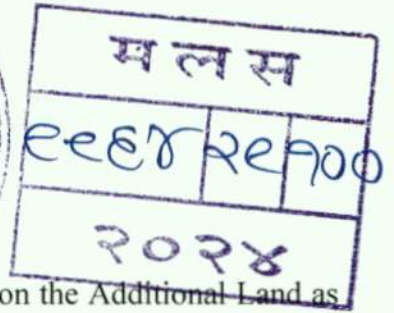
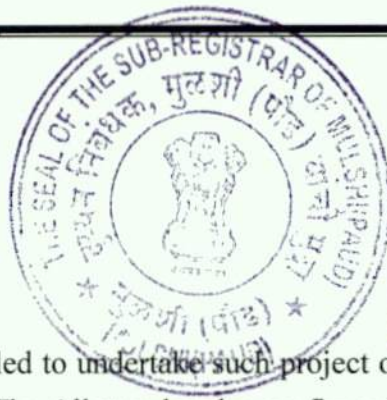
the allottees of these apartments shall have exclusive right to use the same. Certain apartments in the proposed Subsequent Multiple Phases of Larger project shall also have private attached terraces.

- (xxxii) There will be a driver's room on the third floor of each buildings viz E, F, G and H forming part of Phase-II of Larger Project which will be for common use of the allottees of the E, F, G and H forming part of the Larger Project. The Promoter shall handover the said driver's room to the Organization/s of Sector R13/13<sup>th</sup> Land.
- (xxxiii) There will be separate UGWT for the residential buildings and shops respectively in Phase -I, Phase -II and Subsequent Multiple Phases in Larger Project in one structure forming part of Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project.
- (xxxiv) There will be a common STP and firefighting provision for all the residential buildings and shops of Phase-I, Phase - II and Subsequent Multiple Phases of Larger Project.
- (xxxv) Messrs. UDK & Associates, Advocates have issued its Search and Title Report dated 06/11/2023 in respect of the Sector R13/13<sup>th</sup> Avenue Land as per a Circular bearing No. 28/2021 dated 08/03/2021 issued by MAHARERA in prescribed a standard format for "Legal Title Report" a copy whereof is annexed hereto and marked as "**Annexure D**".
- (xxxvi) The said Apartment is located in the building E in Phase-II of Larger Project being developed on portion of Sector R13/13<sup>th</sup> Avenue Land.
- (xxxvii) The Promoter shall have access to the Sector R13/13<sup>th</sup> Avenue Land together with all the internal roads and public access roads till such time the remaining construction on Sector R13/13<sup>th</sup> Avenue Land as envisaged under this Agreement (including any amendments thereto from time to time) is completed entirely in all aspects.
- (xxxviii) The Allottee has been informed that during the course of the phase-wise construction of Sector R13/13<sup>th</sup> Avenue Land there will be labor, machineries and vehicle movement on the Sector R13/13<sup>th</sup> Avenue Land which shall be taken care by the Promoter with all the required precautionary measures. The construction work on the Sector R13/13<sup>th</sup> Avenue Land may be required to be carried out at such extended hours as may be permitted by the authorities and the same shall be undertaken with special safety precautions and use of proper lighting and visibility. The Allottee shall not be entitled to raise any objection or dispute in this regard.
- (xxxix) Notwithstanding what is stated in this agreement, Promoter shall be entitled to form separate Organization/s in respect of separate phases at its sole discretion. It is clearly informed and represented that the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land comprising of Phase-I, Phase -II and Subsequent Multiple Phases of Larger Project shall be formed in the manner provided in Clause 16 below and the residential buildings and shops constructed on the Sector R13/13<sup>th</sup> Avenue Land shall be conveyed in the manner provided therein. The Sector R13/13<sup>th</sup> Avenue Land shall be leased on perpetual lease basis in favor of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land upon the construction of entire Larger Project i.e. Phase-I, Phase -II and Subsequent Multiple Phases on the said Project Land.
- (xl) The Utilities and Services are enumerated in **Annexure 'G'**. The Promoter hereby represents and informs that the said Utilities and Services will be used, shared and maintained in common by the allottees of the all the buildings and shops forming part of Larger Project being constructed/to be constructed on Sector R13/13<sup>th</sup> Avenue Land .

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then. The Promoter shall further be entitled to undertake such project on the Additional Land as the Promoter may deem fit and proper. The Allottee hereby confirms that the aforesaid right of the Promoter has been explained to the Allottee and the Allottee has agreed to purchase the Apartment being fully aware of the aforesaid right of the Allottee. The Allottee hereby agrees, undertakes and assures the Promoter that neither the Allottee nor the Organization of the Sector R13/13th Avenue Land shall raise any demur or protest or objection to the Promoter exercising its aforesaid right and shall fully cooperate with the Promoter in every manner whatsoever to enable the Promoter to give effect to the aforesaid right of the Promoter.

- (xviii) The Promoter further represents that, in the event, the Promoter transfers, the Sector R13/13th Avenue Land by way of (by way of grant of a perpetual lease) and common areas and amenities of Sector R13/13th Avenue Land (by way of conveyance) in favour of Organization of the Sector R13/13th Avenue Land prior to the reduction of the width of the proposed RP road situated to the west side of Sector R13/13<sup>th</sup> Avenue Land/Project Land and/or prior to the Additional Land being added to the layout of the Sector R13/13th Avenue Land by way of amendment to the layout plan and/or prior to the work of development on the Additional Land alongwith the Project Land being completed, then the Promoter shall be entitled to revise the layout of Sector R13/13th Avenue Land and add the said Additional Land to the Sector R13/13th Avenue Land and/or complete the development on the Additional Land alongwith the Project Land, as the case may be, and sell the premises / units, etc, constructed pursuant thereto, even after the transfer of Sector R13/13<sup>th</sup> Avenue Land takes place in favour of the Organisation in the manner set out in this Agreement. The Promoter has hereby informed and disclosed to the Allottee of the aforesaid revisions to the existing sanctioned layout plan and the consequential effect thereof. The Promoter shall obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee only and not if any alteration or addition is required by any Government Authorities or due to change in the Applicable Law. Further the Promoter shall not alter the plan related to the present sanctioned layout related to the Phase II of the Larger Project. The Allottee hereby confirms that the aforesaid right of the Promoter has been explained to the Allottee and the Allottee has agreed to purchase the Apartment being fully aware of the aforesaid right of the Allottee. The Promoter has further explained to the Allottee and the Allottee has clearly understood that if the Allottee obstructs the Promoter from giving effect to the aforesaid right then the grave loss shall be caused to the Promoter. The Allottee hereby agrees, undertakes and assures the Promoter that neither the Allottee nor the Organization of the Sector R13/13th Avenue Land shall raise any demur or protest or objection to the Promoter exercising its aforesaid right and shall fully cooperate with the Promoter in every manner whatsoever to enable the Promoter to give effect to the aforesaid right of the Promoter. On the basis of the abovementioned assurance of the Allottee, the Promoter has agreed to sell the Apartment to the Allottee.
- (xix) The Promoter has represented that presently the Promoter has procured a sanctioned plan in respect of the Sector R13/13<sup>th</sup> Avenue Land envisaging the construction of 8 (eight) residential buildings, 63 (sixty-three) shops, 1(one) Community Building, parking structure and Common Areas and Amenities, etc. shown on the plan annexed hereto and marked as "Annexure A".

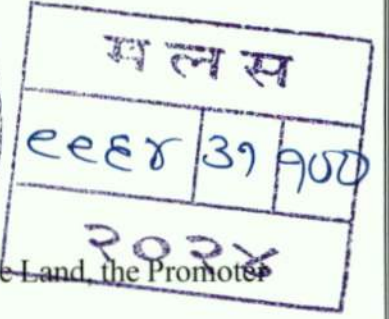
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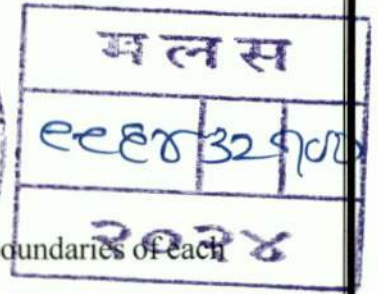
- (xx) The Promoter intends to construct 8(eight) residential buildings i.e buildings A, B, C, D, E, F, G and H, 63 (sixty-three) shops, 1(one) Community Building, parking structure, proposed residential building/s and/or row houses/bungalows/twin bungalows/ and/or commercial premises i.e. building and/or shops/offices together with Common Areas and Amenities to be constructed on the Sector R13/13<sup>th</sup> Avenue Land and/or the Additional Land as provided in this Agreement (“Larger Project”) . The Promoter at its sole discretion shall be modifying the said plans related to the Larger Project from time to time.
- (xxi) At present the parking structure shown on the sanctioned plan comprises of lower ground plus upper ground plus P1 plus P2 and the same is connected to 8(eight) residential buildings by way of 8(eight) separate bridges.
- (xxii) The Promoter intends to undertake construction of the aforementioned Larger Project in multiple phases by registering them as multiple separate projects in the manner mentioned below:
- a) **PHASE-I of the Larger Project known as “Life Republic Sector R13/13<sup>th</sup> Avenue – Aros/Phase-I”** shall consists of:
- 4 (four) residential Buildings identified as A, B, C and D comprising of 172 residential apartments each, aggregating to 688 apartments,
  - 51 commercial apartments i.e. shops out of which 3 Shops identified as S13, S38 and S39 are located on the layout of Phase-I of Larger Project and remaining 48 Shops are located at the foot-print of Building A, B, C and D;
  - 688 car parking space for the apartments in aforesaid buildings A, B, C and D and
  - 688 two wheeler parking space to be used in common by the apartment holders of aforesaid buildings A, B, C and D.
- b) **PHASE –II of the Larger Project known as “Life Republic Sector R13/13<sup>th</sup> Avenue – Aros/Phase-II”** shall consists of:
- 4 (four) residential Buildings identified as E, F, G and H comprising of total 172 residential apartments each, aggregating to 688 apartments;
  - 12 commercial apartments i.e. shops identified as S52 to S63 out of which Shop No. S62 and S63 are located at the footprint of Building E and remaining shops are on the layout of Larger Project;
  - 688 car parking space for the apartments in aforesaid buildings E, F, G and H and
  - 688 two wheeler parking space to be used in common by the apartment holders of aforesaid buildings E, F, G and H.
- 1 (one) Community Building to be used and utilized by the apartment holders of all the residential buildings forming part of Sector R13/13<sup>th</sup> Avenue Land.
- c) **SUBSEQUENT MULTIPLE PHASES of the Larger Project** shall consists of:  
proposed residential building/s and/or row houses/bungalows/twin bungalows/ and/or commercial premises i.e. building and/or shops/offices to be constructed on Additional Land.
- (xxiii) Subsequent Multiple Phases of the Larger Project will be constructed at a later date and will be registered with RERA as separate projects at the discretion of the Promoter.
- (xxiv) The Promoter will be at liberty and entitled to revise the plans relating to the buildings forming part of Subsequent Multiple Phases of the Larger Project from time to time in such manner as the Promoter may deem fit and proper.



- (xli) With respect to the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land, the Promoter represents as under:
- The Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land are enumerated in **Annexure 'G'**.
  - The construction of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land shall be undertaken in phases within the estimated timelines specified in the **Annexure G**. The said Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land shall be available for the use and enjoyment of all the allottees of the residential buildings forming part of Larger Project being constructed/proposed to be constructed on the Project Land.
  - The allottees of the shops shall not be entitled to use and enjoy the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land.
  - The Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land is being developed in phases as stated hereinabove may not be completed at the time when Intimation to take Possession is offered to the Allottee and the Allottee shall not raise any objection in respect thereof and/or claim any damages or compensation whatsoever.
  - These Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land being developed on portion of Sector R13/13<sup>th</sup> Avenue Land shall be under the maintenance and administration of the Township Maintenance Agency (as defined in Clause 15 hereinafter) and shall be for the common benefit, enjoyment and convenience of all the Allottees of the apartments in the Project.
  - The Allottee shall pay the maintenance charges towards the use of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land to the Promoter for an initial period of 24 (twenty four) months in advance on/before the Possession. Out of which 10% of the maintenance collected shall be used for maintenance of the Larger Land. In addition to the aforesaid maintenance charges, the Allottee shall, on/before the Possession, also pay a lumpsum amount towards maintenance deposit to the Promoter for the use of the Common Areas and Amenities of the Larger Land. After the conveyance of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land in favor of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land or pursuant to the expiry of the initial period of 24 months from the Possession Date whichever is earlier, the Allottee shall be liable to contribute the maintenance charges towards the use of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land to the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land and the maintenance charges towards the use of the Common Areas and Amenities of the Larger Land to the Promoter or at the instructions of the Promoter to the Township Maintenance Agency i.e Bluebell Township Facility Management LLP (as defined in Clause 15 hereinafter) who shall be in charge of the maintenance of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and Common Areas and Amenities of the Larger Land.
- (xlii) With respect to the Common Areas and Amenities of the Larger Land, the Promoter and Promoter represents as under:
- The Common Areas and Amenities of the Larger Land shall be for the common use of allottees of the apartments in the various sectors/projects to be constructed on the Larger Land which projects are located outside the lands that are earmarked and dedicated to each of these projects but within the boundaries of the Larger Land as stated in "**Part A of Annexure H**" alongwith the internal roads, street lights, water and electricity supply, security, sewerage, drainage, public

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works, fire-fighting systems and works, water tanks, etc. which are outside the boundaries of each of the Projects but within the boundaries of the Larger Land.

- (b) These Common Areas and Amenities of the Larger Land shall be under the maintenance and administration of the Township Maintenance Agency (as defined in Clause 15 hereinafter) and shall be for the common benefit, enjoyment and convenience of all the Allottees of the apartments in the projects that shall be developed on the Larger Land. The allottees shall pay the maintenance charges towards the use of the Common Areas and Amenities of the Larger Land to the Township Maintenance Agency who shall be in charge of the maintenance of the Common Areas and Amenities of the Larger Land.
- (c) The Organisation of Sector R13/13<sup>th</sup> Avenue Land comprising of Phase-I, Phase -II and Subsequent Multiple Phases of Larger Project being developed on portion of Sector R13/13<sup>th</sup> Avenue Land shall be liable to contribute towards the maintenance, taxes and outgoings payable in respect of the Common Areas and Amenities of the Larger Land.
- (d) Except in case of the Optional Amenities (as stated hereinafter), the Common Areas and Amenities for the Larger Land shall be maintained out of the maintenance received from the organizations of the various projects developed on the Larger Land (including the Organization of Sector R13/13<sup>th</sup> Avenue Land).
- (xliii) With respect to the Optional Amenities for the Larger Land, the Promoter and the Promoter represents as under:
- (a) There shall be certain Optional Amenities for Larger Land that shall be provided by the Promoter which the allottees of the apartments in the various projects to be constructed on the Larger Land may avail of by paying for the same. These paid amenities are listed in “**Part B of Annexure H**” annexed hereto.
- (b) These Optional Amenities may undergo a change from time to time depending upon any change in the layout of the Larger Land and/or any change in the rules and policies applicable to Township development.
- (c) The Promoter shall be entitled to sell, convey, transfer and/or give to operate the Optional Amenities for the Larger Land for consideration or otherwise, to any third party. Such third party who becomes the owner/operator of the said Optional Amenities shall be entitled to frame rules for operation and utilization of said amenities and shall be entitled to charge separate fees as applicable from time to time to the allottees who avail of these optional amenities. In case of non-payment or non-observance of the rules, the third party owner/operator shall be entitled to discontinue the service to the allottees.
- (d) Third Parties who are not allottees in the projects constructed on the Larger Land shall also have the option to use the Optional Amenities on payment of charges. The said Optional Amenities can be utilized by the Allottee or any person who is not an Allottee on the payment of separate charges/fees to such third party owner/operator as may be directed by the third party owner/promoter.
- (e) The Allottee may avail of the said Optional Amenities by submitting the necessary application and agreeing to abide by rules and regulations formulated by the Promoter or the third party owner/operator in that regard. The Allottee is not liable to oblige the Promoter by availing of the Optional Amenities and the Promoter and/or the third party owner/operator is not liable to render

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the Optional Amenities to the Allottee merely by reason of the Allottee having purchased the said Apartment in the Project.

- (xliv) The Organisation/s of Sector R13/13<sup>th</sup> Avenue Land shall be the members of the Apex Body of the Larger Land and shall not claim any independent and/or separate rights in respect of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and/or in respect of Common Areas and Amenities of the Larger Land and shall co-operate in every manner whatsoever towards the use, enjoyment, management and upkeep of Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and the Common Areas and Amenities of the Larger Land.
- (xlv) There are certain open spaces that are present in the Larger Land which shall belong to the Promoter absolutely. The Promoter shall be at liberty to decide the purpose for which these open spaces shall be used. The open spaces shall belong to the Promoter alone and the Promoter shall be at liberty to deal with the same in such manner as the Promoter may deem fit and proper and the allottees of apartments in the Project shall not have any claim, right, title and/or interest in these open spaces and/or shall not obstruct or object to the Promoter dealing with the same. The ownership of the said open spaces shall belong to the Promoter and/or its assigns. Further, the Allottee shall not obstruct the Promoter from passing/re-passing through the roads etc. for the purpose of accessing the said open spaces and construction, if any, thereon.
- (xlvi) It is further disclosed to the Allottee that the Promoter shall be entitled to exploit the entire development potential of the Larger Land while carrying out the construction/development of various projects on the Larger Land. The Allottee, the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land and/or the Apex Body of the Larger Land shall not cause any restraint or objection or claim any rights in the development potential relating to the Larger Land including the Sector R13/13<sup>th</sup> Avenue Land till such time the development of the entire Larger Land is completed by the Promoter in all respects. Upon the development of the entire Larger Land being completed, the Promoter shall transfer the then balance remaining rights of the Promoter in respect of the Larger Land in favour of the Apex Body of the Larger Land in such manner that the rights and obligations of all the projects that are constructed on the Larger Land by then and its Allottee/s are clearly secured and well defined.
- (xlvii) The Promoter has informed the Allottee that the Allottee shall be liable to contribute the provisional maintenance charges in respect of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land to the Promoter and the maintenance deposit in respect of Common Areas and Amenities of the Larger Land shall be collected by Promoter/TMA in lumpsum from the Allottee as specified in **Annexure K**". The Allottee shall be required to contribute such additional amounts as may be determined by the Promoter/TMA from time to time. The Allottee hereby declares that the Allottee is aware of the aforesaid details and is thus expressly undertaking to pay the same to the Promoter.

## 8. ALTERATION IN THE LAYOUT, PLANS AND DESIGN

- 8.1. The Promoter hereby declares that the Floor Space Index available as on date in respect of the entire Sector R13/13<sup>th</sup> Avenue Land is 1,36,000.28 square meters only. For the purpose of Phase-II of the Larger Project, the Promoter has planned to utilize Floor Space Index of 66799.60 square meters. The Promoter shall be constructing proposed residential building/s and/or row

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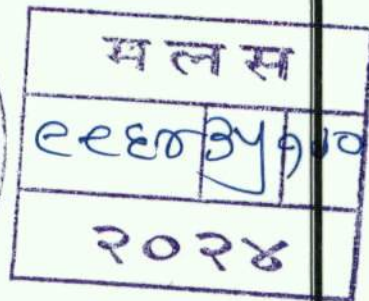
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houses/bungalows/twin bungalows/ and/or commercial premises i.e. building and/or shops/offices to be constructed on Additional Land and/or the Sector R13/13<sup>th</sup> Avenue Land together with the Additional Land in the Subsequent Multiple Phases by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the proposed FSI shall belong to Promoter only till the proposed construction on the Sector R13/13<sup>th</sup> Avenue Land is completed in all respects.

- 8.2. The Promoter has prior to the execution of this Agreement as well as at the time of execution of these presents disclosed to the Allottee the present Proposed Land Use Map relating to the Larger Land.
- 8.3. The Promoter shall make all efforts that the plan to the extent of Sector R13/13<sup>th</sup> Avenue Land contemplated under this Agreement is not altered unless absolutely required in the interest of the Project. In case if any alteration, amendment, revision, additions, etc. sought by the Promoter relates to the said Building and such alteration affects the area of the Apartment in such manner that there is a variation whereby the Carpet Area of the Apartment increases/decreases beyond 3% and/or such alteration affects the plan of the Apartment or the floor on which it is located, then the consequences as stated in Clause 3.8 above shall apply.
- 8.4. As stated above, the intent of the Promoter is to construct the Larger Land as an ITP. By reason thereof, a single layout plan of a part of the Larger Land has been sanctioned. The FSI/development potential, of the entire Larger Land is available to the Promoter for exploitation. The Promoter has, however, for the sake of ease in construction and better administration, taken steps to develop the Larger Land in the form of smaller Projects, the Project being one of them. Whilst in strict terms the FSI/development potential of the Project would be lesser than what has been sanctioned and is reflected on the sanctioned plans related to the Sector R13/13<sup>th</sup> Avenue Land, the Promoter has been permitted by the sanctioning Bodies and Authorities by enactment of Law to construct a higher potential on the Sector R13/13<sup>th</sup> Avenue Land since the development potential of the Larger Land is treated under the concept of global FSI. In light of the aforesaid factual position and inherent right of the Promoter, the Promoter is at liberty to alter the development potential that the Promoter is intending to exploit on the Sector R13/13<sup>th</sup> Avenue Land. The Promoter is thus entitled to alter the plans relating to the Subsequent Multiple Phases of the Larger Project to the extent of altering the development potential/FSI that the Promoter shall exploit during construction of Phase-I, Phase -II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land without requiring to obtain the assent of the Allottee in respect thereof. In furtherance to the aforesaid, considering that the concept of global FSI is applicable to the Larger Land, any increase in FSI relating to the Project Land shall belong to the Promoter, if permitted under law, and the Promoter shall be entitled to exploit it whilst constructing the other Sectors on the Larger Land. This right of the Promoter shall prevail and not be disputed by the Allottee till such time the entire Township is constructed and completed entirely in all respects by the Promoter.

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- 8.5. The Promoter has further informed the Allottee and the Allottee hereby agrees and acknowledges that the right to amend any plan in respect of the Larger Land and/or Sector R13/13<sup>th</sup> Avenue Land shall lie solely with the Promoter and the Allottee shall have no right of any nature whatsoever in the remaining development potential of the said Larger Land and/or Sector R13/13<sup>th</sup> Avenue Land.
- 8.6. In pursuance of the Notification dated 20<sup>th</sup> November 2018, bearing No. TPS-1818/1349/CR-229/18/20(4)/UD-13 and Notification dated 8<sup>th</sup> March 2019, bearing No.TPS-1816/CR-368/16/Part-I/DP-ITP/UD-13 issued by Urban Development Department, an application has been made by the Promoter for migrating into ITP policy and the said application has been granted by PMRDA vide its Order bearing Reference No. BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and others/Case No.568/23-24 dated 22/11/2023. The Promoter shall be entitled to the benefits arising out of the aforesaid grant and the Allottees shall not be entitled to the same and shall not claim any right of whatsoever nature to the same.
- 8.7. Further, in light of the aforesaid, the entire development potential and any future increases or increments thereto relating to the Larger Land including the Sector R13/13<sup>th</sup> Avenue Land shall vest in the Promoter alone and the Promoter shall be entitled to use, utilize, consume and exploit such FSI on the said Larger Land whilst undertaking its future projects.
- 8.8. It is agreed between the Promoter and the Allottee that if there are changes in laws or changes in the circumstances by virtue of which the proposed building plans cannot be executed as they were, the Promoter shall be entitled to modify such plans and all such modifications/changes shall be accepted by the Allottee.

**9. COMPLETION**

- 9.1 Subject to Force Majeure Event, the Promoter intends to complete the construction of Buildings E and F and 12 Shops in the Project by **28<sup>th</sup> February, 2028** and Buildings G and H by **30<sup>th</sup> June, 2028**.
- 9.2 The Intimation to take Possession shall be given by the Promoter only upon the Promoter obtaining occupation certificate relating to the said Apartment from the concerned statutory authority. As disclosed and informed by the Promoter, the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land shall be completed within the timelines stated above. The Allottee shall take possession on the Intimation to take Possession and use and enjoy the completed Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land. The Allottee/s hereby confirms that the Allottee has understood and agreed the aforesaid disclosure made and information given by the Promoter and shall raise no objection in respect thereof and/or claim any damages or compensation whatsoever.

**10. FORCE MAJEURE**

- 10.1. The Promoter shall be entitled to reasonable extension of time for giving Intimation to take Possession, if the completion of the said Apartment is delayed on account of Force Majeure Event as mentioned in Clause 1.14.
- 10.2. Upon a Force Majeure Event arising, the Promoter shall automatically be entitled for an extension of time period for completion of the Project.

**11. POSSESSION**

- 11.1. The Promoter shall upon receiving the Occupation Certificate of the Project give the Intimation to take Possession to the Allottee. The Intimation to take Possession shall call upon the Allottee

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to take possession of the Apartment within a period of 30 (thirty) days from the date of receipt of the Intimation to take Possession.

11.2. It is clarified that Promoter shall send its Intimation to take Possession to Allottee at his/her/their address as mentioned in this Agreement unless any change of address has been notified to the Promoter in writing by the Allottee. It is clarified that the Allottee shall not be entitled for any compensation if he/she/they has/have committed any default or breach of any of the terms and conditions in this Agreement by reason of the Promoter not having received the notice of change of address.

11.3. Upon receiving the Intimation to take Possession, the Allottee shall take possession of the Apartment from the Promoter within the period stated above on payment of the balance consideration and other dues. The Allottee shall execute all necessary indemnities, undertakings and such other documentation as may be prescribed in this Agreement and/or required by the Promoter and the Promoter shall give possession of the Apartment to the Allottee against the execution of such documentation and payment of the balance amounts by the Allottee.

11.4. **Delay in giving Intimation to take Possession due to Force Majeure:**

If the Promoter is unable to give Intimation to take possession of the Apartment of Buildings E and F by 28<sup>th</sup> February 2028 and Buildings G and H by 30<sup>th</sup> June 2028, to the Allottee on account of a Force Majeure Event then, the Promoter shall be entitled to an extension for the period during which such Force Majeure event subsists and the Allottee shall continue as an Allottee of the Project.

11.5. **Delay in giving Intimation to take Possession due to reasons other than Force Majeure:**

(i) If the Promoter is unable to give Intimation to take possession of the Apartment of Buildings E and F by 28<sup>th</sup> February 2028 and Buildings G and H by 30<sup>th</sup> June 2028 to the Allottee, for reason other than Force Majeure Event then in that case the Allottee shall be entitled to either terminate or continue with this Agreement.

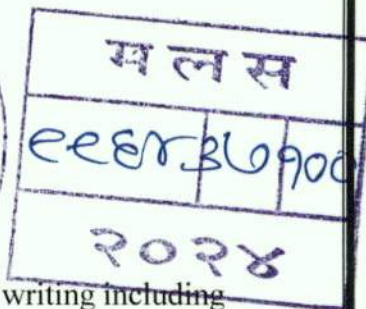
(ii) In case if the Allottee elects to continue with this Agreement, then in that event, the Promoter shall be liable to pay Promoter's Interest to the Allottee for the period of every month of delay on the amounts received by the Promoter from the Allottee. However, such interest shall not be payable on (i) the Government statutory dues, duties and taxes paid or to be paid by Promoter with respect to the said Apartment and/or this Agreement, directly, or indirectly, (ii) brokerage, if any, incurred by the Promoter and (iii) stamp duty and registration charges paid on this Agreement.

(iii) In case if the Allottee elects to terminate this Agreement, then in that event the only remedy available to the Allottee shall be to take refund of the amounts paid towards Consideration by the Allottee to the Promoter under the terms of this Agreement and such refund shall be subject to the deduction of (i) the Government statutory dues, duties and taxes paid or to be paid by Promoter with respect to the said Apartment and/or this Agreement, directly, or indirectly, (ii) stamp duty and registration charges paid on this Agreement, (iii) bank loan availed by the Allottee and (iv) brokerage, if any, incurred by the Promoter. In such a case as provided under the Act, The Promoter shall refund the aforesaid amounts to the Allottee (after deduction of the amounts as stated above) together with the Promoter's Interest within a period of 30 (thirty) days from the date of the Allottee executing and registering a Deed of Cancellation in favour of the Promoter.

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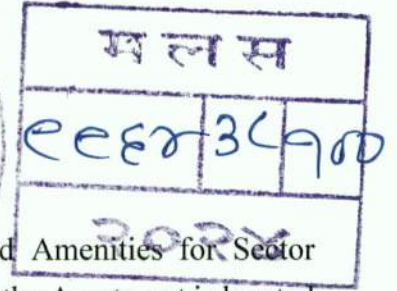




- (iv) The Allottee agrees and undertakes to execute and register a deed, document, or writing including a cancellation deed to cancel this Agreement. The balance amount, if any, shall be paid to the Allottee only upon the cancellation of this Agreement and/or receipt of the cancellation deed, documents or writings. In the event of cancellation of this Agreement as aforesaid, the Allottee irrevocably agrees that the Promoter shall be entitled to file declaration with respect to termination and cancellation of this Agreement before the Sub-Registrar of Assurances and refund the money directly to the Bank account of the Allottee and on such action this Agreement will be deemed to be cancelled. However, it is clarified and agreed between the Parties that the Promoter shall take/charge cancellation charges as determined by the Promoter from the Allottee in case of failure on the part of the Allottee to execute and register the Deed of Cancellation.
- 11.6. It is agreed that save and except the right of the Allottee to recover the aforesaid amounts, the Allottee hereby expressly waives all the other rights and remedies that shall/may be available to him/her /them under law especially in light of the fact that the Allottee has covenanted that the Allottee shall not take any steps that shall be detrimental and/or shall hinder the Project.
- 11.7. In the event the Allottee fails and/or neglects to take possession within the specified period, it shall be deemed that the Allottee has taken possession from the date of expiry of the notice period specified in the Intimation to take Possession and that date shall be deemed to be the **“Possession Date”** and all obligations of the Allottee related to possession of the said Apartment shall be deemed to be effective from the said Possession Date. Further in such a case where the Allottee does not take possession within the specified period, the Allottee shall be liable to bear and pay the requisite transfer charges for getting the property tax pertaining to the said Apartment transferred in his/her/their name and the Promoter shall not be held liable to effect the transfer of the property tax in the Allottee’s favour.
- 11.8. It is agreed that on and from the Possession Date, the Allottee shall be liable to bear and pay the proportionate share of outgoings in respect of the said premises and the said residential buildings/shops including maintenance charges, local taxes, betterment charges or such other levies levied by the concerned Local Authority and/or Government, water charges, common lights, lifts, repairs, salaries of clerks, bill collectors, chowkidars, sweepers, and also other expenses necessary and incidental to the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land comprising of Phase-I, Phase -II and Subsequent Multiple Phases of Larger Project for the use of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and the Common Areas and Amenities of the Larger Land.
- 11.9. The Promoters Interest shall not be paid by the Promoter if the Allottee commits any breach of terms and conditions contained herein.
- 11.10. It is clarified that Promoter shall send its Intimation to take Possession to Allottee at his/her/their address including email address as mentioned in this Agreement unless any change of address has been notified to the Promoter in writing by the Allottee. It is clarified that the Allottee shall not be entitled for any compensation if he/she/they has/have committed any default or breach of any of the terms and conditions in this Agreement by reason of the Promoter not having received the notice of change of address.
- 11.11. The Promoter has made it clear to the Allottee that the Promoter shall after handing over of the said Apartment, carry out extensive development/construction activities in the Larger Project

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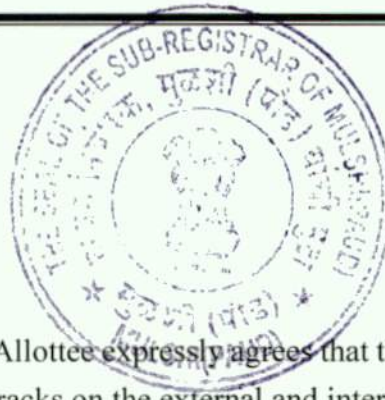
which includes the Subsequent Multiple Phases, Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and/or the area around the said building in which the Apartment is located and that Allottee has confirmed that he/she/they shall not raise any objection or make any claim for compensation from Promoter on account of inconvenience, if any, which may be suffered by him/her/them due to such development/construction activities or incidental/related activities

## 12. DEFECT LIABILITY PERIOD

- 12.1. The provisions of the Act mandate a defect liability period of five years for any structural defect in the Apartment or any defects in the Project on account of workmanship, quality or provision of service.
- 12.2. The Promoter has informed the Allottee that upon the completion of the Project the Promoter shall handover to the Organisation the warranties, guarantees and annual maintenance contracts that shall be received by the Promoter from third party Contractors/Vendors.
- 12.3. In case of any structural defect in the Apartment or any defects in the Project on account of workmanship, quality or provision of service, which are outside the purview of the warranties, guarantees and annual maintenance contracts provided by the third party contractors/vendors, then in that event wherever possible such defects shall be rectified by the Promoter at its own cost and expense. Provided however, the Promoter shall not be liable to carry out such rectification in case if such defects have surfaced by reason of any act of the Allottee or any other force majeure circumstance arising. The Allottee hereby agrees and undertakes that the Allottee shall not carry out any alterations of whatsoever nature in the said Apartment or Towers or any structures related to the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land which shall include but not be limited to columns, beams etc. or in the fittings therein, in particular. It is hereby agreed that the Allottee/s shall not make any alterations in any of the fittings, pipes, water supply connection or any erection or alteration in the bedroom, toilet and kitchen, which may result in seepage of the water. If any of such works are carried out by the Allottee and which results in any defect, then the defect liability obligation of the Promoter shall automatically become void and shall not be binding on the Promoter. The word defect here means only the manufacturing and workmanship defect's caused on account of willful neglect on the part of the Promoter, and shall not mean defects caused by normal wear and tear and by negligent use of Apartment by the Allottees/occupants, vagaries of nature etc.
- 12.4. It shall be the responsibility of the Allottee to maintain his/her/their Apartment in a proper manner and take all due care needed including but not limited to the joints in the tiles in his/her/their Apartment being regularly filled with white polymer/epoxy to prevent water seepage.
- 12.5. Further, where the Manufacturer warranty as shown by the Promoter to the Allottee ends before the defect liability period, and if the annual maintenance contracts (to the manufacturer or the AMC provider as decided by the Promoter) are not done/renewed by the Allottee/s, the Promoter shall not be responsible for any defects occurring due to the same.
- 12.6. The Project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the Vendors/Manufacturers that all equipment's, fixtures and fitting shall be maintained and covered by Maintenance/Warranty Contracts so as it to be sustainable and in proper working condition to continue warranty in both the Apartments and the common project amenities wherever applicable.

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12.7. The Allottee has been made aware and that the Allottee expressly agrees that the regular wear and tear of the Apartment includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature, the same shall not amount to structural defects and hence the same shall not be attributed to either bad workmanship or structural defect.

### **13. USE AND OCCUPATION**

13.1. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence in respect of apartments in residential Building and for commercial purpose in respect of commercial apartments in Phase-I and Phase -II of Larger Project being developed on portion of Sector R13/13<sup>th</sup> Avenue Land and for no other purpose whatsoever.

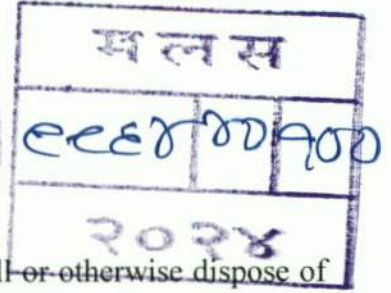
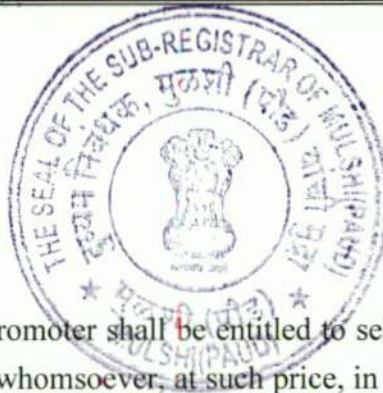
13.2. The Allottee shall not carry out any activities from the said Apartment that shall be a cause or a source of nuisance or annoyance to the Promoter or other occupiers of the said residential Building or to any one in its vicinity or neighbourhood.

13.3. In the event if any increase in local taxes, water charges, insurance and such other levies, are imposed by the concerned Local Authority and/or Government and/or other Public Authority, on account of change of user of the said Apartment by the Allottee, the Allottee alone shall bear and pay such penalty, premium or other sums of money demanded.

### **14. TERMINATION**

14.1. Without prejudice to the right of the Promoter to charge Allottee's Interest, as defined above, , on the Allottee committing default in payment of due date of any amount due and payable by the allottee to the Promoter under this agreement(including his/her proportionate share of taxes levied by the concerned local authority and other outgoings and the Allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this agreement. Provided that Promoter shall give notice of 15 (fifteen) days in writing to the Allottee ("Allottee's Default Notice") , by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

14.2. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee within a period of 30 (thirty) days of the termination subject to execution and registration of the Deed of Cancellation , the Consideration or part thereof which have been paid by the Allottee to the Promoter subject to deduction of (i) liquidated damages i.e. deduction of 10% of the total Consideration together with any other amount which is payable to the Promoter (ii) Allottee's Interest (iii) the Government statutory dues, duties and taxes paid or to be paid by Promotor with respect to the said Apartment directly or indirectly, (iv) stamp duty and registration charges paid on this Agreement (v) brokerage, if any, incurred by the Promotor and (vi) bank loan availed by the Allottee. It is agreed between the Parties that the deduction mentioned above will be carried out in the order in which it has been mentioned in this clause. It is further agreed between the Parties that the Promoter shall not be liable to pay to the Allottee any interest on the amount so refunded.



- 14.3. Upon the cancellation/termination, the Promoter shall be entitled to sell or otherwise dispose of the Apartment to any other person/party whomsoever, at such price, in such manner and on such terms and conditions as Promoter may in its sole discretion think fit and proper and the Allottee shall not be entitled to raise any objection or dispute in this regard.
- 14.4. The Allottee agrees and undertakes to execute a deed, document, or writing including a Cancellation Deed to cancel this Agreement. The balance amount, if any, shall be paid to the Allottee only upon the cancellation of this Agreement and/or receipt of the Cancellation Deed, documents or writings. In the event of cancellation of this Agreement as aforesaid, the Allottee irrevocably agrees that the Promoter shall be entitled to file declaration with respect to termination and cancellation of this Agreement before the Sub-Registrar of Assurances. However it is clarified and agreed between the Parties that the Promoter shall take/charge cancellation charges as determined by the Promoter from the Allottee in case of failure on the part of the Allottee to execute, deliver and register the Deed of Cancellation.
- 14.5. The Promoter has informed the Allottee and the Allottee having understood has agreed that in case if this Agreement is cancelled by reason of any breach on the part of the Allottee of the terms of this Agreement then in that event the Promoter shall refund the amounts refundable to the Allottee after deducting therefrom 10% of the consideration. Further, amounts already paid towards taxes, duties, outgoings, brokerage etc. shall also be deducted from the consideration.
- 14.6. It is expressly agreed between the Parties that in case the Allottee/s has/have obtained a loan/availed of any facility against the said Apartment and/or the rights of the Allottee/s under this Agreement, then in that event upon termination, the Promoter shall have an option to directly make payment of refund amounts in the manner provided in this Agreement to the concerned bank/financial institution subject to clause 14.2 of this Agreement.
- 14.7. The said refund by the Promoter to the Allottee, sent through cheque/demand draft by registered post acknowledgement due or by courier at the address of the Allottee mentioned herein, shall be full and final satisfaction and settlement of all claims of the Allottee under this Agreement, irrespective of whether the Allottee accepts/encashes the said cheque/demand draft or not.
- 14.8. In the case of joint allotment of the Apartment in favour of joint allottees, the Promoter shall make all payments/refund under the terms of this Agreement upon termination, to the first mentioned Allottee, which payment/refund shall be construed to be a valid discharge of all liabilities towards all such joint Allottees.
- 14.9. The Promoter may, at its sole discretion, condone the breach committed by Allottee and may revoke cancellation of the allotment provided that the Apartment has not been re-allotted to another person till such time and Allottee agrees to pay the unearned profits (difference between the consideration and prevailing sales price) in proportion to total amount outstanding on the date of restoration and subject to such additional conditions/undertaking as may be decided by Promoter. The Promoter may at its sole discretion waive the breach by Allottee for not paying the aforesaid instalments but such waiver shall not mean any waiver in the interest amount and the Allottee will have to pay the full amount of interest due.
- 14.10. The occurrence, happening or existence of any of following events shall be considered as the **"Promoter's Event of Default"** -



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(i) Failure of the Promoter to give the Intimation to take Possession to the Allottee Buildings E and F on or before 28<sup>th</sup> February 2028 and Buildings G and H on or before 30<sup>th</sup> June 2028 subject to Force Majeure;

14.11. Upon the cancellation termination of this Agreement on account of the Promoter's Event of Default as mentioned hereinabove, the Allottee shall be entitled to recover all the amounts that have been paid by the Allottee to the Promoter under the terms of this Agreement (excluding taxes, duties etc. that have been paid by the Promoter to the Government/Statutory Bodies/Authorities). In such a case as provided under the Act, the Promoter shall refund the aforesaid amounts to the Allottee within a period of 30 (thirty) days or a mutually agreed date from the execution and registration of the Deed of Cancellation by the Allottee in favour of the Promoter.

14.12. In an event the Promoter completes construction of the said building before time, then the Allottee hereby agrees and undertakes to pay the Consideration amount payable for early completed stage as per the payment linked to the stage immediately on demand. Further, the Promoter shall not provide early payment discount in case the construction has been completed before the agreed timeline.

#### 15. TOWNSHIP MAINTENANCE AGENCY

15.1. The Allottee specifically recognizes that the Project comprises of residential buildings and he/she/they is/are agreeing to purchase the Apartment situated therein. The Allottee is also aware that Sector R13/13<sup>th</sup> Avenue Land comprising of Phase-I, Phase - II and Subsequent Multiple Phases of Larger Project requires proper and periodic maintenance and upkeep. The Allottee has agreed to purchase the Apartment on the specific understanding that the right to use Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and the Common Areas and Amenities of the Larger Land shall be subject to payment of maintenance charges by him/her/them, amongst other charges, as determined by the Promoter or the by the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land and the TMA of Larger Land respectively.

15.2. The Allottee is aware that the Allottee's rights are restricted to the use and enjoyment of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and Common Areas and Amenities of the Larger Land and shall not entitle the Allottee to use the common areas and amenities pertaining to the other projects being undertaken on the Larger Land which are outside the limits of Sector R13/13<sup>th</sup> Avenue Land.

15.3. The Promoter has entered into an Agreement with Bluebell Township Facility Management LLP ("TMA") whereby the Promoter has appointed the TMA to provide its services vis-à-vis the maintenance of the Common Areas and Amenities for the various Sectors that shall be constructed on the Larger Land (including Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land) and the Common Areas and Amenities of the Larger Land. A copy of the said Agreement shall be available at the Office of the Promoter for inspection by the Allottee. The said Agreement and the terms thereof and all amendments thereto shall be binding on the Allottee and its successors. The Allottee has been expressly informed of the same and the Allottee hereby expressly accords his/her/their knowledge in respect thereof.

15.4. In accordance with the aforesaid Agreement, the Allottee is required to pay the amounts that are set out in "Annexure K" annexed hereto to the TMA to enable the TMA to provide its services and maintain the Common Areas and Amenities of the Larger Land and the Common Areas and

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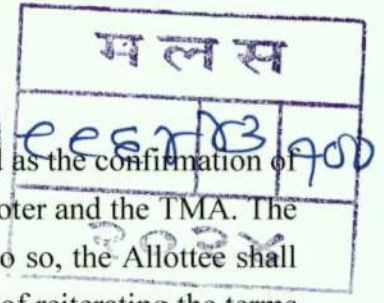
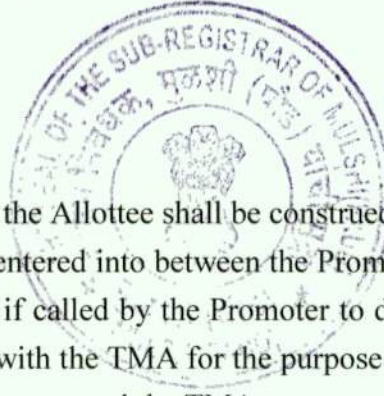
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Amenities Sector R13/13<sup>th</sup> Avenue Land in the manner set out in the aforesaid Agreement. In case if the TMA is required to incur any capital expenses while maintaining these Common Areas and Amenities, then in that event the TMA shall be entitled to do so and appropriate the required amounts from and out of the amounts collected from the Allottee and other Allottees of the various projects towards such capital expenses.

- 15.5. The Allottee has been expressly informed by the Promoter that the TMA shall be at liberty to seek for further amounts in case if the amounts collected by the TMA are insufficient for meeting with the expenses relating to the maintenance of the Common Areas and Amenities of the Larger Land and the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land in the manner set out in the aforesaid Contract.
- 15.6. The TMA appointed or formed by Promoter which shall always remain an independent body in charge of the maintenance, supervision and control of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and Common Areas and Amenities for the Larger Land. For the purpose of maintaining adequate discipline, hygiene, ambience, aesthetics and proper usage of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and Common Areas and Amenities for the Larger Land, the TMA shall frame byelaws/rules/regulations/policies inter alia regarding admission to and usage/maintenance/repairs Allottee hereby agrees and undertakes to observe the same strictly.
- 15.7. The Organisation/s of Sector R13/13<sup>th</sup> Avenue Land shall not be entitled to withhold payment of its said contribution to the said TMA on the ground of non-payment of maintenance charges on part of its members. In case of default on part of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land, the said TMA shall be entitled to take actions against the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land.
- 15.8. The TMA shall maintain the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and Common Areas and Amenities for the Larger Land out of the contribution paid by all the organisations formed of the various Sectors of the Larger Land and the Allottee alongwith all other Allottees shall be entitled to use the same as envisaged under this Agreement.
- 15.9. The Organisation/s of Sector R13/13<sup>th</sup> Avenue Land as well as the said TMA shall be entitled to increase the maintenance charges as and when required/necessary.
- 15.10. In case of default of payment of maintenance on part of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land to the TMA, the TMA shall be entitled to i) discontinue the supply of utilities to the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land agreed hereunder and/or ii) discontinue supply of other services envisaged hereunder and/or iii) prevent the members of the said Organisation/s of Sector R13/13<sup>th</sup> Avenue Land from using the said Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and the Common Areas and Amenities for the Larger Land or part thereof, iv) to levy appropriate fines/interest/penalties on the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land until actual realization of the amount due from the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land .
- 15.11. The Promoter and/or TMA shall be entitled to impose and collect toll/entry/parking fee for ingress to the ITP and/or to the Common Areas and Amenities for the Larger Land and/or the Optional Facilities, so as to restrict free access to the same.

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15.12. The execution of the present Agreement by the Allottee shall be construed as the confirmation of the Allottee to the terms of the Agreement entered into between the Promoter and the TMA. The Allottee hereby agrees and undertakes that if called by the Promoter to do so, the Allottee shall execute a separate maintenance agreement with the TMA for the purpose of reiterating the terms of the contract entered into between the Promoter and the TMA.

15.13. In addition to the maintenance undertaken by the Township Management Company, the Promoter as it may deem fit in the overall interests of the ITP, outsource control, management, giving maintenance etc. to any outside agency or agencies in respect of any particular or specific amenities and/or services and, if necessary, the Allottee shall execute appropriate agreement/s with such agency or agencies.

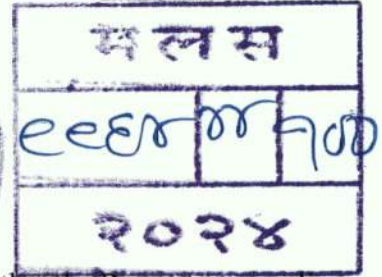
**16. FORMATION OF ORGANISATION**

16.1. The Promoter hereby informs and represents to the Allottee as under:-

- (i) The Promoter shall form and register a separate organization of the allottees of the apartments in building in Phase-II of Larger Project being developed on portion of Sector R13/13th Avenue Land which shall be formed within a period of 3(three) months from the date of majority (51%) of the allottees have booked their apartments with respect of the said building.
- (ii) Likewise, the Promoter shall form separate organization/s in respect of the buildings that shall be constructed in the Subsequent Multiple Phases of the Larger Project on portion of Sector R13/13<sup>th</sup> Avenue Land.
- (iii) The Organisation/s of Sector R13/13<sup>th</sup> Avenue Land shall form an Apex Body of the various organisation/s formed in respect of Sector R13/13<sup>th</sup> Avenue Land.
- (iv) The Promoter shall within a period of 3 (three) months from the date of the receipt of Occupancy certificate of the apartments in Phase-II shall execute a sale deed of superstructures in respect of the buildings/shops in Phase-II in favour of the organization of the allottees subject to the Promoter having received the entire consideration payable by the Allottee/s of the apartments in Phase-II. The sale deed shall be subject to such terms, conditions, covenants and undertakings on the part of the organisation as may be required to ensure that the rights of the Promoter to sell the unsold Apartment do not suffer and are protected and the right of the Promoter to construct Subsequent Multiple Phases and Common Areas and Amenities are not affected. The Allottee hereby authorises the Promoter to draw up the draft of the sale deed and hereby agree to co-operate in the execution thereof.
- (v) Upon the entire development of Larger Project being completed, the Promoter shall prepare the transfer of title documents and transfer the Sector R13/13th Avenue Land (by way of grant of a perpetual lease) together with the Common Areas and Amenities for Sector R13/13th Avenue (by way of conveyance) in favour of the Organization/s of Larger Project within a period of three months from the date of the last of the following being complied with: (i) the Larger Project being completed in all respects (i.e. the occupation/completion certificate of all the buildings/shops of Phase-I, Phase -II and proposed residential building/s/row houses/bungalows/twin bungalows and/or commercial premises i.e. building/s and/or shops/offices in the Subsequent Multiple Phases of Larger Project and the Common Areas and Amenities for – Sector R13/13th Avenue Land being obtained), and (ii) the respective Organisation/s of Larger Project having been formed. The respective Organisation/s of Larger Project shall come forward and execute such documents

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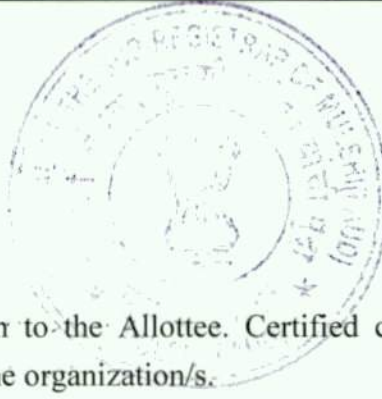
immediately upon being called upon by the Promoter to do so to ensure that the Promoter complies with all its obligations and duties as provided under the Act. The respective Organisation/s of Larger Project and the allottees of the buildings in Phase-I, Phase -II and proposed residential building/s/row houses/bungalows/twin bungalows and/or commercial premises i.e. building/s and/or shops/offices in the Subsequent Multiple Phases of Larger Project shall indemnify and keep indemnified the Promoter from and against any liabilities that may be imposed on the Promoter by reason of any delay on the part of the respective Organisation/s of Larger Project in coming forward and executing such transfer of title documents.

- (vi) All costs, charges and expenses including stamp duty and registration charges payable on such transfer of title documents shall be to the account of such organization/s and shall be borne and paid by the various Organisation/s of Larger Project of Sector R13/13<sup>th</sup> Avenue Land .
- (vii) The Promoter shall form separate organisations in respect of all the projects that shall be constructed on the Larger Land. The Promoter shall transfer the title of the project lands of such projects and the building/s/shops constructed thereon in favor of the organisations/Apex Bodies formed in respect of such projects. Upon the entire Larger Land being developed, the Promoter shall form an Apex Body of the Larger Land. The organization/s including the various Organisation/s of Larger Project of Sector R13/13<sup>th</sup> Avenue Land shall admit themselves as members of such Apex Body of the Larger Land. Upon the Apex Body of the Larger Land being formed, the Promoter shall within a reasonable time execute a Deed of Conveyance in respect of the Common Areas and Amenities of the Larger Land and the reversionary rights in respect of the Larger Land, if any, in favour of such Apex Body of the Larger Land.
- 16.2. The Allottee has understood the aforesaid disclosures/representations made by the Promoter and hereby expresses its agreement and concurrence to the aforesaid structure and grants its unconditional consent to join in the formation and registration of such organisation/s to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of such organisation/s and for becoming a member of such organisation/s. The Allottee shall duly fill in, sign and return to the Promoter within 15(Fifteen) days of the necessary applications/forms being forwarded by the Promoter to the Allottee in that behalf.
- 16.3. The Promoter hereby states, declares and informs to the Allottee/s that prior to or during or after completion of development and construction work of the project, various orders, permissions, NOCs, Licenses, Completion Certificates etc are required to be obtained by the Promoter on execution of certain Declarations, Undertakings and Indemnity. While granting those permissions and NOCs, the concerned Authorities have imposed certain terms and conditions, which are required to be observed and complied with from time to time. The Promoter hereby agrees to comply with those terms and conditions only till the time of project is handed over to the ultimate body of Allottee i.e. the Organization formed. However, thereafter it shall be sole responsibility of the said organization of the allottees to abide by all rules, regulations, conditions of the said orders, permissions, NOCs etc. and comply with the same and the Promoter shall not be responsible for the same after handing over of the project together with its amenities to the allottees ultimate body i.e. organization/s. The list of orders, permissions and NOCs, which have

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been obtained till date have been given to the Allottee. Certified copies of the orders and permissions etc shall be handed over to the organization/s.

**17. TAXES, OUTGOINGS AND MAINTENANCE**

- 17.1. The Promoter has informed the Allottee and the Allottee has understood that the Allottee shall within a period of 30 (thirty) days from the date of the Intimation to take Possession and in any event before taking possession pay to the Promoter the amounts set out in **Part A of "Annexure K"** annexed hereto. The maintenance amount for initial period of 24 (Twenty Four) months as mentioned in the **Part A of "Annexure K"** is a provisional amount as on today and is a tentative amount that has been fixed. The said amount shall be subject to an increase to the extent of 10% which will be determined by the Promoter at the time of handing over of the possession at its sole discretion. Post hand over, in any event where the Promoter discerns that it is difficult to maintain the Project out of the provisional maintenance collected from the allottees for the initial 24 months period, then the allottees shall be required to bear and pay such additional amounts as may be demanded by the Promoter. In case if the Allottee fails to make such payment, then the Promoter shall not be liable to handover possession of the Apartment to the Allottee. Failure on the part of the Allottee to make such payments/ad-hoc/lumpsum amounts to the Promoter shall be treated as an Allottee's Event of Default and consequences as stated in this Agreement shall follow. The Allottee acknowledges such right of the Promoter and agrees and undertakes to accept the decision of the Promoter in such circumstances.
- 17.2. The Allottee shall be liable to bear and pay all taxes and outgoings as mentioned in **Part B of "Annexure K"** annexed hereto. The Allottee shall be liable to bear and pay pro-rata taxes and outgoings in respect of the said premises, the said residential buildings/shops, the Project and Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land namely local taxes, betterment charges or such other levies levied by the concerned Local Authority and/or Government, water charges, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Premises, the said residential buildings/shops and the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land . In addition thereto, the Allottee shall also contribute towards the maintenance of the Common Areas and Amenities for the Larger Land.
- 17.3. The Allottee shall pay the maintenance charges to the Organization/s for Larger Project regularly. The maintenance charges payable by the Allottee shall be on 'Per Square Meter Basis' per month on area of the said Apartment. The rate of maintenance charges will be decided by the TMA. The maintenance charges payable by the Allottee to the Organization/s for Larger Project which shall in turn be handed over by the organisation/s to the TMA shall be comprehensive in nature and shall include maintenance charges towards maintenance of the Common Areas and Amenities of Sector R13/13<sup>th</sup> Avenue Land and the Common Areas and Amenities for the Larger Land(excluding charges towards Optional Amenities) and all other expenses necessary and incidental to the management and maintenance of the said Project. The Organisation/s of Sector R13/13<sup>th</sup> Avenue Land alone shall be responsible to collect and recover both the maintenance (Sector & Township) charges from the Allottee and pay the same to the TMA.

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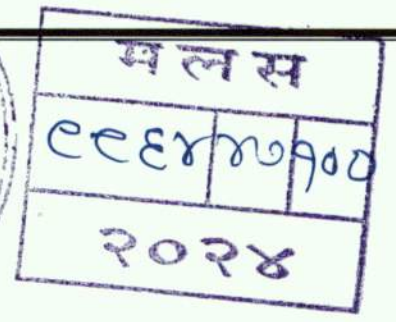


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- 17.4. With regards to contribution of the Allottee towards the outgoings, the Allottee shall pay the maintenance charges towards the use of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land to the Promoter for an initial period of 24(twenty four) months in advance on/before the Possession out of which 10% of the maintenance collected shall be used for maintenance of the Larger Land. Till such time the conveyance is executed in favor of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land comprising of residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project, the Allottee shall continue to pay maintenance charges to the Promoter or the TMA, as decided by the Promoter. In addition to the aforesaid maintenance charges, the Allottee shall, on/before the Possession, also pay a lumpsum amount towards maintenance deposit to the Promoter for the use of the Common Areas and Amenities for the Larger Land. After the conveyance of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land in favor of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land or pursuant to the expiry of the initial period of 24 months from the Possession Date whichever is earlier, the Allottee shall be liable to contribute the maintenance charges towards the use of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land to the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land and the maintenance charges towards the use of the Common Areas and Amenities for the Larger Land to the Promoter or at the instructions of the Promoter to the Township Maintenance Agency i.e Bluebell Township Facility Management LLP (as defined in Clause 15 hereinafter) who shall be in charge of the maintenance of the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and Common Areas and Amenities for the Larger Land as provided in “Annexure G and H” annexed hereto. It is clarified that for the period post the expiry of the initial period of 24 months, maintenance charges for the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and Common Areas and Amenities for the Larger Land at such rate as decided by the Promoter/TMA shall be payable by the Allottee to the Promoter/TMA. In case if the Organization/s has been formed by then, then in that event, the Promoter shall be at liberty to call upon the Organization/s to collect the aforesaid maintenance charges from the Allottee and pay the same to the Promoter/TMA. The Allottee hereby expressly grants his/her/their concurrence to the aforesaid clause. Further, the terms and conditions relating to the utilisation of such amounts alongwith separate amounts of taxes, electricity, water, gas etc.to be paid by the Allottee/s are enumerated in the “Annexure K” annexed hereto and the Parties agree and undertake to abide by the same.
- 17.5. The Allottee undertakes to pay such amounts/charges including proportionate share of outgoings regularly on quarterly basis in advance and shall not withhold the same for any reason whatsoever. It is agreed that the non-payment or default in payment of outgoings on time by Allottee shall be regarded as the default on the part of the Allottee and shall entitle the Promoter/TMA to withhold services as specified in clause 15.10.
- 17.6. It is clarified that the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land shall be liable to bear and pay the taxes and outgoings relating to the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land. The taxes and outgoings pertaining to Common Areas and Amenities of the Larger Land shall be collected by the TMA from the organisations of each sectors including the Organisation/s of residential buildings/shops in Phase-I, Phase -II and Subsequent Multiple Phases

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of Larger Project of Sector R13/13<sup>th</sup> Avenue Land and shall thereafter be paid by the TMA to the concerned Authorities.

- 17.7. Upon completion of construction of the residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land, the Promoter shall insure the same, to such extent, as it deems fit, in its discretion, against risks including third-party liability, acts of God, etc., but not in respect of any articles, chattels, goods, or personal effects therein; all of which shall be suitably insured by the Allottees at his/her/their/its own cost and liability. The cost of the insurances to be obtained by the Promoter shall be recovered from the Allottee and the Allottee shall bear and pay the same. The allottees/organisation shall be responsible for the renewal of such insurance policies and bear and pay all premiums related thereto.
- 17.8. The Promoter has informed and represented to the Allottee that the Allottee shall be liable to contribute towards the taxes and outgoing payable in respect of the Common Areas and Amenities of the Larger Land.
- 17.9. It is clarified that the Promoter shall be liable to bear and pay municipal/property taxes related to the unsold apartments in the said buildings/shops of Phase-I, Phase -II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land. However, no outgoing/maintenance shall be payable with regards thereto to the Organisation or TMA.

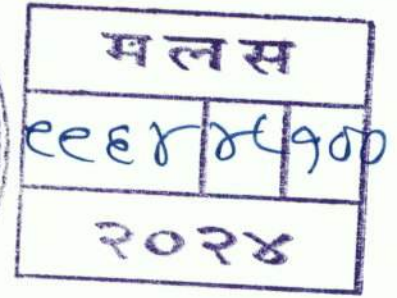
**18. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

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

- (i) The Promoter has clear and marketable title with respect to the Sector R13/13<sup>th</sup> Avenue Land in the manner provided in the Search and Title Report dated 06/11/2023 in the format as prescribed by MAHARERA by a Circular bearing No. 28/2021 dated 08/03/2021.
- (ii) The Promoter has actual, physical and legal possession of the Sector R13/13<sup>th</sup> Avenue Land for the implementation of the Project;
- (iii) The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development on the Sector R13/13<sup>th</sup> Avenue Land and shall obtain requisite approvals from time to time to complete the Project;
- (iv) The buildings/row houses/bungalows/twin bungalows/shops/offices forming part of the Subsequent Multiple Phases of the Larger Project will be constructed in future, in phases, from time to time, and will be registered with RERA as separate project/s at the discretion of the Promoter. The Promoter will be at liberty and entitled to revise the plans relating to the buildings/row houses/bungalows/twin bungalows/shops/offices forming part of Subsequent Multiple Phases of the Larger Project from time to time in such manner as the Promoter may deem fit and proper. Further the Promoter shall be entitled to develop the Subsequent Multiple Phases of the Larger Project either by itself or through any other person or party. Further, with regards to the development of the Subsequent Multiple Phases of the Larger Project, the Promoter shall be at liberty to decide, at its sole discretion, the timelines related to commencement, construction and completion of such projects/buildings, the layout of the buildings, the height of buildings (whether to proceed with the present height or increase or decrease the same), size, dimensions and orientations of the apartments, FSI utilization relating to the Larger Land, in part or full. The

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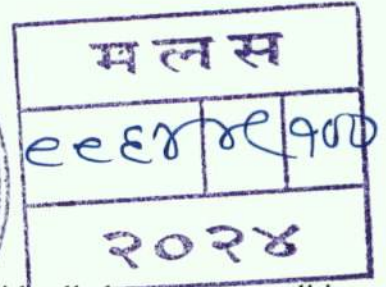


Allottees of the Project including the Allottee herein have, through this Agreement, been explained and put to notice of the aforesaid rights of the Promoter.

- (v) The Promoter hereby expressly represents and informs the Allottee that the Promoter intends to revise the sanctioned layout plan in respect of the Sector R13/13<sup>th</sup> Avenue and sanctioned building plans pertaining to proposed residential building/s/row houses/bungalows/twin bungalows and/or commercial premises i.e. building/s and/or shops/offices in the Subsequent Multiple Phases of Larger Project. However, it may be noted that there shall be no change in respect to sanctioned plans of the residential buildings/shops forming part of Phase –II of Larger Project.
- (vi) The Allottee herein is/are thus fully aware of the representations and disclosures made by the Promoter and has/have agreed to purchase the Apartment only after fully understanding the representations and disclosures made by the Promoter in respect of the Larger Project and Sector R13/13<sup>th</sup> Avenue layout. The Allottee shall thus not create any hurdle, obstruction and/or dispute the revision of the plans relating to the Sector R13/13<sup>th</sup> Avenue Land layout/Larger Project from time to time and/or the future construction to be carried out by the Promoter, by itself and/or through any other person or party.
- (vii) There are no encumbrances upon the Sector R13/13<sup>th</sup> Avenue Land except as disclosed in the Search and Title Report and Supplementary Search and Title Report read with Search and Title Report reissued in the format prescribed by MAHARERA and as disclosed on the RERA Website;
- (viii) There are no litigations pending before any Court of Law with respect to the Sector R13/13<sup>th</sup> Avenue Land except as disclosed in the Search and Title Report and Supplementary Search and Title Report read with Search and Title Report reissued in the format prescribed by MAHARERA and as disclosed on the RERA Website;
- (ix) All approvals, licenses and permits issued by the Competent Authorities with respect to the Project, Project Land and the said buildings/shops of Phase-II are valid and subsisting and have been obtained by following due process of Law.
- (x) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- (xi) The Promoter has not entered into any Agreement for Sale and/or Development Agreement or any other Agreement/arrangement with any person or party with respect to the said Project Land/ Sector R13/13<sup>th</sup> Avenue Land, including the Project and the Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- (xii) The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the Competent Authorities provided, however the Allottee shall be liable to contribute towards the same on and from the date of possession/expiry of 30 days from the date of Intimation to take Possession, whichever is earlier;
- (xiii) No notice from the Government or any other Local Body or Authority or any legislative enactment, Government ordinance, order, notification (including any notice for acquisition or requisition of the said Project Land/ Sector R13/13<sup>th</sup> Avenue Land) has been received or served upon the Promoter in respect of the Sector R13/13<sup>th</sup> Avenue Land and/or the Project;

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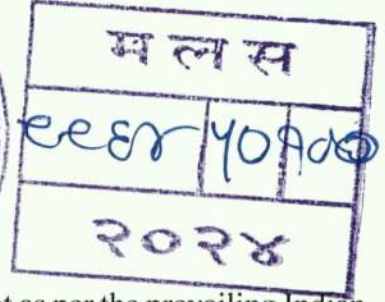


- (xiv) The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned Local Authority at the time of sanctioning the plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned Local Authority Occupation Certificate in respect of the buildings/shops of Phase-II of Larger Project.;
- (xv) The Promoter hereby clarifies that the Common Areas and Amenities for the Larger Land are subject to changes as per any revision that may take place in the approvals and plans. With regards to contribution of the Allottee towards the outgoing, the Allottee agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter the outgoing in the manner provided in "Annexure K" annexed hereto. The terms and conditions relating to the utilization of such amounts are enumerated in the "Annexure K" annexed hereto and the Parties agree and undertake to abide by the same. The maintenance charges payable by the Allottee in respect of the Common Areas and Amenities for the Larger Land may change from time to time. The Promoter hereby reserves the right to make changes to the Common Areas and Amenities for the Larger Land as well as to revise the maintenance charges payable by the Allottee in that regard;
- (xvi) The Promoter states that there are certain pipes/cables/wires which are laid under the Project Land/ Sector R13/13<sup>th</sup> Avenue Land, which underlying cables relate to essential services that have been provided to the allottees of the Project Land/ Sector R13/13<sup>th</sup> Avenue Land and in the case of certain pipes/cables/wires the provision with regards thereto may extend to other projects forming part of the Larger Land. The Promoter hereby reserves its right to enter upon the Project Land and to undertake such work/activities as may be necessary for the purpose of maintaining/servicing/repairing/ replacing such underlying pipes/cables/wires.

#### 19. REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE

The Allottee represents and warrant to the Promoter as follows:-

- (i) The Allottee is using his/her/their own funds and/or has made arrangements for the purpose of purchasing making payment of the Consideration and other amounts payable to the Promoter;
- (ii) The Allottee have not been declared and/or adjudged to be an insolvent, bankrupt etc. and/or ordered to be wound up, as the case may be;
- (iii) No receiver and/or liquidator and/or official assignee or any person is appointed of the Allottee for all or any of its assets and/or properties;
- (iv) The Allottee have neither received any notice of attachment under any rule, law, regulation, statute etc. nor his/her/their assets/properties are attached;
- (v) No notice is received from the Government in India (either Central, State or Local) and/or from abroad for his/her/their involvement in any money laundering or any illegal activity and/or is declared to be a proclaimed offender and/or a warrant is issued against him/her/them;
- (vi) No execution or other similar process is issued and/or levied against him/her/them and/or against any of his/her/their assets and properties;
- (vii) He/she/they is/are not of unsound mind and/or is not adjudged to be of unsound mind;
- (viii) He/she/they has/have not compounded payment with his/her/their creditors;
- (ix) He/she/they is/are not convicted of any offence involving moral turpitude and/or sentenced to imprisonment for any offence not less than six months;



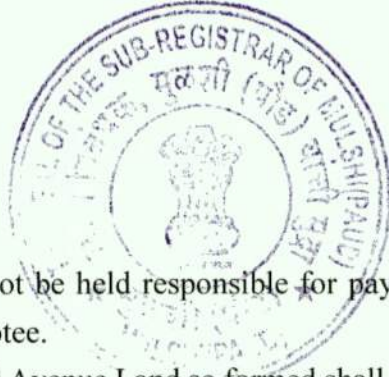
- (x) He/she/they is/are competent to contract and enter into this Agreement as per the prevailing Indian Laws;
- (xi) The Allottee has understood the entire scheme of development of the Promoter as set out in this Agreement and has obtained the clarifications required by the Allottee and the Allottee is fully satisfied with regards thereto.

**20. MUTUAL COVENANTS**

- 20.1. Notwithstanding anything contained herein, it is agreed between the Parties hereto, that the sample Apartment, if any, constructed by the Promoter and all furniture, items, electronic goods, amenities etc. provided therein are only for the purposes of show casing the Apartment and the Promoter is not liable, required and/or obligated to provide any furniture, items, electronic goods, amenities etc. as may be displayed in the sample Apartment other than as expressly agreed by the Promoter under this Agreement.
- 20.2. The Promoter shall be entitled to allot all apartments and parking spaces, to be constructed on the Project Land with a view that ultimately the Allottees of the various apartments in the residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land be admitted as members of the various Organisation/s of Sector R13/13<sup>th</sup> Avenue Land to be formed in the manner stated above. It is agreed and clarified that the Promoter shall have all the rights and shall be entitled to sell, allot, transfer, lease, give on leave and license basis and/or otherwise deal with and dispose of the Apartment or parking spaces separately and independently and the allottees of all the apartments shall be admitted as members of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land.
- 20.3. The Promoter shall, if necessary, become a member of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land in respect of its right and benefits conferred/reserved herein or otherwise entitled to in whatsoever manner. If the Promoter transfers, assigns and disposes off such rights and benefits at any time to anybody, then the assignee/transferee and/or the buyers thereof at the discretion of the Promoter, be admitted as members of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land in respect of the said right and benefits. The Allottee herein and the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land will not have any objection to admit such assignees or transferees as its members.
- 20.4. The Promoter shall not be liable or required to pay to the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land any transfer fees/charges and/or any amount, compensation whatsoever. Further, the Promoter shall not be liable to contribute towards the unsold apartments.
- 20.5. In the event, the transaction being executed by this agreement between the Promoter and the Allottee is facilitated by a registered real estate agent of the Promoter all amounts (including taxes) agreed as payable remuneration/fees/charges for services/commission/brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter, in accordance with the agreed terms of payment and the allottee shall not be held responsible for payment of any fees/charges to registered real estate agent of the Promoter.
- 20.6. In the event, the transaction being executed by this agreement between the promoter and the allottee is facilitated by a registered real estate agent of the Allottee, all amounts (including taxes) agreed as payable remuneration/fees/charges for services/ commission/brokerage to the said Registered Real Estate Agent, shall be paid by the Allottee in accordance with the agreed terms

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of payment and the Promoter shall not be held responsible for payment of any fees/charges to registered real estate agent of the Allottee.

- 20.7. The Organisation/s of Sector R13/13<sup>th</sup> Avenue Land so formed shall not issue Share Certificate to the Allottee without obtaining a No-Objection Certificate from the Promoter certifying that the Promoter has no outstanding dues pending on any account to be received from the Allottee and remaining unpaid. If Organisation/s of Sector R13/13<sup>th</sup> Avenue Land issues share certificates to the Allottee without adhering to or abiding by the aforesaid condition, the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land shall be responsible and liable to pay such amounts due and payable, if any, by such Allottee to the Promoter.
- 20.8. All costs, charges and expenses incurred in connection with the costs of preparing, engrossing, stamping and registering all deeds, documents required to be executed by the Promoter and by the Allottee including stamp duty, registration charges etc. payable in respect of such documents, shall be borne and paid by the Allottee. The Promoter shall not be liable to contribute anything towards such expenses. The Allottee alone will be responsible for consequences of insufficient and/or non-payment of stamp duty and registration charges on this Agreement and/or all other documents etc.
- 20.9. As and when called upon by the Promoter, the Allottee agrees and undertakes to unconditionally sign and execute necessary forms, applications, undertakings, documents as may be required by the Promoter for admitting the Allottee as the member of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land. The Allottee further agrees and undertakes that the Allottee shall do as also cause the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land to do/ratify, all such necessary acts, deeds, matters and things as may be required by the Promoter from time to time for safeguarding their interest in the said residential buildings/shops and the Project Land.
- 20.10. It is agreed, confirmed and covenanted by the Allottee that the Allottee shall not be entitled to nor shall he/she/they demand a sub-division or amalgamation of the Project Land/ Sector R13/13<sup>th</sup> Avenue Land or be entitled to any FSI exceeding the FSI used or any FSI available now or in future and consumed in the said Building.
- 20.11. It is agreed between the Promoter and the Allottee that the Promoter shall be entitled to develop the Sector R13/13<sup>th</sup> Avenue Land in the manner as the Promoter may desire. The Promoter is retaining full rights for the purpose of providing ingress and/or egress to the Allottee from the Sector R13/13<sup>th</sup> Avenue Land in the manner deemed fit by the Promoter and the Allottee unequivocally agrees not to raise any objection or dispute regards the same now or any time in the future and the Allottee acknowledges that hardship may be caused during such time and undertakes expressly never to object to the same. The name of the various Projects undertaken on the Larger Land shall be decided by the Promoter alone and shall not be changed at any time.
- 20.12. The Allottee's ownership right is restricted to the Apartment which he/she/they is/are purchasing under this Agreement. Any revenue that may be generated from the ITP or from the various Sectors by whatever means such as leases for hoardings, neon signs etc. shall be received by Promoter alone and the Allottee shall not have any rights in respect thereof.
- 20.13. The Promoter alone shall have right to allow and grant any kind of rights to the third person/s in respect of the infra-structures, amenities, facilities and utilities of the ITP on such terms and conditions which Promoter may deem fit and proper and the Allottees shall not have any right to interfere with and/or object to the same.

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- 20.14. The Promoter has availed project finance/construction finance/credit facility from BAJAJ HOUSING FINANCE LIMITED and has created a charge in respect of the the Project Land and receivables from the unsold apartments in the buildings in Phase-I and Phase-II of the Larger Project to be constructed thereon. The Promoter has informed the Allottee and the Allottee hereby confirms having been informed and understood that the Promoter has availed of, or will avail of, financial assistance from any persons, bank/s and/or financial institution/s against securitisation of the Sector R13/13<sup>th</sup> Avenue Land and/or the buildings to be developed and constructed thereon and/or any receivables therefrom. The security interest created over the Sector R13/13<sup>th</sup> Avenue Land and the Buildings will be released, by the Promoter, at the entire cost and expense of the Promoter, from time to time, but in any event, prior to the Completion of all the Projects to be put up on the Project Land.
- 20.15. If the Allottee chooses to avail financial assistance from any bank/financial institution to acquire the Premises, it shall be the sole obligation and liability of the Allottee to repay and discharge the loan amount and all sums including but not limited to interest, penalties and charges thereon. However, if there is any delay, in payment to the Promoter of any instalment of the consideration, by such bank/financial institution, the same shall be construed a breach and default by the Allottee of this Agreement and the consequences of breach as envisaged in this Agreement shall follow.

## 21. ALLOTTEE'S COVENANTS

21.1. The Allottee, with the intention to bring all persons into whomsoever's hands the Apartment may come, hereby covenants with the Promoter as follows:-

- (a) The Allottee represents that he/she/they is/are well aware that the Promoter is developing the various residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land. The Promoter is party to the said Agreement as it is the Project Proponent under the ITP. However no liabilities with regards to the development and construction of the said residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land and Project related grievances of the allottees shall vest in the Promoter.
- (b) Any business which causes nuisance to the occupants of the Project including but not limited to beer shop, liquor shops, wine shops, gaming parlors, hookah parlors, pubs etc. shall not be permitted. In case if any Allottee desires to carry out such a business then the Allottee shall procure prior written permission of the Promoter prior to handing over of the Project and pursuant to the handing over of the Project by the Organization formed.

In case if an Association of Apartment Owners/Condominium is formed then permission of 2/3<sup>rd</sup> majority of the members have to be obtained. In case if a Co-operative Housing Society is formed then a Resolution has to be passed as required under the provisions of Maharashtra Co-operative Society Act.

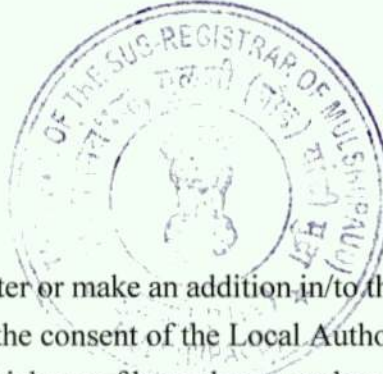
The Promoter/Organization as the case may be shall be entitled to deny the application for carrying out such business and shall not be required to provide any reason for such rejection. The decision of the Promoter/Organization shall be final and binding on the Allottee

- (c) To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the Possession Date and shall not do or suffer to be done anything in or to the said residential buildings/shops which may be against the rules, regulations or bye-laws of the Organisation/s of

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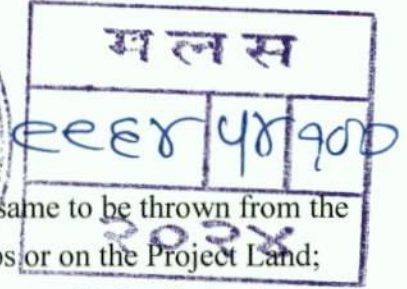
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Sector R13/13<sup>th</sup> Avenue Land or change/alter or make an addition in/to the Apartment or any part thereof and/or the said Buildings, without the consent of the Local Authorities, if required;

- (d) Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Buildings or storing of which goods is objected to by the concerned Local or other Authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the said residential buildings/shops, including entrances of the said residential buildings/shops and in case any damage is caused to the Apartment and/or the said Buildings on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach;
- (e) To carry out at his/her/their own cost all internal repairs to the Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in/to the Apartment or the said residential buildings/shops which may be contrary to the bye-laws of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land or the rules and regulations of the concerned Authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned Authority;
- (f) Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the said residential buildings/shops and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said residential buildings/shop and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the Apartment without the prior written permission of the Promoter. However, after the handover to the organisation, to take the prior written consent of Organisation/s of Sector R13/13<sup>th</sup> Avenue Land;
- (g) Not to exhibit, inscribe, paint or affix any sign, advertisement, notice on any portion of the Building or the Apartment save and except the specified area outside his/her/their Apartment without the prior written consent of Promoter in each instance. A plan of all signage or other lettering proposed to be exhibited, inscribed, painted or affixed shall be prepared by Allottee in conformity with building standard signage requirements and submitted to Promoter for its consent. The Promoter shall have sole discretion to approve or reject the same. All signage or other lettering which has been approved by the Promoter shall thereafter be installed by the Allottee at the specific location/area and within the prescribed dimensions as specified by the Promoter and the said installation shall be done by the Allottee/s at his/her/their sole cost and expense. The Allottee shall not damage or deface the Apartment/Building in while installing or removing signage and shall repair any damage to the Apartment/Building caused by such installation or removal
- (h) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said residential buildings/shops and/or the Project Land or any part thereof or whereby any increased premium shall become payable in respect of the insurance;

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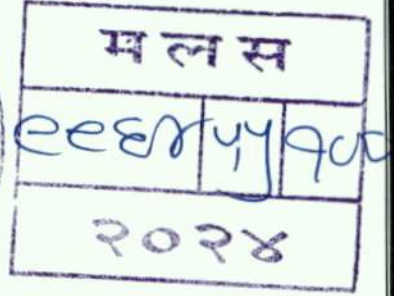
- (i) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound of the said residential buildings/shops or on the Project Land;
- (j) Pay to the Promoter within 30(thirty) days of demand by the Promoter, his/her/their share of security deposit demanded by the concerned Authority for giving water, electricity or any other service connection to the said residential buildings/shops;
- (k) To abide the rules and regulations laid down by Township Maintenance Agency.
- (l) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned Authority, on account of change of user of the Apartment by the Allottee for any purposes other than for the purpose for which it is sold;
- (m) The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and only if the Allottee has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has intimated in writing to the Promoter and obtained the written consent of the Promoter for such transfer, assignment or parting with interest etc.;
- (n) The Allottee shall observe and perform all the rules and regulations which the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building/s and the apartment/shops therein and for the observance and performance of the building rules, regulations and bye-laws. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land regarding the occupation and use of the Apartment and the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement;
- (o) Till such time the conveyance of the said residential buildings/shops and subsequently the basement and podium and the lease of the Project Land in favour of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land comprising of residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land is executed and till such time the Common Areas and Amenities of Sector R13/13<sup>th</sup> Avenue Land is completed in all respects, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said residential buildings/shops or any part thereof to view and examine its state and condition and to pass through the Sector R13/13<sup>th</sup> Avenue Land for enabling smooth development and completion of residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land and the Common Areas and Amenities for Sector R13/13<sup>th</sup> Avenue Land;

## 22. PROMOTER TO MAINTAIN SEPARATE ACCOUNT

The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land or towards the outgoings, legal charges and other charges and shall utilize the amounts only for the purposes for which they have been received.

*Ankit*

*Subman*



**23. CONSENT FOR MORTGAGE**

The Allottee hereby gives his/her/their express consent to the Promoter to raise any loan against the security by mortgage of the whole or part of the Sector R13/13<sup>th</sup> Avenue Land, the under construction/constructed buildings/shops in the residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land, and to mortgage the same with any bank/s, financial institutions or any other party. This consent is on an express understanding that any charge on the said premises shall be cleared by the Promoter at their expense before the said Apartment is handed over to the Allottee/s.

**24. SECURITIZATION OF THE TOTAL CONSIDERATION**

The Allottee hereby grants his/her/their irrevocable consent to the Promoter to securitize the Total Consideration and/or part thereof and the amounts receivable by the Promoter hereunder and to assign to the banks/financial Institutions the right to directly receive from the Allottee the Total Consideration and/or part thereof and/or the amounts payable herein. It is further agreed that any such securitization shall not lead to an increase in the Total Consideration paid by the Allottee for the apartment and any payment made by the Allottee to the Promoter and/or any bank or financial institution nominated by the Promoter in writing, shall be treated as being towards the fulfilment of the obligations of the Allottee under this Agreement to the extent of such payment.

**25. CREATION OF THIRD PARTY RIGHTS**

**25.1 BY THE PROMOTER:**

After the Promoter executes this Agreement, the Promoter shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee in the said Apartment.

**25.2 BY THE ALLOTTEE:**

- (i) The Allottee shall be entitled to transfer his/her/their right under this Agreement to any person or party provided however the Allottee and the new Allottee shall jointly inform the Promoter in respect thereof with a clear covenant on the part of the new Allottee undertaking to adhere to the terms and conditions of this Agreement and also the bye laws of the organisation. The Allottee shall be entitled to effect such transfer only if the Allottee has till then not defaulted in making any payments payable to the Promoter.
- (ii) However, the Allottee agrees and undertakes to cause the new Allottee to execute/register the deed, document, agreement or writing as may be requested by Promoter to record the transfer as mentioned hereinabove.
- (iii) Stamp duty or other charges as may be applicable on any transfer/addition shall be paid by the transferor/transferee. The Allottee shall indemnify and keep indemnified the Promoter against any action, loss, damage or claim arising against Promoter for non-payment of such stamp duty and requisite charges.
- (iv) The transfer shall be allowed only subject to clearing all the sums that shall be due and payable to the Promoter. The Allottee shall be solely responsible and liable for all legal, monetary or any other consequences that may arise from such nominations/transfer.

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26. **REDEVELOPMENT OF THE RESIDENTIAL BUILDINGS/SHOPS IN PHASE-I, PHASE-II AND SUBSEQUENT MULTIPLE PHASES OF LARGER PROJECT OF SECTOR R13/13<sup>TH</sup> AVENUE LAND:**

In the event the residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project being developed on Sector R13/13<sup>th</sup> Avenue Land become dilapidated and are required to be demolished and reconstructed, then the redevelopment of the same shall be undertaken on the following terms and conditions:

- The Allottee's right shall be restricted to the FSI consumed for the Apartment;
- Unconsumed balance FSI, additional FSI/paid FSI and any other benefits of all kind of the Project is and shall be the property of Promoter alone, which it can consume anywhere on the Larger Land at the sole discretion of the Promoter;
- If the Allottee needs additional FSI for redevelopment, they may purchase it from the Promoter (if available with it) at the then prevailing rate;
- The redevelopment plan should be approved in writing by the Promoter. If the redevelopment plan is in consistence or continuance of existing Township and does not disturb elevation of Township and does not affect the rights of the Promoter and other organisations, then the Promoter shall not withhold its permission/approval;
- The redevelopment work will be done by the Promoter at the then actual development and construction costs;
- If the Promoter is unable to redevelop and thus gives its NOC for allowing any other Promoter to redevelop, then the Allottee may get their Sector redeveloped through any other Promoter without affecting the rights of the Promoter in any manner whatsoever.

27. **MISCELLANEOUS**

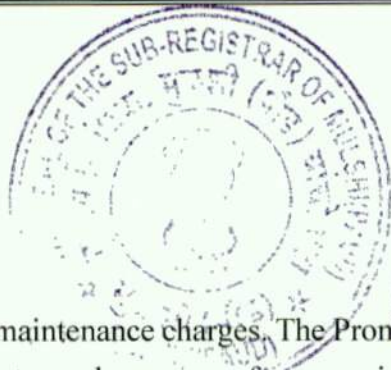
27.1. Use of terrace— It is understood and agreed by and between the Parties hereto that the open spaces in front of or adjacent to the Apartment, if any, are intended for the exclusive use of the respective Allottees. The terrace shall not be enclosed by the Allottee till the permission in writing is obtained from the concerned Authority and the Promoter or the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land.

27.2. Provision for separate water supply –

- The Promoter has acquired rights in the land pertaining to S. Nos. 198/3/2, 198/2/1 and 198/2/2 which is adjacent to Pavana River, for Jack well for supplying water to all Sectors of the Township. The Promoter has further purchased land bearing S. Nos. 27, 28, 29, 30 & 31 for laying water pipe line from the river Pavana to the Township. The said water pipe line is laid down for 3.0 Kilometers for the purpose of providing water supply to the residents of all the present and future Sectors of the said Township. The Promoter/Promoter shall make necessary arrangements for providing water to the residential buildings/shops in Phase-I, Phase-II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land. However, in case of non-availability of water or insufficient water supply from the Irrigation Department or any other Authority and if the necessary arrangement of water is required to be done from outside sources either through tankers or from any other source, then in such case the Allottees shall bear all costs and expenses of water tankers (i.e. cost of transport and water) and the same will be part of common maintenance charges. The allottees and the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land will

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have to pay the said cost of water supply as maintenance charges. The Promoter shall not be liable to pay any amount towards water charges or towards expenses for procuring water.

- 27.3. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Apartment, the said residential buildings, said shops, the said Sector R13/13<sup>th</sup> Avenue Land or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him/her/them. The said residential buildings/shops in Phase-I, Phase -II and Subsequent Multiple Phases of Larger Project of Sector R13/13<sup>th</sup> Avenue Land will remain the property of the Promoter until the buildings/shops of Sector R13/13<sup>th</sup> Avenue Land (including the basement and podium) are conveyed to the Organisation/s of Sector R13/13<sup>th</sup> Avenue Land.
- 27.4. The Allottee confirms that the Allottee has visited and has physically seen the Project Land and is not entering into this Agreement solely on the basis of any advertisement, information, brochure or oral representation concerning the said Apartment or the said Building.
- 27.5. The Allottee hereby declares that he/she/they has/have gone through this Agreement and all the documents related to the said Apartment and the Project Land and has expressly understood the contents, terms and conditions of the same and the Allottee after being fully satisfied has entered into this Agreement and further agrees not to raise any objection in regard to the same.
- 27.6. For the purpose of this transaction, the details of PAN of the Promoter and the Allottee are as follows:-
- (i) PROMOTER'S PAN – **AABC15807K**
  - (ii) ALLOTTEE'S PAN - **BSHPP9861L, CDHPB7029Q**

**28. WAIVER**

- 28.1. No forbearance, indulgence, relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by them of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.
- 28.2. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement or any forbearance or giving of time to the Allottee by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement nor shall the same in any manner prejudice the rights of the Promoter.

**29. BINDING EFFECT**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with the Schedules and Annexures hereto along with the payments due as stipulated in the payment plan by the Allottee and secondly, appears for registration of this Agreement before the concerned Sub-Registrar as and when intimated by the Promoter. This Agreement shall have a binding obligation upon the Parties only upon the execution and registration of the same.

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*[Handwritten signature]*



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30. **ENTIRE AGREEMENT**

This Agreement, along with its Schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, brochures, documents and/or arrangement entered into, executed and/or provided, whether oral or written between the Parties in regard to the said Apartment, said Buildings or the Project Land.

31. **RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

32. **PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE/ SUBSEQUENT ALLOTTEES**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Projects to be put up on the Project Land and the township shall equally be applicable to and enforceable against any subsequent Allottee of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

33. **SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable Laws, such provisions of this Agreement shall be deemed to be amended or deleted in so far as they are inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable Law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

34. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottees in the Project, the same shall in proportion to the Carpet Area of the Apartment bears to the total Carpet Area of all the Apartments in the said Buildings.

35. **FURTHER ASSURANCES**

The Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

36. **NOTICES**

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

Name of Allottee : **1. MR. ANKIT BALAKRISHNA PITLA**

**2. MS. SHARMILA PRABIR BURMAN**

(Allottee Address) : 505, 5TH FLOOR, GANDHAR TOWER 'B' WING, SAYANI ROAD, PRABHADEVI, MUMBAI - 400025.

Notified Email ID: ankitpitla@ymail.com/burman.sharmila08@gmail.com

*Ankit P.*

*Burman*



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**KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED**

Registered Office: Survey No. 74, Marunji-Hinjewadi-Marunji-Kasarsai Road, Taluka Mulshi, District Pune-411057.

Notified Email ID: [info@liferepublic.in](mailto:info@liferepublic.in)

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

36.3. In case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Allottees.

**37. INDEMNITY**

The Allottee hereby covenants with the Promoter to pay from time to time and at all times the amounts which the Allottee is liable to pay under this Agreement and to indemnify and keep indemnified the Promoter and its agents and representatives, at all times against any expenditure, loss or expense arising from any claim, damages, claims, suits, proceedings, expenses, charges that the Promoter may suffer as a result of non-payment, non-observance or non-performance of the covenants and conditions stipulated in this Agreement and/or on account of unauthorised alteration, repairs or wrongful use etc. to the said Premises, including the amount expended on litigation in enforcing rights herein and/or on account of or occasioned by any accident or injury to the Allottee or his/her/their representatives or any person/s visiting the Allottee or his/her/their family, guests or visitors or staff, or all persons claiming through or under the Allottee, before or after taking possession of the said premises and during the occupation, use and enjoyment of the said Buildings, the Project Land and the Common Areas and Amenities.

**38. GOVERNING LAW**

The rights and obligations of the Parties under this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Pune courts will have the jurisdiction for this Agreement.

**39. JURISDICTION**

The appropriate Authority/Courts at Pune, as applicable, will have jurisdiction in the matter.

**40. DISPUTE RESOLUTION:** - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the MAHARERA as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**41. STAMP DUTY AND REGISTRATION CHARGES**

41.1. The full ad-valorem stamp duty in accordance with the Maharashtra Stamp Act, 1958 and the full registration charges in accordance with the Indian Registration Act, 1908, of and incidental to this Agreement shall be borne and paid by the Allottee alone in full.

41.2. The Allottee shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the



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said Apartment including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee's account.

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

### FIRST SCHEDULE

(Larger Land)

All that piece and parcel of land bearing Survey Nos. New 86 [ Old S.Nos. 78/1 part, 80 part, 81/1/A part, 81/1B, 81/2, 82/1 part, 82/2, 82/3, 83 part, 86, 107/1, 107/2 part, 110/1A part, 110/2 part, 110/1/B part, 111/1A/1 part, 111/1A/2 part, 111/1B part, 111/2 part, 112/1 part, 113/1A/1 part, 113/1A/1B/1 part, 113/1A/1B, 113/2, 113/1A/2, 113/1B, 114/1 part, 114/2, 115/1 part, 117 part, 118/1 part, 120/3, 121 part, 122, 123 ], New 74/B [old S.No. 74/2, 74/3, 74/9/2 ], 74/7(Part), 74/8, 74/9/1(Part), 78/1Part, 80 part, 81/1/A part, 82/1 part, 83Part, 85/1, 102/1, 107/2 part, 110/1/B part, 111/1A/1 part, 111/1A/2 part, 111/1B part, 111/2 part, 113/1A/1 part, 113/1A/1B/1 part, 115/1 part, 117 part, 118/1 part, 121 part, 77/1(Part), 77/2, 78/1(part), 80/1(Part), 83/2(Part), 90/7/1, 90/9, 90/10, 91/1(Part), 91/2, 91/3, 91/4, 91/5, 91/6, 91/7(Part), 91/8, 91/9, 92/1A (Part), 92/2A (Part), 92/3, 92/4, 92/5, 92/6(Part), 92/7, 92/8(Part), 93 (part), 95, 96/1/1(Part), 96/1/2(Part), 96/1/3, 96/2/1, 96/2/2(Part), 96/3(Part), 96/4(Part), 96/5/2(Part), 98(Part), 98/2, 100/1/1, 100/1/2, 100/2, 101(Part), 112/1(Part), 112/2, 114/1(Part), 119, 120/1, 120/2, 120/4/1, 120/4/2, 124/1/1, 124/1/2, 124/2, 125/1, 126/1(Part), 126/2, 127/1/1, 127/1/2(Part), 99/1/2(Part), 113/1A/1B/1B(Part), 131/8(Part), 131/9, 131/10, 102/2(Part), 126/2/1, 73/9, 87/2, 129/2/1, 130/2/2 (Part), 130/3/1 (Part), 92/7/1 (Part), 92/8/1 (Part), 96/1/1 (Part), 96/1/2/1 (Part), 96/1/3 (Part), 92/96/1/B/1, 24/3, 24/5, 25/1, 25/2, 26/1, 26/2, 26/4, 26/5, 26/6, 27/1, 27/3(Part), 69/1, 69/2/1, 69/2/2, 69/2/3, 69/2/4, 69/2/5, 69/2/6, 69/2/7, 69/2/8, 71(Part), collectively admeasuring 1657477 Sq. Mtrs. lying, being and situated at Mouze Jambe, Nere & Marunji respectively, Tal. Mulshi, Dist. Pune.

### SECOND SCHEDULE

(Sector R13/13<sup>th</sup> Avenue Land)

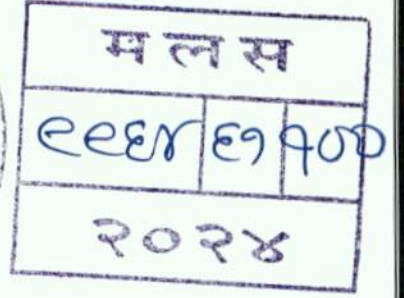
All that piece and parcel of the property i.e Life Republic Sector R13/13<sup>th</sup> Avenue - Aros which is to be constructed on the part of the Larger Land described in the First Schedule written herein above on the portion of land admeasuring in aggregate 45150.34 square meters out of Survey Nos. 69/1 (part), 69/2/1 (part), 69/2/2(part), 69/2/3(part), 69/2/4(part), 69/2/5(part), 69/2/6(part), 69/2/7(part), 69/2/8(part), 26/5 (part) and 26/6 lying, being and situated at Village Nere which is shown on the plan annexed hereto by red colour boundary line and bounded as under-

- On or towards East - 18.0 Meter Internal Road, Sector R10
- On or towards West - 110 Meter RP Road
- On or towards North - Township Boundary s.no 26(P); MSEB Switching Station
- On or towards South - 18.0 Meter Internal Road: Sector R12

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### THIRD SCHEDULE

#### Project/Life Republic Sector R13/13<sup>th</sup> Avenue-Aros/Phase-II

Portion of the land described in the Second Schedule hereinabove written, which portion admeasures 9150.52 Sq.Mtrs. and is shown in pink colour boundary line on the sanctioned plan annexed hereto.

### FOURTH SCHEDULE

(Apartment)

Apartment i.e. FLAT bearing **No. 705** on the **SEVENTH floor** of the building known as **E** having carpet area admeasuring **88.32 sq. mtrs.**, Other areas which are beyond the Carpet Area consisting of 1] Balcony admeasuring **10.12 sq. mtrs.** together with the exclusive right to use **One** covered parking space bearing no. C942 located at Podium parking level 01 and **One** two-wheeler parking space bearing no. SC719 located at Lower ground Floor as allotted by the Promoter in the Phase-II of the Larger Project of project known as '**LIFE REPUBLIC SECTOR R13/13<sup>TH</sup> AVENUE-AROS/PHASE-II** which is being constructed on the property described in the Second Schedule written hereinabove, and which is shown on the plan annexed hereto by red color boundary line, and also together with right to enjoy all the common amenities and facilities for **SECTOR R13/13<sup>TH</sup> AVENUE LAND.**

### FIFTH SCHEDULE

(said Consideration)

Sr. No.	Rs. (in figures)	Milestone	Percentage
(i)	888437/-	At the time of booking	9.9%
(ii)	906385/-	Within 3 days from agreement	10.1%
(iii)	897411/-	on completion of Excavation	10.0%
(iv)	897411/-	Completion of Foundation	10.0%
(v)	448705/-	Completion of Plinth	5.0%
(vi)	448705/-	Completion of 1st Slab	5.0%
(vii)	448705/-	Completion of 5th Slab	5.0%
(viii)	448705/-	Completion of 8th Slab	5.0%
(ix)	448705/-	Completion of 11th Slab	5.0%
(x)	448705/-	Completion of 14th Slab	5.0%
(xi)	448705/-	Completion of 17th Slab	5.0%
(xii)	448705/-	Completion of 20th Slab	5.0%
(xiii)	448705/-	Completion of Terrace Slab	5.0%
(xiv)	448705/-	Completion of internal Plaster	5.0%
(xv)	448705/-	Completion of Flooring	5.0%
(xvi)	448709/-	At the time of possession	5.0%
	<b>8974108/-</b>	Total Consideration	

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**RECEIVED** from the Allottee a total sum of **Rs. 448705/- (Rupees Four Lakhs Forty Eight Thousand Seven Hundred Five Only)** being the Earnest Money payable by the Allottee to us on or before the execution of these presents in respect of sale of the said Apartment.

S. No.		Ch. Amt.	Ch. No.	Ch. Date	Bank
1	Rs.	95238/-	CARD SWIPE	24.03.2024	HDFC BANK LTD.
2	Rs.	353467/-	NEFT	29.03.2024	STATE BANK OF INDIA
	Rs.	448705/-	<b>Total Received Amount</b>		

WE SAY RECEIVED  
KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED

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







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

SIGNED SEALED AND DELIVERED

By the withinnamed "PROMOTER"

**KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED**

Through the hands of its Authorized Signatory

Mr. Nelson Misquith

authorized vide Board Resolution

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



PROMOTER



SIGNED SEALED AND DELIVERED

By the within named "ALLOTTEE/S"

1. MR. ANKIT BALAKRISHNA PITLA

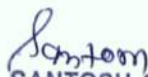


2. MS. SHARMILA PRABIR BURMAN



ALLOTTEE/S

IN THE PRESENCE OF:

-   
**SANTOSH G. WARANG**  
 GANPATI APPARTMENT,  
 GARMAL DHAYRI,  
 PUNE-411041.
-   
**NILESH A. DESHMUKH**  
 BEHIND JOGESHWARI  
 HIGH SCHOOL,  
 KESNAND, PUNE-412207.



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ANNEXURE - A

**EMPHYSIOUS MASTER LAYOUT OF TOWNSHIP FOR ROLYE PATIL INTEGRATED TOWNSHIPS LTD. AT VILLAGE MIDH, JAMBHUR TAL. MULSHI DIST. (MIDH)**

**CERTIFICATE OF AREA**  
FOR MULTIPURPOSE INTEGRATED TOWNSHIPS

**NAME OF OWNER / DEVELOPER:** ROLYE PATIL INTEGRATED TOWNSHIPS LTD.  
**NAME OF ARCHITECT:** [Signature]

TABLE - 1  
GENERAL INFORMATION

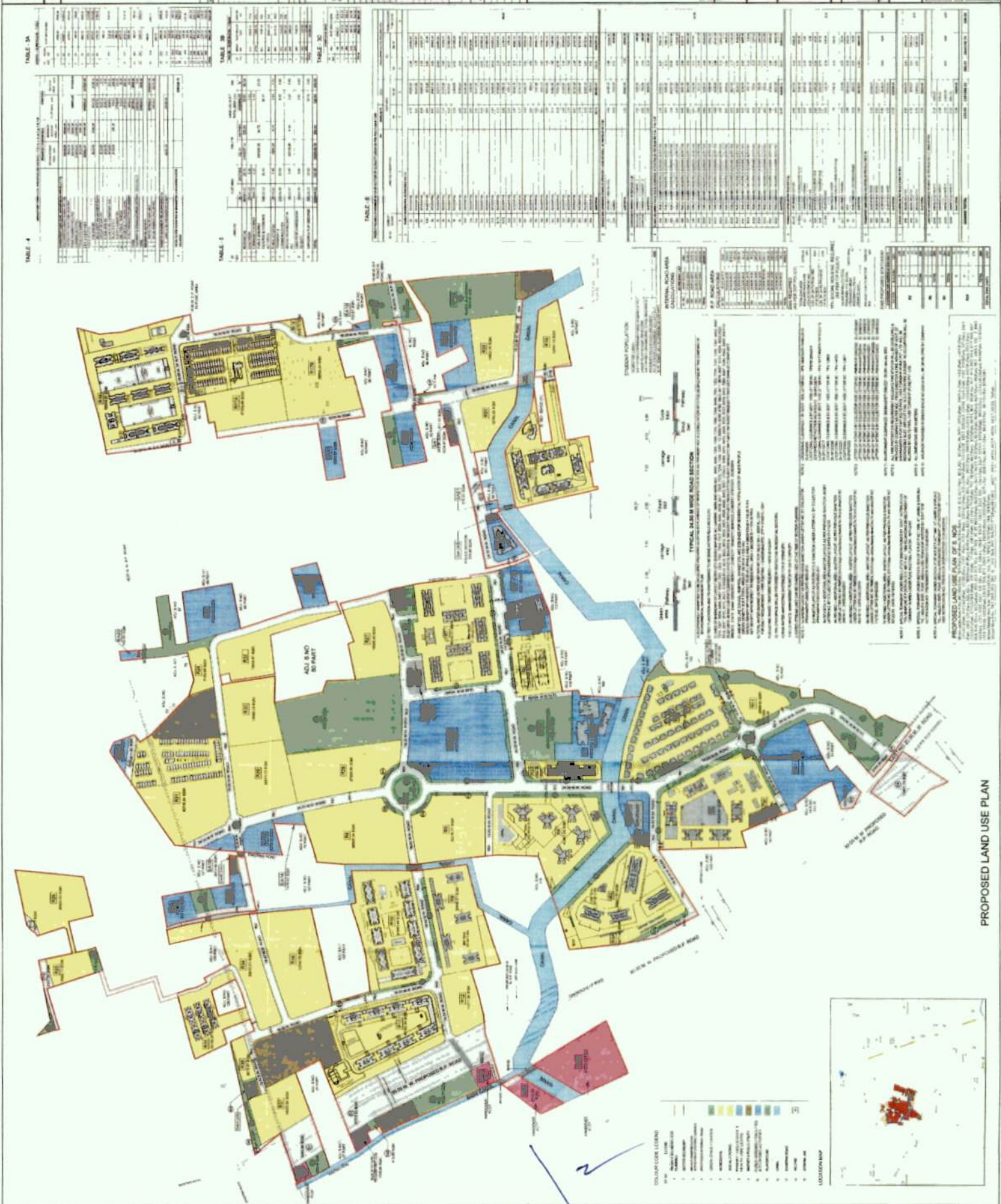
PROJECT NO.	13/13/13
DATE OF APPLICATION	13/13/13
DATE OF APPROVAL	13/13/13
AREA OF THE TOWNSHIP (HA)	13/13/13
AREA OF THE TOWNSHIP (ACRES)	13/13/13
AREA OF THE TOWNSHIP (SQ. METERS)	13/13/13

TABLE - 2  
TOWNSHIP DATA

NO.	NAME OF THE TOWNSHIP	AREA (HA)	AREA (ACRES)	AREA (SQ. METERS)
1	MIDH	13/13/13	13/13/13	13/13/13

TABLE - 3  
GENERAL INFORMATION

NO.	NAME OF THE TOWNSHIP	AREA (HA)	AREA (ACRES)	AREA (SQ. METERS)
1	MIDH	13/13/13	13/13/13	13/13/13



*Subst*

*Arman*

SECTOR R13 / 13th AVENUE /  
AROS / PHASE - I & II,

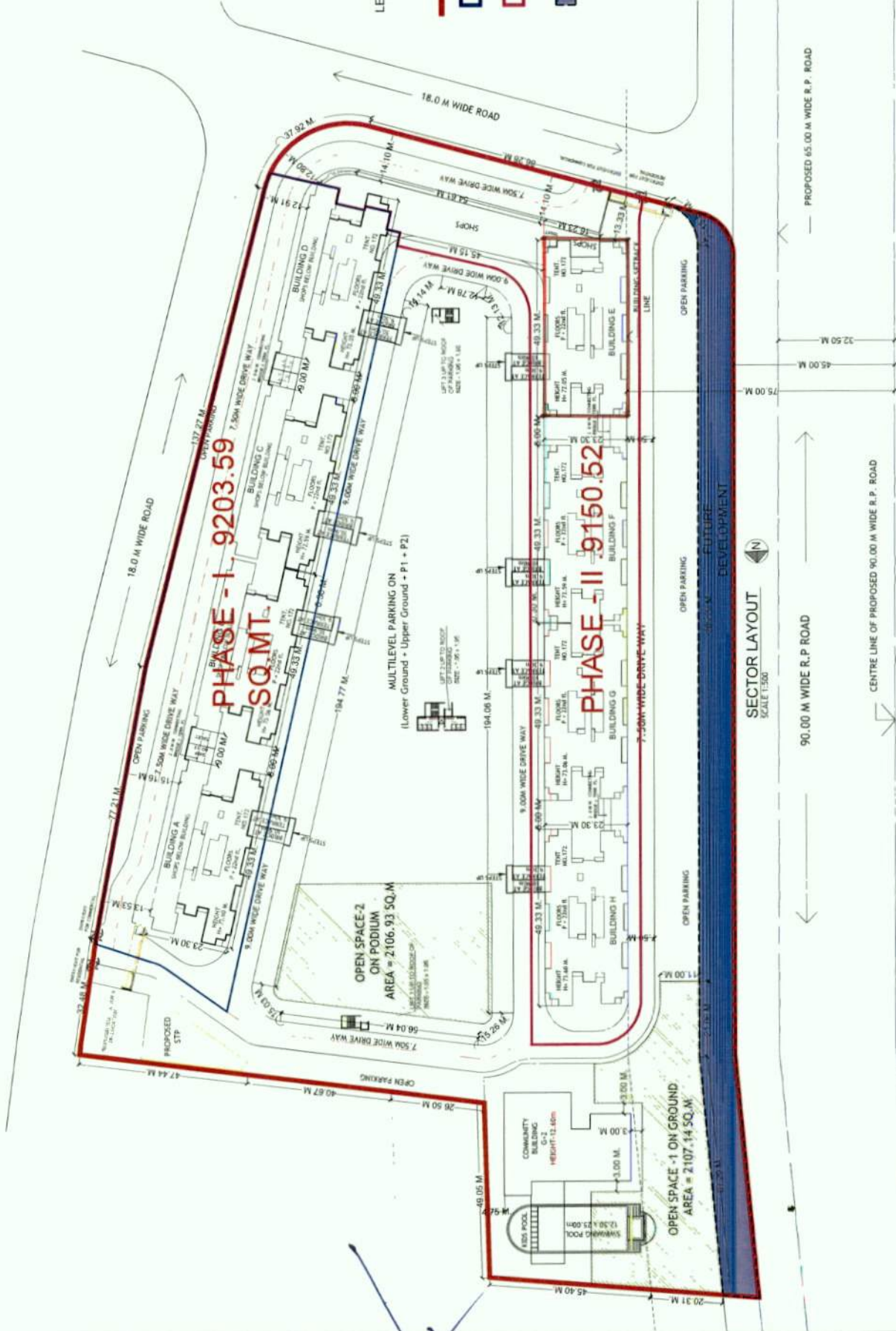
LEGEND :

PLOT AREA (SQ.M.)

- PROJECT LAND BOUNDARY
- PHASE I LAND BOUNDARY  
9203.58 SQ.M  
(MENTIONED IN MAHA RERA)
- PHASE II LAND BOUNDARY  
9150.52 SQ.M  
(MENTIONED IN MAHA RERA)
- FUTURE DEVELOPMENT



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२०२४



SECTOR LAYOUT  
SCALE: 1:300



90.00 M WIDE R.P. ROAD

CENTRE LINE OF PROPOSED 90.00 M WIDE R.P. ROAD

75.00 M

45.00 M

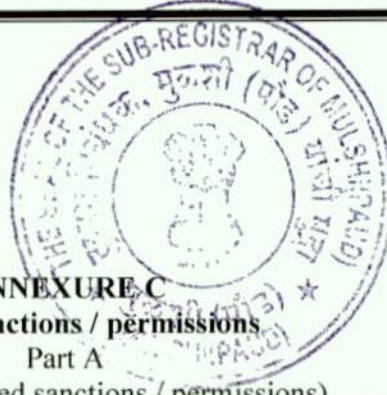
PROPOSED 65.00 M WIDE R.P. ROAD

*Arbista*

*Burman*







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२२४ ६८१००  
२०२४

**ANNEXURE C**  
**List of sanctions / permissions**  
**Part A**

(Township related sanctions / permissions)

S.No.	Township Level Approvals	Date	Order No.
1.	Environmental Clearance	6-Sep-2007	21-111/2007-IA.III
2.	Environmental Clearance	23-Apr-2019	SEIAA-EC-0000001462
3.	Environmental Clearance	24-Jan-2020	SEIAA-EC-0000002328
4.	Environmental Clearance	13-Jan-2021	F.No. 21-75/2020-IA-III
5.	Environmental Clearance	18-Jun-2022	SIA/MH/MIS/71039/2021
6.	Environmental Clearance	10/11/2023	SIA/MH/INFRA2/427614/2023
7.	Locational Clearance - I	28-Apr-2008	TPS-1806/53/CR/19/06/NAVI-13
8.	Letter of Intent- I	7-Jun-2008	PMH/KAVI/1286/2008
9.	Master Plan Sanction (PLU)	16-Sep-2010	PMH/NA/SR/371/08
10.	First Revised Master Plan Sanction (PLU)	5-Mar-2011	PMH/NA/SR/417/10
11.	Second Revised Master Plan Sanction (PLU)	18-Jul-2012	PMH/TS/SR/27/2012
12.	Locational Clearance – II	4-Mar-2014	TPS-1812/556/CR.223/13/REVISED.N.51/UD-13
13.	Locational Clearance- Notification	16-Dec-2020	RP PUNE/VILLAGE-JAMBHE,MARUNJI/ITP/TPV-1/3825.
14.	Letter of Intent – II	3-Sep-2014	PMH/KAVI/758/2014
15.	Letter of Intent – III	12-Apr-2018	PMH/KAVI/677/2018
16.	Letter of Intent – IV	27/01/2022	PMH/KAVI/531/2021
17.	Letter of Intent – V	04/05/2023	PMH/KAVI/303/2023
18.	Letter of Intent – VI	17/10/2022	PMH/KAVI/1726/2022
19.	THIRD REVISED + ADDITION AREA Master Plan Sanction (PLU)	17-11-2015	PMH/TS/SR/24/2015
20.	FOURTH REVISED + ADDITION AREA Master Plan Sanction (PLU)	26-Apr-2017	BMU/Mauje Jambhe,Marunji,Nere/SrNo 74/2 and Others/C.R.219/16-17
21.	FIFTH REVISED + ADDITION AREA Master Plan Sanction (PLU)	23-Jan-2019	BMU/Mauje Jambhe,Marunji,Nere/SrNo 74 and Others/C.R.663/18-19
22.	SIXTH REVISED + ADDITION AREA Master Plan Sanction (PLU)	24-Feb-2020	BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No.112/19-20
23.	SEVENTH REVISED + ADDITION AREA Master Plan Sanction (PLU)	19-Oct-2022	BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No.327/22-23
24.	EIGHTH REVISED + ADDITION AREA Master Plan Sanction (PLU)	22/11/2023	BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No.568/23-24
25.	Fire NOC	3-Jun-2011	MFS/51/34
26.	Forest NOC I	15-Jan-2007	Div-3/Land /3904/2006-07
27.	Forest NOC II	27-Apr-2012	A/Jamin/38/104/12-13
28.	Air Force /Ministry of Defence (Height Clearance)	14-05-2009	air HQ/S 17726/4/ATS(PC-CDXXVII)
29.	Heritage NOC I	1-Jun-2006	08/02/MC/NOC/2006-07-430
30.	Heritage NOC II	21-Jan-2013	NOC/TOWNSHIP/KOLTE/2013/97
31.	Irrigation NOC (WATER SUPPLY)	25-Oct-2007	MA/KA-2/MDKA/7067
32.	Irrigation NOC (Command Area) –I	30-Jun-2009	MA/KA-2/UA-4/PRASHA-6(241)3344/09
33.	Irrigation NOC (Command Area) –II	29-08-2011	MA/KA-2/UA-4/PRASHA-6(241)5280/11
34.	MSEDCL Electrical Power Supply	13-Feb-2008	Co-ord Cell/I-Ven 4333
35.	MPCB Consent to Establish	22-Dec-2009	BO/RO (P&P)/EIC No. PN-2954-09/E/CC-518
36.	Declaration	27-Feb-2012	vide Sr. No. 872/2012 on 27/02/2012
37.	Declaration	21-Apr-2012	vide Sr. No. 2159/2012 on 21/04/2012
38.	Maharashtra Pollution Control Board	14-Jun-2021	Format1.0/CAC-CELL/UANNO. 0000104747/CE-2106000617

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**Part B**  
(Sector related sanctions / permissions)

Sr.No	Sector No	Sanction Order No.	Sanction Date.
1	R13	BMU/MOUZE JAMBE MARUNJI AND NERE/S.NO. 69 (P) AND OTHERS SECTOR R13/CASE NO.401/22-23	21/10/2022
2	FIRE	FFM/20/2022	22/11/2022



*Amrta*

*Burman*

# ANNEXURE - D



**UDK & Associates**  
Law Firm

Office No.201 B, 2nd Floor, "CITY BAY",  
17 Boat Club Road, Pune 411 001,  
Tel.: 020-2616 3374 Fax: 020-2616 9375  
email: udkassociates@gmail.com  
www.udkassociates.com

**Uday Kulkarni** B. Com LL.B  
(Advocate & Notary)  
Senior Partner

**Adv. Vishal Kulkarni**  
B.S.L. LL.M (UK)  
Partner

**Adv. Yogin Kulkarni**  
B. Com LL.B  
Partner



**UDK & Associates**  
Law Firm

## FORMAT - A

To,  
**MahaRERA,**  
6th & 7th Floor, Housefin Bhavan,  
Plot No. C-21, E-Block,  
Bandra Kurla Complex,  
Bandra (E), Mumbai- 400051.

## LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to properties which are mentioned herein below lying, being and situate at Mouze **Nere** Tal. Mulshi, Dist. Pune within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti, Mulshi, and within the limits of Pune Metropolitan Region Development Authority (PMRDA), Pune.

SR. NO.	S. NO.	AREA H = ARES	AREA IN SQ. MTRS.	NAME OF OWNER/S
1. (A)	69/2/1	00 = 80	8,000	Milind D. Kolte
(B)	69/2/2	01 = 20	12,000	Milind D. Kolte
(C)	69/2/3	00 = 80	8,000	Milind D. Kolte
(D)	69/2/4	01 = 60	16,000	Milind D. Kolte
(E)	69/2/5	01 = 20	12,000	Milind D. Kolte
(F)	69/2/6	01 = 60	16,000	Rajesh A. Patil
(G)	69/2/7	01 = 20	12,000	Milind D. Kolte
(H)	69/2/8	01 = 25	12,500	Rajesh A. Patil
(I)	69/1	00 = 82	8,200	Milind D. Kolte
2 (A)	26/5	00 = 44	4,400	Pradeep D. Kolte
(B)	26/6	01 = 20	12,000	Ankita Rajesh Patil

(Hereinafter referred to or called as the "said property")

We have investigated the title of the said properties at the request of our Client Promoter - **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as **KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED**) and have inspected deeds, documents, revenue records as mentioned in our detailed Search and Title Report.

**1. DESCRIPTION OF THE PROPERTY:** All that piece and parcel of the property lying, being and situated at Mouze Nere, Tal. Mulshi, Dist. Pune within the limits of Zilla Parishad Pune, Taluka Panchayat Samiti, Mulshi, bearing following particulars:

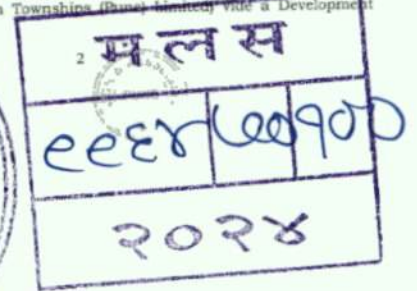
(Hereinafter referred to or called as the "said property")

SR. NO.	S. NO.	AREA H = ARES	AREA IN SQ. MTRS.	NAME OF OWNER/S
1. (A)	69/2/1	00 = 80	8,000	Milind D. Kolte
(B)	69/2/2	01 = 20	12,000	Milind D. Kolte
(C)	69/2/3	00 = 80	8,000	Milind D. Kolte
(D)	69/2/4	01 = 60	16,000	Milind D. Kolte
(E)	69/2/5	01 = 20	12,000	Milind D. Kolte
(F)	69/2/6	01 = 60	16,000	Rajesh A. Patil
(G)	69/2/7	01 = 20	12,000	Milind D. Kolte
(H)	69/2/8	01 = 25	12,500	Rajesh A. Patil
(I)	69/1	00 = 82	8,200	Milind D. Kolte
2 (A)	26/5	00 = 44	4,400	Pradeep D. Kolte
(B)	26/6	01 = 20	12,000	Ankita Rajesh Patil

## 2. The documents of allotment of land:

### a) S. No. 69/2/1

The said Mr. Milind D. Kolte agreed to sell, transfer and convey all his right, title and interest in respect of the said land to and in favour of **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as **Kolte-Patil I-Ven Townships (Pune) Limited**) vide a Development



Agreement and General Power of Attorney both dated 20/07/2010, which are registered at the Office of Sub-Registrar Mulshi at Sr. Nos. 4316/2010 and 4317/2010.

### b) S. Nos. 69/2/2, 69/2/3, 69/2/4, 69/2/5 & 69/2/7

The said Milind D. Kolte agreed to sell, transfer and convey all his right, title and interest in the said land to and in favour of **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as **Kolte-Patil I Ven Townships (Pune) Limited**) vide a Development Agreement and General Power of Attorney both dated 22/08/2006, which are registered at the Office of Sub-Registrar Mulshi Sr. Nos. 5539/2006 and 5540/2006.

### c) S. No. 69/2/6

The said Mr. Rajesh A. Patil agreed to sell, transfer and convey all his right, title and interest in the said land to and in favour of **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as **Kolte-Patil I-Ven Townships (Pune) Limited**) vide a Development Agreement and General Power of Attorney both dated 23/03/2011, which are registered at the Office of Sub-Registrar Mulshi at Sr. Nos. 1533/2011 and 1534/2011.

### d) S. No. 69/2/8

The said Mr. Rajesh A. Patil agreed to sell, transfer and convey all his right, title and interest in the said land to and in favour of **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as **Kolte-Patil I-Ven Townships (Pune) Limited**) vide a Development Agreement

and General Power of Attorney both dated 23/03/2011, which are registered at the Office of Sub-Registrar Mulshi at Sr. No. 1535/2011 and 1536/2011 respectively.

### e) S. No. 69/1 (69/A)

The said Mr. Milind D. Kolte further agreed to sell, transfer and convey all his right, title and interest in the said land to and in favour of **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as **Kolte-Patil I-Ven Townships (Pune) Limited**) vide a Development Agreement and General Power of Attorney both dated 10/05/2007, which are registered at the Office of Sub-Registrar Mulshi at Sr. Nos. 3163/2007 and 3164/2007.

### f) S. No. 26/5

The said Mr. Pradeep Digambar Kolte has agreed to sell, transfer and convey all his right, title and interest in the said land to and in favour of **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as **Kolte-Patil I-Ven Townships (Pune) Limited**) vide an Agreement and Power of Attorney both dated 18/04/2013, which are registered at the Office of Sub-Registrar, Mulshi at Sr. Nos. 3307/2013 and 3308/2013.

### g) S. No. 26/6

That the Miss Ankita Rajesh Patil has agreed to sell, transfer and convey all her right, title and interest in the said land to and in favour of **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as **Kolte-Patil I-Ven Townships (Pune) Limited**) vide an



Agreement and Power of Attorney both dated 21/12/2006, which are registered in the office of Sub-Registrar Mulshi at Sr. Nos. 446/2007 and 448/2007.

3. 7/12 Extracts issued by Talathi Nere, Pune on 10/10/2023 have been examined

As per Mutation Entry Nos. 2690, 2756, 2757, 2758, 2759, 2760, 2793, 3219, 3601, 4191 & 4239 names of the Owners are mutated on 7/12 Extract of their respective Survey Numbers.

4. We have taken Searches at the Sub-registrar Office as well as we have conducted online search for the last 30 years i.e. from the year 1994, till date.

2. On perusal of documents and all other relevant documents relating to title of the said property, I am of the opinion that the title of Owners mentioned herein below is clean, clear, marketable and without any other encumbrances (except Bajaj Housing Finance Limited's charge) and Promoter - **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) has got absolute right and full power to develop the said property, construct buildings thereon as per duly sanctioned building plans.

- Owners of the land:
- 1) MR. MILIND D. KOLTE
  - 2) MR. RAJESH A. PATIL
  - 3) MR. PRADEEP D. KOLTE

4) MS. ANKITA RAJESH PATIL

5) Qualifying comment:

The said **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) is developing the Sector R-13 of Integrated Township named and styled as "Life Republic", and the said **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) has absolute right to develop the said "Sector R-13" as per the duly sanctioned building plans, being the Promoter of the project.

3) The report reflecting the flow of the title of the **KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED** (Formerly known as KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED) to the said property is enclosed herewith as annexure.

Encl.:

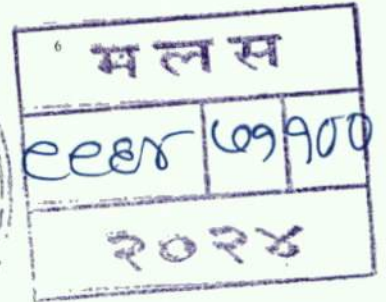
1. Search & Title Reports on 20/11/2013.
2. Search and Title Certificates dated 28/07/2017, 08/06/2018, 02/07/2019, 10/07/2020, 20/10/2021 and 04/11/2022.
3. Search Receipt

Date: 06/11/2023

For **UDK & ASSOCIATES**



*(Signature)*  
ADV. VISHAL KULKARNI



**CHALLAN**  
MTR Form Number-6



GRN	MH0105657302023246	BARCODE	Date		03/11/2023-17 40:33	Form ID
Department	Inspector General Of Registration		Payer Details			
Search Fee	TAX ID / TAN (If Any)					
Type of Payment	Other Items		PAN No. (If Applicable)			
Office Name	MLS_MULSHI 1 SUB REGISTRAR		Full Name		ADV MANJOU D KUMBHAR	
Location	PUNE		Flat/Block No.		CITY BAY	
Year	2023-2024 From: 03/11/1994 To: 03/11/2023		Premises/Building		BOAT CLUB	
Account Head Details	Amount In Rs.		Road/Street		PURE	
003007201 SEARCH-FEE	1500.00		Area/Locality		TOWN/CITY/DISTRICT	
			PIN		4 1 1 0 0 1	
			Remarks (If Any)			
			SEARCH FEE FOR LAST 30 YEARS OF S. NOS. 49 P AND 26 P OF VILLAGE NERE TAL MULSHI DIS PUNE			
			Amount In		One Thousand Five Hundred Rupees Only	
Total	1,500.00		Words			
Payment Details			FOR USE IN RECEIVING BANK			
Cheque-CD Details			Bank Code	Ref. No.	69103332023110314725 733612331	
Cheque/CD No.		Bank Date	RBI Date	03/11/2023-17 45:22 Not Verified with RBI		
Name of Bank			Bank-Branch	ICBI BANK		
Name of Branch			Sort# No., Date	Not Verified with Sort#		

Department ID: 9822650099  
NOTE: This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document.



**Uday Kulkarni** B. Com. LL B  
(Advocate & Notary)  
Senior Partner

**Adv. Vishal Kulkarni**  
B.S.L., LL.M (UK.)  
Partner

**Adv. Yogin Kulkarni**  
B. Com. LL.B  
Partner

**FORMAT -A**

**FLOW OF THE TITLE OF THE SAID LAND**

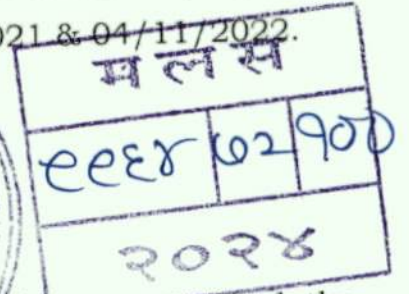
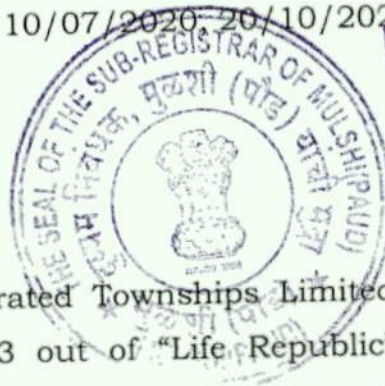
Sr. No.

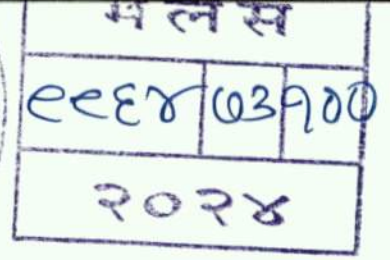
- 1) 7/12 extract as on 10/10/2023 of application for registration.
- 2) Mutation Entry: As per Mutation Entry Nos. 2690, 2756, 2757, 2758, 2759, 2760, 2793, 3219, 3601, 4191 & 4239 names of the Owners are mutated on the 7/12 Extract of their respective Survey Numbers.
- 3) We have caused Searches for last 30 years from 1994 till date in the Sub-Registrar office at Mulshi, Pune and we have not found any transaction/s other than which are mentioned in Search & Title Report dated 20/11/2013, Search and Title Certificates dated 28/07/2017, 08/06/2018, 02/07/2019, 10/07/2020, 20/10/2021 & 04/11/2022.

4) **Any other relevant title: -**

**ENCUMBRANCES:**

The said Kolte-Patil Integrated Townships Limited has mortgaged the properties i.e. Sector R-13 out of "Life Republic" township, to Bajaj Housing Finance Limited and has availed loan of Rs. 120 Crores, by executing an Indenture of Mortgage Cum Charge dated 31/03/2023, which is registered at the office of Sub-Registrar Mulshi, at Sr. No. 5911/2023.





**5) SUIT AND LITIGATIONS:**

Sr. No.	Case no.	S. No	Particulars	Relief Claimed	Status
1	Writ Petition No. 11701/2017	Nere - 26/6	Datta Bhau Shinde V/S Special Land Acquisition and others	Challenging acquisition proceeding of Village Nere	Filing of say/ Written Statement

**Date:** 06/11/2023



For **UDK & Associates**

**ADV. VISHAL KULKARNI**

# ANNEXURE - E

**राज्य नमूना सार (औद्योगिक क्षेत्र)**  
**[राज्य नमूना सार (औद्योगिक क्षेत्र) का विवरण प्रदान करने के लिए निर्धारित है।] नियम 1994 का अनुच्छेद 3, 3.1 (क) के तहत**  
 नाम - **श्री (एनएसएल)** जगह - **पुणे** विभाग - **पुणे**

ए.ए.ए. नं. 2000/2000/2000 पुनर्गठन क्रमांक व तारीख 01/01/2000

क्र.सं.	विवरण	मूल्य	विवरण	मूल्य	कुल मूल्य
1	प्लॉट नं. 1	1.20.00	2	प्लॉट नं. 2	1.20.00
<b>कुल मूल्य ₹ 2.40.00</b>					

प्लॉट नं. 1 का विवरण: प्लॉट नं. 1 का क्षेत्रफल 1.20.00 है।

प्लॉट नं. 2 का विवरण: प्लॉट नं. 2 का क्षेत्रफल 1.20.00 है।

कुल मूल्य ₹ 2.40.00

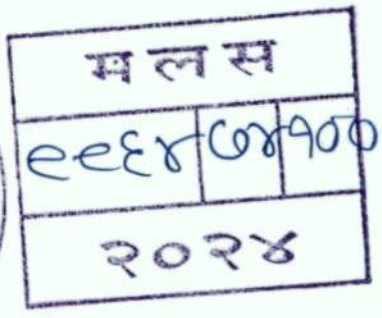
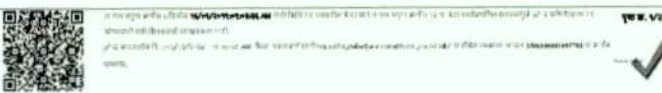
पुनर्गठन क्र. 2000/2000/2000 (01/01/2000) का विवरण

**राज्य नमूना सार (औद्योगिक क्षेत्र)**  
**[राज्य नमूना सार (औद्योगिक क्षेत्र) का विवरण प्रदान करने के लिए निर्धारित है।] नियम 1994 का अनुच्छेद 3, 3.1 (क) के तहत**  
 नाम - **श्री (एनएसएल)** जगह - **पुणे** विभाग - **पुणे**

ए.ए.ए. नं. 2000/2000/2000 पुनर्गठन क्रमांक व तारीख 01/01/2000

क्र.सं.	विवरण	मूल्य	विवरण	मूल्य	कुल मूल्य
1	प्लॉट नं. 1	1.20.00	2	प्लॉट नं. 2	1.20.00
<b>कुल मूल्य ₹ 2.40.00</b>					

नोट - प्लॉट नं. 1 का क्षेत्रफल 1.20.00 है।



**राज्य नमूना सार (औद्योगिक क्षेत्र)**  
**[राज्य नमूना सार (औद्योगिक क्षेत्र) का विवरण प्रदान करने के लिए निर्धारित है।] नियम 1994 का अनुच्छेद 3, 3.1 (क) के तहत**  
 नाम - **श्री (एनएसएल)** जगह - **पुणे** विभाग - **पुणे**

ए.ए.ए. नं. 2000/2000/2000 पुनर्गठन क्रमांक व तारीख 01/01/2000

क्र.सं.	विवरण	मूल्य	विवरण	मूल्य	कुल मूल्य
1	प्लॉट नं. 1	1.20.00	2	प्लॉट नं. 2	1.20.00
<b>कुल मूल्य ₹ 2.40.00</b>					

प्लॉट नं. 1 का विवरण: प्लॉट नं. 1 का क्षेत्रफल 1.20.00 है।

प्लॉट नं. 2 का विवरण: प्लॉट नं. 2 का क्षेत्रफल 1.20.00 है।

कुल मूल्य ₹ 2.40.00

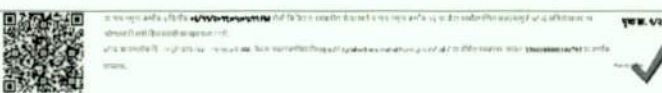
पुनर्गठन क्र. 2000/2000/2000 (01/01/2000) का विवरण

**राज्य नमूना सार (औद्योगिक क्षेत्र)**  
**[राज्य नमूना सार (औद्योगिक क्षेत्र) का विवरण प्रदान करने के लिए निर्धारित है।] नियम 1994 का अनुच्छेद 3, 3.1 (क) के तहत**  
 नाम - **श्री (एनएसएल)** जगह - **पुणे** विभाग - **पुणे**

ए.ए.ए. नं. 2000/2000/2000 पुनर्गठन क्रमांक व तारीख 01/01/2000

क्र.सं.	विवरण	मूल्य	विवरण	मूल्य	कुल मूल्य
1	प्लॉट नं. 1	1.20.00	2	प्लॉट नं. 2	1.20.00
<b>कुल मूल्य ₹ 2.40.00</b>					

नोट - प्लॉट नं. 1 का क्षेत्रफल 1.20.00 है।



पुनर्मापन सूची		शेयरदाता वर्ग-1		शेयरों का वितरण			
क्र.सं.	शेयरों की संख्या	शेयरों का मूल्य	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग
1	1000	1000.00	1.00	1.00	1.00	1.00	1.00

क्र.सं.	शेयरों की संख्या	शेयरों का मूल्य	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग
1	1000	1000.00	1.00	1.00	1.00	1.00	1.00

ध्यान दें - शेयरों की संख्या और मूल्य अंशों के अनुसार है।



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पुनर्मापन सूची		शेयरदाता वर्ग-1		शेयरों का वितरण			
क्र.सं.	शेयरों की संख्या	शेयरों का मूल्य	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग
1	1000	1000.00	1.00	1.00	1.00	1.00	1.00

क्र.सं.	शेयरों की संख्या	शेयरों का मूल्य	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग	शेयरों का भाग
1	1000	1000.00	1.00	1.00	1.00	1.00	1.00

ध्यान दें - शेयरों की संख्या और मूल्य अंशों के अनुसार है।











**राज्य न्यायपालिका (संविधान अनुसूची ३)**  
**[ कानून व्यवस्था एवं न्यायपालिका विभाग ]**  
**पत्र - १ (१९९९)**

पुस्तक क्रमांक : १११११११११ पुस्तक शीर्षक : २२२२२२२२२२

पुस्तक शीर्षक : २२२२२२२२२२

क्र.सं.	विवरण	मूल्य	कुल मूल्य
१	पुस्तक	१००.००	१००.००
२	पुस्तक	२००.००	२००.००
३	पुस्तक	३००.००	३००.००
४	पुस्तक	४००.००	४००.००
५	पुस्तक	५००.००	५००.००
६	पुस्तक	६००.००	६००.००
७	पुस्तक	७००.००	७००.००
८	पुस्तक	८००.००	८००.००
९	पुस्तक	९००.००	९००.००
१०	पुस्तक	१०००.००	१०००.००

कुल मूल्य : ५०००.००

**राज्य न्यायपालिका (संविधान अनुसूची ३)**  
**[ कानून व्यवस्था एवं न्यायपालिका विभाग ]**  
**पत्र - १ (१९९९)**

पुस्तक क्रमांक : १११११११११ पुस्तक शीर्षक : २२२२२२२२२२

क्र.सं.	विवरण	मूल्य	कुल मूल्य
१	पुस्तक	१००.००	१००.००
२	पुस्तक	२००.००	२००.००
३	पुस्तक	३००.००	३००.००
४	पुस्तक	४००.००	४००.००
५	पुस्तक	५००.००	५००.००
६	पुस्तक	६००.००	६००.००
७	पुस्तक	७००.००	७००.००
८	पुस्तक	८००.००	८००.००
९	पुस्तक	९००.००	९००.००
१०	पुस्तक	१०००.००	१०००.००

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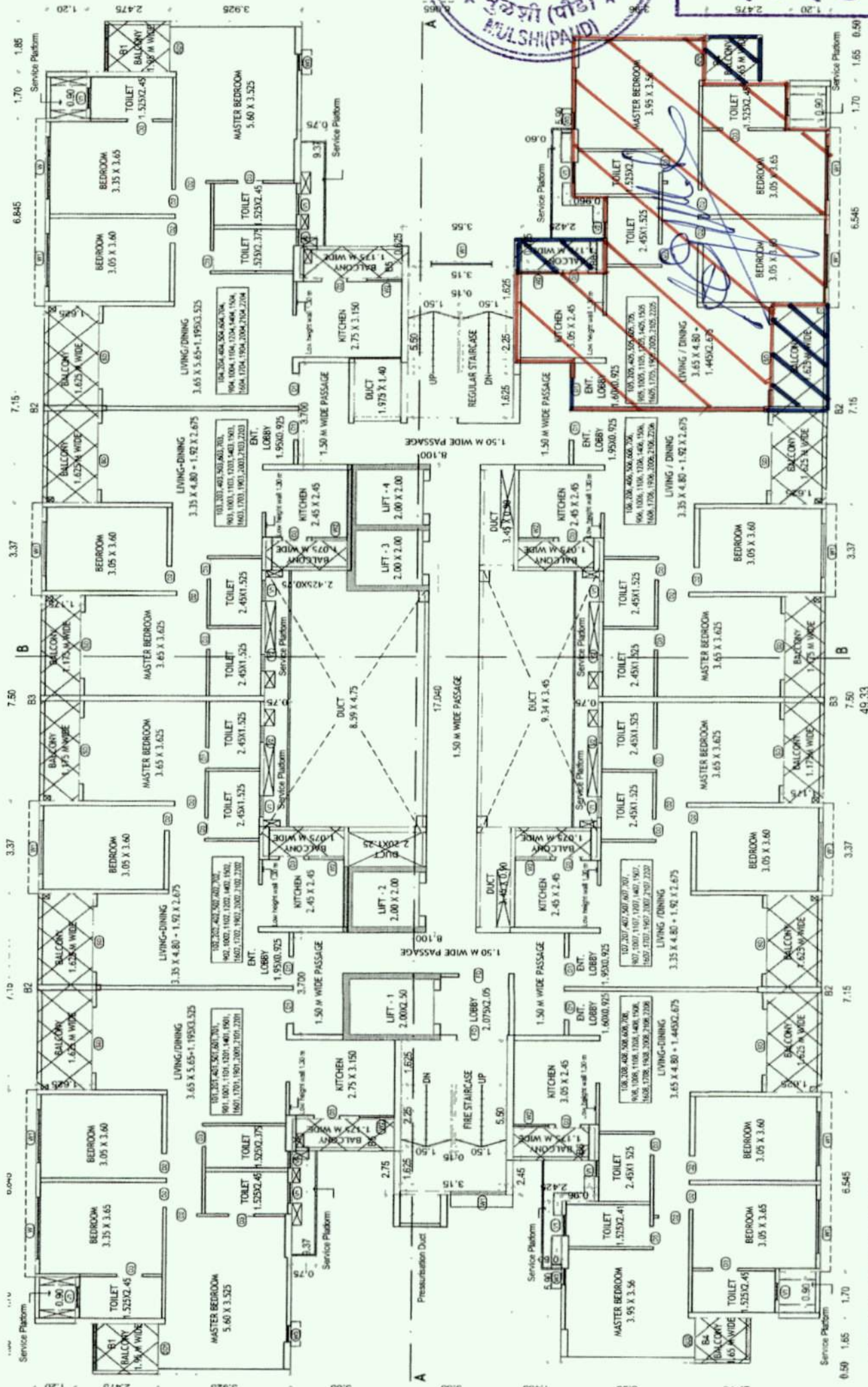


पुस्तक क्रमांक : ११११११११११ पुस्तक शीर्षक : २२२२२२२२२२२२

ANNEXURE - F  
 SECTOR R13/13TH AVENUE-AROS/PHASE-II  
 BUILDING - "E"  
 FLAT NO. 705, 7TH FLOOR



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TYPICAL FLOOR PLAN  
 (1ST, 2ND, 4TH TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND FLOOR)

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SECTOR : R13  
 BUILDING -E  
 TYPICAL FLOOR PLAN  
 GROUND/PARKING/FL. PLAN  
 AREA CALCULATIONS  
 GR/PARKING + 22 FLOORS



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STAMP OF APPROVALS

Approved as amended in  
 subject to conditions mentioned in Annexure 'A'  
 of letter No. B.M.O. R. No. 203/23-23/Meuza  
 S. No./S. No./CTS No. 41/5/5/5  
 Dated 25/09/2022  
 Metropolitan Commissioner and  
 Chief Executive Officer  
 Pune Metropolitan Regional Development Authority, Pune.



AREA CALCULATION FOR

1ST TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND  
 BLOCK A 49.33 X 23.3 X 1 = 1149.39 SQ.M.

DEDUCTIONS

1	1.85 X	1.725 X	2 =	6.38 SQ.M.
2	1.70 X	1.2 X	4 =	8.16 SQ.M.
3	6.40 X	8.065 X	1 =	51.62 SQ.M.
4	1.795 X	3.05 X	1 =	5.47 SQ.M.
5	0.22 X	3.55 X	1 =	0.78 SQ.M.
6	1.495 X	2.425 X	1 =	3.63 SQ.M.
7	0.50 X	5.61 X	2 =	5.61 SQ.M.
8	2.15 X	2.025 X	2 =	8.71 SQ.M.
8a	7.895 X	1.665 X	1 =	13.15 SQ.M.
9	1.495 X	0.96 X	1 =	1.44 SQ.M.
10	8.195 X	6.40 X	1 =	52.45 SQ.M.
11	0.55 X	3.15 X	1 =	1.73 SQ.M.
12	1.975 X	1.40 X	1 =	2.77 SQ.M.
13	3.45 X	0.90 X	2 =	6.21 SQ.M.
14	9.34 X	3.45 X	1 =	32.22 SQ.M.
15	0.75 X	2.425 X	1 =	1.82 SQ.M.
16	8.59 X	4.75 X	1 =	40.80 SQ.M.
17	1.25 X	2.20 X	1 =	2.75 SQ.M.
				= 245.69 SQ.M.

STAIRCASE

ST 5.5 X 3.15 X 2 = 34.65 SQ.M.  
 = 34.65 SQ.M.

BALCONY

B1	1.85 X	1.95 X	2 =	7.22 SQ.M.
B2	7.15 X	1.625 X	4 =	46.48 SQ.M.
B3	7.50 X	1.175 X	2 =	17.63 SQ.M.
B4	1.65 X	1.65 X	2 =	5.45 SQ.M.
B5	1.175 X	3.05 X	2 =	7.17 SQ.M.
	0.55 X	0.20 X	1 =	0.11 SQ.M.
B6	1.175 X	2.425 X	2 =	5.70 SQ.M.
	0.85 X	0.20 X	1 =	0.17 SQ.M.
B7	1.075 X	2.425 X	4 =	10.43 SQ.M.
				= 100.33 SQ.M.

TOTAL DEDUCTION = 380.67 SQ.M.

FIRST FLOOR B/UP AREA

1149.39 - 380.67 = 768.72 SQ.M.

LIFT DEDUCT FOR ABOVE FLOOR

L1	2.00 X	2.55 X	1 =	5.10 SQ.M.
L2	2.00 X	2.00 X	3 =	12.00 SQ.M.
				= 17.10 SQ.M.

TYP. 2ND TO 7TH, 9TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND FL B/UP AREA

768.72 - 17.10 = 751.62 SQ.M.

NOTES :

- THIS DRAWING IS BASED ON INFORMATION & DOCUMENTS PROVIDED BY OWNER/P.A. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY DISPUTE DIFFERENCES OR ANY LEGALITY OF THE OWNERSHIPS.
- THIS DRAWING IS COPYRIGHT OF ARCHITECTS KOLHATKAR AND GOWAIKAR & THIS DRAWING SHOULD NOT BE COPIED OR USED WITHOUT PRIOR PERMISSION OF ARCHITECT.

PROPOSED RESIDENTIAL & COMMERCIAL BUILDINGS AT NERE, SECTOR R13 AT S. NOS. 26/5 (PART) 26/6 (PART), S.No. 69/1(PART), 69/2/1(PART), 69/2/2(PART), 69/2/3(PART), 69/2/4(PART), 69/2/5(PART), 69/2/6(PART), 69/2/7(PART), 69/2/8(PART) TAL- MULSHI, DIST- PUNE.  
 FOR : KOLTE-PATIL INTEGRATED TOWNSHIPS LTD.

NAME OF OWNER/DEVELOPER :

FOR KOLTE-PATIL INTEGRATED TOWNSHIPS LTD.

VINAYAK JOGDEO  
 AUTHORIZED SIGNATORY

SIGNATURE

NAME OF ARCHITECT

SHREEKAR GOWAIKAR  
 (CA/86/8890)

SIGNATURE

ARCHITECTS

KOLHATKAR AND GOWAIKAR  
 759/88, BHANDARKAR ROAD,  
 DECCAN GYMKHANA,  
 PUNE-411 004.

NORTH



PROJECT	DRAWING NAME	DATE	SCALE	DEALT
	SUBMISSION PLAN	05/09/2022	1:100	SCD

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ANNEXURE - G

SECTOR R13/13<sup>TH</sup> AVENUE/AROS  
COMMON AREAS, UTILITIES & AMENITIES

PART "A" (UTILITIES)



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<b>A) COMMON AREAS FOR RESIDENTIAL &amp; COMMERCIAL (phase- I) (Building A,B,C,D) AND SUBSEQUENT PHASES (Dec 2026)</b>	
1	Underground Water Tank – 1 No ( different compartments for Fire, Residential & Shops ) (Common for all & subsequent phases)
2	Sewage Treatment Plant – 1 Nos (Common for all & subsequent phases)
3	MSEDCL Substation - 1 no. (Common for all & subsequent phases)
4	EV charging station /Bay (AC power supply) in sector common area
5	Single Phase AC power supply provision in selected parking below building (A,B,C & D) footprint for EV

<b>B) COMMON AREAS FOR COMMERCIAL (phase- I) (Building A,B,C,D) (Dec 2026)</b>	
1	Separate Entry & Exit
2	Separate Gents & Ladies toilets

PART "B" (AMENITIES)

<b>A) COMMON AREAS FOR RESIDENTIAL (phase- I) (Building A,B,C,D) (Dec 2026)</b>	
1	Separate Entry & Exit - 1 No.
2	Driver Room with attached toilet at parking level (1 per building)
3	Provision for Facility /Society Office (1 per building)
4	Entrance Lobby (1 per Building)
5	Roof top PV solar electric panel

LANDSCAPE AMENITIES (Phase- I) (Building A,B,C,D) (Dec 2026)

<b>B) NATURE'S NEST</b>	
1	Nature's Crossroads (Building connection to podium)
2	Epdm jogging track
3	Futsal Court
4	2 Touch tennis Courts
5	Eco fitness Zone
6	Pathway
7	Flora Park
8	Tiny Tycoons- sand pit
9	Kids Play Arena
10	Kids Adventure Park
11	Carnival Lawn
12	Patio Seating

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<b>C)</b>	<b>SKY TRAIL</b>
1	Sky Bridge
2	Star Gazing Point
3	Sundeck
4	Activity Lawn
5	Yoga Lawn
6	Swing Plaza
7	Outdoor Games Tables
8	Service Counter

**PART "C" (UTILITIES)**

<b>A)</b>	<b>COMMON AREAS FOR RESIDENTIAL &amp; COMMERCIAL (For Subsequent Phases) (Building E,F,G,H)</b>
1	Single Phase AC power supply provision in selected parking below building (E,F,G & H) footprint for EV

<b>B)</b>	<b>COMMON AREAS FOR COMMERCIAL (For Subsequent Phases) (Building E,F,G,H)</b>
1	Separate Gents & Ladies toilets

**PART "D" (AMENITIES)**

<b>A)</b>	<b>COMMON AREAS FOR RESIDENTIAL (For Subsequent Phases) (Building E,F,G,H)</b>
1	Entrance Lobby (1 Per Building)
2	Roof top PV solar electric panel
3	Provision for Facility /Society Office (1 per building)
4	Driver Room with attached toilet at parking level (1 per building)
5	Parking building

**LANDSCAPE AMENITIES (For Subsequent Phases) (Building E,F,G,H)**

<b>B)</b>	<b>NATURE'S NEST</b>
1	Access to podium amenities (staircase & lift)
2	Nature's Crossroads (Building connection to podium)
3	Epdm jogging track
4	Basket Ball Court
5	Skating Rink
6	Golden Ager's Gazebo
7	Reflexology Path
8	Herb Garden
9	Tree Plazo
10	Vibe Arena
11	Amphitheatre
12	Seating Nooks
13	Picnic Area

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*2*

*Burman*



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14	Outdoor Workspace : Geek Pods
15	Aroma Garden
16	Creative Arena
17	Performing Arts Platform
18	Buddha Cove (Meditation space)
<b>C)</b>	<b>SKY TRAIL</b>
1	Sky Bridge
2	Star Gazing Point
3	Sundeck
4	Activity Lawn
5	Yoga Lawn
6	Swing Plaza
7	Outdoor Games Tables
8	Service Counter
<b>D)</b>	<b>CLUB AROS EXTERIOR AMENITIES</b>
1	Walk-in Shower
2	Kid's Pool
3	Care Taker's Pavilion
4	Swimming Pool
5	Jacuzzi
6	Cabana
7	Regal Lawns
8	Bonfire area
9	Tree Plaza
10	BBQ Counter
11	Kid's Play area
12	Seating Plaza
13	Pet's park
<b>E)</b>	<b>CLUB AROS INTERIOR AMENITIES</b>
1	Waiting Lounge
2	2 Badminton Courts
3	Royal Pavilion
4	Geek Zone : Co-working space
5	Miniplex
6	Indoor Games
7	Floating Fitness Studio : Gym
8	Terrafit Zone

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*Burman*





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## PART A – FOR LARGER LAND

### Township Level Utilities & Amenities

1. Power receiving station /Sub Station.
2. Water supply system
3. Sewerage & Garbage disposal system
4. Police Station
5. Open space, Garden
6. Bus station
7. Fire Brigade station
8. Roads
9. Storm Water management
10. Filtration Plant

## PART B – OPTIONAL AMENITIES FOR LARGER LAND

### (ON CHARGEABLE BASIS)

1. Market Place
2. Essential Shopping
3. Recreation center, Club
4. Town Hall
5. Primary to Secondary School
6. Primary Health care Centre
7. Select Open Spaces

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## ANNEXURE I

(Internal Apartment Specifications)



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### Living Room

- 600×1200 Marble finish vitrified flooring tiles.
- Gypsum-finished walls with semi acrylic paint.
- TV Point in Living room.
- Tinted/Heat Reflective glass for windows with mosquito net.
- Granite window sill
- Designer Main door (Engineered wood)
- Provision of electrical points and sleeves for AC

### Kitchen

- 600×1200 Marble finish vitrified flooring tiles.
- Granite top Kitchen platform with Stainless Steel Sink.
- Granite top Kitchen platform with Stainless Steel Sink. + drain board (For Units ending with series of 1 and 4 only)
- 600×1200 Designer Ceramic dado tile 2' above counter.
- Jaquar or equivalent CP fitting for kitchen.
- Provision for water purifier.
- Granite window sill.
- Tinted/Heat Reflective glass for windows with mosquito net.

### Attached terrace/Balcony

- SS + Toughened Glass Safety Railings for Balcony.
- Ceramic Wooden finish flooring tile in Balcony.
- Tinted/Heat Reflective glass for terrace door with mosquito net.

### Bedrooms

- 600×1200 Marble finish vitrified flooring tiles.
- Granite window sill.
- Provision of electrical points and Sleeves for AC.
- Tinted/Heat Reflective glass for windows with mosquito net.

### Toilets

- Engineered wood door shutter and WPC frame.
- Vitrified window sill.
- Aluminum Openable window with provision for exhaust fan.
- 600×1200mm Designer Ceramic dado tiles up to lintel.
- 600×600mm Antiskid flooring.
- Counter Top wash Basin with vitrified platform.
- Jaquar or equivalent make CP fitting.
- Jaquar or equivalent make Sanitaryware in all washrooms.

### Home Automation Features

- Mobile application controllable touch Switches & compatible voice assistance devices.(Internet in customer scope)
- For 2BHK automation (Light – on/off + Fan – on/off & speed control) in Living, dining & Master Bedrooms.
- For 3BHK automation (Light – on/off + Fan – on/off & speed control) in Living, dining & Master Bedrooms.
- Digital lock for Main door.
- Stand alone Video Door Phone in Each apartment.

### Electrical

- Branded modular switches in entire apartment.

### Others

- Elevators with generator back up for each building.
- Texture paint for external wall.
- Gypsum finished walls with semi acrylic paint.
- Earthquake resistant structure confirming to IS code.
- Counter platform at main door for delivery.

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ANNEXURE - J



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**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P52100054550**

*Project: Life Republic Sector R13/13th Avenue/Aros/Phase-II , Plot Bearing / CTS / Survey / Final Plot No.:26/5P, 26/6P, 69/1P, 69/2/1P, 69/2/2P, 69/2/3P, 69/2/4P, 69/2/5P, 69/2/6P, 69/2/7P, 69/2/8P at Nere, Mulshi, Pune, 411057;*

1. **Kolte-Patil Integrated Townships Limited** having its registered office / principal place of business at *Tehsil: Mulshi, District: Pune, Pin: 411057.*

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

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

OR

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

- The Registration shall be valid for a period commencing from **31/01/2024** and ending with **30/06/2028** 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

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



Signature valid  
Digitally Signed by  
Dr. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date:31-01-2024 12:15:28

Dated: 31/01/2024  
Place: Mumbai

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



ANNEXURE K

(Taxes and Outgoings)

PART A

म ल स		
२२६४	८८१००	
२०२४		

Provisional Maintenance Charges **Rs. 50/- (Rupees Fifty Only)** per sq. mtr on carpet area for initial period of 24 months thereafter as demanded by the Promoter/Organisation. The said maintenance amount for initial period of 24(Twenty Four) months is a provisional amount as on today and is a tentative amount that has been fixed. The said amount shall be subject to an increase to the extent of 10% which will be determined by the Promoter at the time of handing over of the possession at its sole discretion. Post hand over, in any event where the Promoter discerns that it is difficult to maintain the Project out of the provisional maintenance collected from the Allottees for the initial 24 months period, then the Allottees shall be required to bear and pay such additional amounts as may be demanded by the Promoter.

Lumpsum Maintenance towards Larger Land **Rs. 3000/- (Rupees Three Thousand Only)** per sq. mtr on carpet area

For the period post the expiry of the initial period of 24 months, maintenance charges for the Common Areas and Amenities for Life Republic Sector R13/13<sup>th</sup> Avenue/Aros and Common Areas and Amenities for the Larger Land shall be paid by Allottee as provided in Clause 17.4 of the Agreement.

#### PART B

Individual electricity consumption as per meter reading.

Individual property tax: As per PMRDA/Grampanchayat/Any other Authority.

Piped Gas charges to be borne and paid by the Allottees - At Actuals

Stamp Duty & Registration Charges – As per Government norms.

GST or any other taxes as per Government norms.

Water Charges, Hot Water charges, Internet,DTH & other services : At Actuals

EV Charging Station charges to be borne and paid by the Allottees – At Actuals

*[Handwritten signature]*

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*[Handwritten signature]*



Monday, February 27, 2012

3:22:41 PM



म ल स	
९९६४	१९१००
Original	
नोंदणी ३९ म.	
Regn. 39 M	

पावती क्र. : 907

गावाचे नाव जांबे

दिनांक 27/02/2012

दस्तऐवजाचा अनुक्रमांक मलस - 00872 - 2012

दस्ता ऐवजाचा प्रकार घोषणा पत्र

सादर करणाराचे नाव: कोलते पाटील आय-वेन टाऊनशिप्स (पुणे) लि तर्फे डायरेक्टर श्री राजेश अनिरुध्द पाटील यांचे तर्फे वि.कु.मू.म्हणून जितेंद्र दत्तात्रय पाटील . .

नोंदणी फी	:-	300.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (113)	:-	2260.00
<b>एकूण</b>	<b>रु.</b>	<b>2560.00</b>

आपणास हा दस्त अंदाजे 3:37PM ह्या वेळेस मिळेल

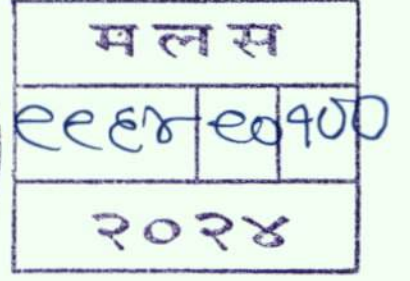
  
दुय्यम निबंधक  
मुळशी

बाजार मुल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

दुय्यम निबंधक, मुळशी (पौड)



दस्तावेज क्रमांक व वर्ष: 872/2012

Mumbai, February 27, 2012

3:24:38 PM

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : जांबे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र व बाजारभाव (भाडेपट्ट्याच्या वावरीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00 या.भा. रु. 0.00

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



- (3) क्षेत्रफळ  
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता  
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 22/02/2012  
(8) नोंदणीचा 27/02/2012  
(9) अनुक्रमांक, खंड व पृष्ठ 872 /2012  
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00  
(11) बाजारभावाप्रमाणे नोंदणी रु 300.00  
(12) शेरा

(1) वर्णन: गाव मोजे मारुजी व जांबे येथील एकत्रीत मंजूर ल आऊट मधील स.नं.74/3,123,113/1अ/2,

113/1अ/1,82/3,111/2,117,118/1,121,122,76/1,86,74/2,115,114/9/2,112,114/1,13/1अ/1ब/1,113/1अ/1ब,82/2,113/1ब,82/1,107/2,107/1,110/1अ,81/1/अ,81/1/ब,81/2,80,110/1ब,110/2,113/2,114/2,120/3,83,111/1अ/1,111/1अ/2,111/1ब यासी एकत्रित क्षेत्र 59 हे 68.64 अर म्हणजेच 147 एकर्स या मिळकतीवर कोलते पाटील आय-वेन टाऊनशिप्स (पुणे) लि ही संस्था लाईफ रिपब्लिक ही टाऊनशिप योजना बांधत असून ती योजना विशेष नगर वसाहत म्हणून मंजूर आहे. त्या योजनेतील गाळे घारकांच्या प्रत्येक करारा सोबत जोडण्यात येणाऱ्या क्रमांक 1 मा. जिल्हाधिकारी पुणे यांचे कडील आदेश क्र. 1)पमह/कावि/2425/11 दि. 23/07/11 2)विक्री परवानगी आदेश क्र. पमह/कावि/3882/11 दि. 26/12/11, 3)7/12 उतारा मारुजी स.नं. 74/3 जांबे स.नं.110/1अ पार्ट, 110/1ब पार्ट, 107/2 पार्ट, 110/2 पार्ट, 107/1पार्ट, 114/2 पार्ट, 114/1 पार्ट, 4)मंजूर लेआऊट नकाशाची प्रत, 5)मा. जिल्हाधिकारी पुणे यांचे कडील आदेश क्र. 1)पमह/कावि/2902/11 दि. 22/12/11 व विक्री परवानगी आदेश क्र. पमह/टीएस/एसआर/13/10 दि. 27/01/12,6)7/12 उतारा मोजे जांबे येथील सर्व्हे नं. 82 पार्ट,83 पार्ट, 111/1अ/1 पार्ट, 111/1अ/2 पार्ट, 111/1ब पार्ट 7)मंजूर लेआऊट नकाशाची प्रत, 8)महाराष्ट्र शासन विशेष नगर अधिसूचना क्र. टीपीएस-1804/पुणे/आरपीडीसीआर/युडी-13 दि 16/11/05 9)महाराष्ट्र शासन विशेष नगर वसाहत प्रकल्पाच्या स्थानास परवानगी क्र. टीपीएस-1806/53/प्रक 19/06/नवि-13 दि 21/05/2008, 10)कोलते पाटील आयवेन टाऊनशिप (पुणे) लि. चा दिनांक 19/10/2011 चा ठराव, 11)कु.मू.क्र.-0412/12, 413/12, 414/12 दि. 27/01/12 दु.नि.मु फोंड 12)मा.जिल्हाधिकारी पुणे यांचेकडील उद्देशपत्र (लेटर ऑफ इंटेंट) क्र. पमह/कावि/1286/2008 दि. 07/06/2008 13)कंपनीचे रूपांतरीत नाव झालेवदलचे प्रमाणपत्र दि 13/12/11 या सर्व कागदपत्रांचा संघ जोडण्याचे ऐवजी आदी सर्व संघ मा.दुय्यम निबंधक मुळशी यांना दाखवून निष्पादीत केलेले घोषणापत्र

(1)

(1)

(1) कोलते पाटील आय-वेन टाऊनशिप्स (पुणे) लि तर्फे डायरेक्टर श्री राजेश अनिरुध्द पाटील यांचे तर्फे वि.कु.मू.म्हणून जितेद्र दत्तात्रय पाटील . . . गल्ली/रस्ता . . . ईमारतीचे नाव: . . . ईमारत नं: . . . पेट/वसाहत: एरंडवणे; शहर/गाव: पुणे; तालुका: . . . पिन 04. पॅन नम्बर: ..

(1) . . . ; घर/फ्लॅट नं: . . . गल्ली/रस्ता: . . . ईमारतीचे नाव: . . . ईमारत नं: . . . पेट/वसाहत: . . . शहर/गाव: . . . तालुका: . . .पिन: 0; पॅन नम्बर: ..

अस्सल वर हुकुमनामेशिर्षक  
दुय्यम निबंधक, मुळशी (बीड)







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दस्तक्रमांक व वर्ष: 2159/2012

Saturday, April 21, 2012

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सूची क्र. दोन INDEX NO. II

गावाचे नाव : जांवे

दुय्यम निबंधक: मुळशी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप शाश्वत व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) म्यदत रु. 0.00 वा र. रु. 0.50

- (2) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)

(1) वर्णन: गाव मोज मारुजी व जांवे येथील एकत्रीत मजूर ले आजूट मधील स.न.74/3,123,113/1अ/2, 113/1अ/1.82/3,111/2, 117,118/1,121,122,78/1.86,74/2,115/1,74/9/2,112/1,114/1, 13/1अ/14/1,113/1अ/14,82/2,113/14,82/1,107/2,107/1,110/1अ, 81/1अ,81/1ब,81/2,80,110/14,110/2,113/2, 114/2,120/3,83,111/1अ/1,111/1अ/2,111/1ब वासी एकत्रित क्षेत्र 56 हे 68.64 आर म्हणजेच 147 एकर्स या मालकतीयर कोलते पाटील आय-वेन टाऊनशिप्स (पुणे) लि ही संस्था लाईफ रिपब्लिक ही टाऊनशिप योजना बांधत असून ती योजना विशेष नगर वसाहत म्हणून मजूर आह त्या योजनेतील गाळे धारकांच्या प्रत्येक करारा सोबत जोडण्यात येणाऱ्या क्रमांक या जिल्हाधिकारी पुणे यांचे कडील आदेश क्र. 1)पमह/टीएस/एसआर/01/11 दि.6/01/12, 2)विक्री परवानगी आदेश क्र. पमह/टीएस/एसआर/19/12 दि. 27/03/12, 3)7/12 उतारा जावे स.न.113/1अ/1ब, 112/1, 115/1, 113/1अ/1ब/1, 118/1, 117, 120/3 4)मजूर लेआऊट नकाशाची प्रत, 5)मा. जिल्हाधिकारी पुणे यांचे कडील आदेश क्र 1)पमह/टीएस/एसआर/06/12 दि 12/01/12, व विक्री परवानगी आदेश क्र. पमह/टीएस/एसआर/19/12 दि 27/03/12, 6)7/12 उतारा मोज जावे येथील सर्व न 111/1अ/1, 111/1ब, 111/2, 111/1अ/2, 7)मजूर लेआऊट R6 नकाशाची प्रत, 8)महाराष्ट्र शासन विशेष नगर अधिसूचना क्र. टीपीएस-1804/पुणे/आरपीडीसीआर/यूडी 1.3 दि 16/11/05 9)महाराष्ट्र शासन विशेष नगर वसाहत प्रकल्पाच्या स्थानास परवानगी क्र टीपीएस-1806/53/प्रक्र 19/06/नवि-13 दि 21/05/2008, 10)कोलते पाटील आयवेन टाऊनशिप (पुणे) लि वा दिनांक 19/10/2011 चा उराव, 11)कु.मू.क्र. 0412/12, 413/12, 414/12 दि. 27/01/12 दु.नि मू फोड 12)मा.जिल्हाधिकारी पुणे यांचेकडील उदेशपत्र (लेटर ऑफ इंटेट) क्र. पमह/कावि/1286/2008 दि. 07/06/2008 13)कंपनीचे रूपांतरित नांव झालेवदलचे प्रमाणपत्र दि 13/12/11 या सर्व कागदपत्रांचा संघ जोडण्याचे ऐवजी आदी सर्व संघ मा.दुय्यम निबंधक मुळशी गावा दारबख्त निघादीत केलेले घोषणापत्र



- (3) क्षेत्रफळ  
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 21/04/2012  
(8) नोंदणीचा 21/04/2012  
(9) अनुक्रमांक, खंड व पृष्ठ 2159 /2012  
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00  
(11) बाजारभावाप्रमाणे नोंदणी रु 100.00  
(12) शोरा

दुय्यम निबंधक, मुळशी (पौड)







सत्यमेव जयते  
GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies

PCNTDA Green Building, BLOCK A, 1st & 2nd Floor Near Akurdi Railway Station, Akurdi, Pune, Maharashtra,  
India, 411044

**Certificate of Incorporation pursuant to change of name**  
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U70102PN2005PLC140660

I hereby certify that the name of the company has been changed from KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED to KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED.

Given under my hand at Pune this Nineteenth day of July two thousand twenty-one.

DS Ministry  
of corporate  
affairs 7

Wagh Tushar Mohan

Registrar of Companies

RoC - Pune

Mailing Address as per record available in Registrar of Companies office:

KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED

Survey No. 74, Marunji, Hinjewadi -Marunji -Kasarsai Road, Taluka- Mulshi, Pune, Maharashtra,  
India, 411057





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२०२४	

असा. क्र. १५

रजिस्टर्ड नं. एमएच/एमआर/साऊध-२२९/२००६-०८



## महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

मंगळवार, जानेवारी १५, २००८/पीड २५, क्र. १९२९

खतत्र सांकलन म्हणून फाईल करण्यासाठी या भागाला वेगळे पृष्ठ क्रमांक दिले आहेत.

### भाग चार-ब

महाराष्ट्र शासनाने महाराष्ट्र अधिनियमान्वये तयार केलेले (भाग एक, एक-अ आणि एक-ब यांमध्ये प्रसिद्ध केलेले नियम व आदेश योध्यतिरिक्त) नियम व आदेश.

महसूल व यन विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १५ जानेवारी २००८

आदेश

मुंबई मुद्रांक अधिनियम, १९५८.

क्रमांक मुद्रांक. २००६/यु.ओ.आर.५३/प्र.क्र.५३६/म-१. — मुंबई मुद्रांक अधिनियम, १९५८ (१९५८ चा मुंबई ६०) याला जोडलेल्या अनुसूची एक च्या अनुच्छेद २५, खंड (ब) व (ड) अन्वये "विशेष नाम वसाहत प्रकल्प" म्हणून अधिसूचित केलेल्या क्षेत्राच्या ठिकाणी असलेल्या मालमत्तेच्या विक्री संबंधातील करारांच्या किंवा अभिहस्तांतरणपत्रांच्या संलेखांवर आकारणीयोग्य असलेले मुद्रांक शुल्क कमी करणे लोकहितास्तय आवश्यक आहे, याबाबत महाराष्ट्र शासनाची खात्री पटल्यामुळे महाराष्ट्र शासन, याद्वारे, उक्त अधिनियमाच्या कलम ९ च्या खंड (अ) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून, ते मुद्रांक शुल्क ५० टक्क्यांनी कमी करित आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने

द. रा. गाळी,

शासनाचे सहायक.

भाग ११२-ब—१९

(६३)

[ विक्रय : रुपये १०.०० ]

नमुना ई / Form E

महाराष्ट्र शासन



GOVERNMENT OF MAHARASHTRA  
आरोग्य विभाग  
HEALTH DEPARTMENT  
बृहन्मुंबई महानगरपालिका



BRIHANMUMBAI MUNICIPAL CORPORATION

विवाह नोंदणीचे प्रमाणपत्र

CERTIFICATE OF REGISTRATION OF MARRIAGE

(कलम 6(1) (क) आणि नियम 5)  
(See Section 6(1) and Rule 5)

म ल स

६६४७५१००

२०२४

विवाह नोंदणी क्र.

Marriage Registration No. 50453353

विभाग

Ward

GS

पतीचे नाव

Name of Husband

Mr. ANKIT BALAKRISHNA SHITLA

राहणार

Residing at

Gandhar Tower, 505, Sayani Road, Prabhadevi, MUMBAI,  
400025, Maharashtra, India.

पत्नीचे नाव

Name of Wife

Ms. SHARMILA PRABIR BURMAN

राहणार

Residing at

Gulmohar Building, 003, Shiv Ganga Nagar, Shiv Ganga  
Nagar, AMBERNATH, 421501, Maharashtra, India.

विवाह दिनांक /

Solemnized on date

28.11.2023

येथे विधि संपन्न झाला

Place Of Marriage

7 Apple Resort, Gold Valley, Tungarli Rd, Sector E,  
Tungarli,, LONAVLA, 410403, Maharashtra, India.

रोजी माझ्याकडून नोंदणी करण्यात आली आहे.

is registered by me on

महाराष्ट्र विवाह मंडळाचे विनियमन आणि विवाह नोंदणी अधिनियम 1998

Of register of Marriages maintained under the Maharashtra regulation of Marriage  
Bureaus and Registration of Marriages Act 1998 .

ठिकाण /

Place : Mumbai

दिनांक /

Date : 04.04.2024



विवाह निर्बंधक /

Registrar Of Marriage, Mumbai



आयकर विभाग  
INCOME TAX DEPARTMENT  
PITLA ANKIT BALAKRISHNA  
BALAKRISHNA VENKATI PITLA

भारत सरकार  
GOVT. OF INDIA

02/05/1993  
Permanent Account Number  
BSHPP9861L

Signature

23092011

*Ankit*

भारत सरकार  
Government of India

अंकित बाळकृष्ण पिटला  
Ankit Balakrishna Pitla  
जन्म तारीख / DOB : 02/05/1993  
पुरुष / Male

आधार पहचान का प्रमाण है, नागरिकता का नहीं।  
Aadhaar is a proof of identity, not of citizenship.

8874 9526 2807

मेरा आधार, मेरी पहचान



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९९४९९९९९  
२०२४

आयकर विभाग  
INCOME TAX DEPARTMENT  
SHARMILA PRABIR BURMAN  
PRABIR BURMAN

भारत सरकार  
GOVT. OF INDIA

29/09/1995  
Permanent Account Number  
CDHPB7029Q

Signature

21042015

*Burman*

भारत सरकार  
Government of India

शर्मिला प्रबीर बर्मन  
Sharmila Prabir Burman  
जन्म वर्ष / Year of Birth : 1995  
स्त्री / Female

7848 6432 0699



आधार - सामान्य माणसाचा अधिकार



म ल स  
२२६४ २६१००  
२०२४

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AABC15807K**

ATM/Name  
KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED

विगमन / गठन की तारीख  
Date of Incorporation / Formation  
21/12/2005

1009202

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH12 20100096192 DOI: 22-10-2010  
Valid Till: 09-04-2030 (NT)

10-02-2022  
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
COV DOI  
LMV 22-10-2010  
MCWG 22-10-2010

FORM 7  
RULE 16 (2)

DOB: 10-04-1980 BG: A+

Name: JITENDRA PATIL  
S/DW of: DATTATRAY  
Add: FLAT-1003 BLDG-C RAHUL ARCUS S NO 47 PART BANER PASHAN SUS ROAD BANER PUNE CITY, PUNE  
PIN: 411045

Signature & ID of Issuing Authority: MH12

Signature/Thumb Impression of Holder

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH14 20090039370 DOI: 22-05-2009  
Valid Till: 21-05-2029 (NT)

FORM 7  
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
COV DOI  
MCWG 22-05-2009

DOB: 24-03-1982 BG:

Name: GANESH KINGE  
S/DW of: ARUN  
Add: A/P KATE NAGAR, PIMPLE SAUDAGAR, AUNDH CAMP, PUNE  
PIN: 411027

Signature & ID of Issuing Authority: MH14 200960

Signature/Thumb Impression of Holder

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

WARANG SANTOSH GANAPAT  
GANAPAT LADU WARANG

08/09/1973  
Permanent Account Number  
AAPPW1182N

Signature

Signature/Thumb Impression of Holder

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NILESH ANIL DESHMUKH  
ANIL PRABHAKAR DESHMUKH

14/08/1986  
Permanent Account Number  
ALQPD5779E

Signature

Signature/Thumb Impression of Holder

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MILIND PATIL  
DNYANDEO PATIL

17/02/1984

BITPP6112Q

Signature

Signature/Thumb Impression of Holder

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH28 20200002249 DOI: 17-02-2020  
Valid Till: 18-11-2034 (NT)

FORM 7  
RULE 16 (2)

17-02-2020  
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
COV DOI  
LMV 17-02-2020  
MCWG 17-02-2020

DOB: 19-11-1994 BG

Name: KALPESH V PATIL  
S/DW of: VINAYAK PATIL  
Add: BANK OF MAHARASTRA ROD PIMPRI GAWALI MOTALA, BULDANA, MH  
PIN: 443102

Signature & ID of Issuing Authority: MH28

Signature/Thumb Impression of Holder

THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH12 20060045490 DOI: 15-09-2006  
Valid Till: 14-09-2026 (NT)

FORM 7  
RULE 16 (2)

15-09-2006  
AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
COV DOI  
LMV-TR 03-10-2012  
MCWG 15-09-2006

DOB: 13-05-1988 BG: B+

Name: SACHIN MAHAJAN  
S/DW of: VASANT  
Add: UTTAM NAGAR, EKTA COLONY, PUNE CITY, PUNE  
PIN: 411023

Signature & ID of Issuing Authority: MH12

Signature/Thumb Impression of Holder



म ल स	
६६४	६५००
२०२४	

मी, श्री. नेल्सन मिस्किव्थ, पत्ता: १७, बोट क्लब रोड, पुणे - ४११००१ याद्वारे घोषित करतो की, दुय्यम निबंधक मुळशी यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. राजेश अनिरुद्ध पाटील व इतर यांनी दिनांक २७/०१/२०१२ (४१२/१२ व ४१३/१२) मुळशी रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- 24/04/2024

कुलमुखत्यारपत्र धारकाचे नांव  
व सही

### घोषणापत्र

मी, श्री. जितेंद्र दत्तात्रय पाटील / श्री. गणेश अरूण किनगे, पत्ता: १७, बोट क्लब रोड, पुणे - ४११००१ याद्वारे घोषित करतो की, दुय्यम निबंधक मुळशी यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. नेल्सन मिस्किव्थ व इतर यांनी दिनांक २७/०१/२०१२ (४१४/१२) मुळशी रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- 24/04/2024

कुलमुखत्यारपत्र धारकाचे नांव  
व सही

18/9964

बुधवार, 24 एप्रिल 2024 11:15 म.पू.

दस्त गोषवारा भाग-1

मलम

दस्त क्रमांक: 9964/2024

दस्त क्रमांक: मलम /9964/2024

बाजार मूल्य: रु. 68,16,217/-

मोबदला: रु. 89,74,108/-

भरलेले मुद्रांक शुल्क: रु.3,14,200/-

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. मलम यांचे कार्यालयात

पावती:11879

पावती दिनांक: 24/04/2024

अ. क्रं. 9964 वर दि.24-04-2024

सादरकरणाराचे नाव: अंकित बाळकृष्णा पिटला

रोजी 11:12 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2400.00

पृष्ठांची संख्या: 120

एकुण: 32400.00

दस्त हजर करणाऱ्याची मही:

MLS

शुद्धयम निबंधक मुळशी (पोड)

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 24 / 04 / 2024 11 : 12 : 26 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 24 / 04 / 2024 11 : 13 : 57 AM ची वेळ: (फी)

### प्रातेज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अतगत असल्या

तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण

मजकूर, निष्पादक व्यक्ती, संपुर्णधार व सोबत जोडलेल्या

कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी

खालील दस्त निष्पादक व संपुर्णधारक हे संपुर्णपणे जबाबदार राहतील

सिंहन देणार

लिहून घेणार

*(Signature)*

*(Signature)*

*(Signature)*





24/04/2024 11 17:25 AM

दस्त गोपबारा भाग-2

मलम

900/900

दस्त क्रमांक:9964/2024

दस्त क्रमांक :मलम/9964/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:लि. दे.कोलते-पाटील इंटिग्रेटेड टाऊनशिप लिमिटेड (पूर्वीचे नाव - कोलते - पाटील आय-वेन टाऊनशिप (पुणे) लिमिटेड तर्फे अधिकृत मही करणार नेल्सन मिम्किथ तर्फे वि. कु.मु. गणेश अरुण किनगे पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: ,, रोड नं: 17 ,बोट क्लब रोड पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AABCI5807K	लिहून देणार वय :-42 स्वाक्षरी:- <i>Liha</i>		
2	नाव:अंकित बाळकृष्णा पिटला पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: ,, रोड नं: 505 ,पाचवा मजला ,गांधार टॉवर बी विंग ,सयानी रोड ,प्रभादेवी ,मुंबई , महाराष्ट्र, .. पॅन नंबर:BSHPP9861L	लिहून घेणार वय :-30 स्वाक्षरी:- <i>Ankit</i>		
3	नाव:शर्मिला प्रवीर बर्मन पत्ता:प्लॉट नं: ,, माळा नं: ,, इमारतीचे नाव: ,, ब्लॉक नं: ,, रोड नं: 505 ,पाचवा मजला ,गांधार टॉवर बी विंग ,सयानी रोड ,प्रभादेवी ,मुंबई , महाराष्ट्र, .. पॅन नंबर:CDHPB7029Q	लिहून घेणार वय :-28 स्वाक्षरी:- <i>Burman</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिकका क्र.3 ची वेळ:24 / 04 / 2024 11 : 16 : 14 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:कल्पेश विनायक पाटील वय:29 पत्ता:17 ,बोट क्लब रोड पुणे पिन कोड:411001	<i>Kalpe</i> स्वाक्षरी		
2	नाव:सचिन वसंत महाजन वय:36 पत्ता:17 ,बोट क्लब रोड पुणे पिन कोड:411001	<i>Sachin</i> स्वाक्षरी		

शिकका क्र.4 ची वेळ:24 / 04 / 2024 11 : 17 : 03 AM

प्रमाणित करण्यात येते की या दस्ता मध्ये  
एकूण.....900.....पुढे आहेत

MLS

*पुढ्यम निबंधक मुळशा (पांड)*  
पुढ्यम निबंधक मुळशा (पांड)

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	पहिले नंबरचे पुस्तकाचे GRN/licence नंबरी नोंदला	Amount	Used At	Deface Number	Deface Date
1	ANKIT BALAKRISHNA PITLA	eChallan	69103332024041110893	MH000490983202425E पुढ्यम निबंधक मुळशा (पांड) दिनांक 24/04/2024	314200.00	SD	0000607311202425	24/04/2024
2		DHC		0424122016995	400	RF	0424122016995D	24/04/2024
3		DHC		0424125116726	2000	RF	0424125116726D	24/04/2024
4	ANKIT BALAKRISHNA PITLA	eChallan		MH000490983202425E	30000	RF	0000607311202425	24/04/2024

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

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