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385/9440

Sunday, May 05, 2024

6:04 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 10031

दिनांक: 05/05/2024

सायाचे नाव: किवळे (ंमाळवाडी)

दस्तावेजाना अतुक्रमांक: हवल17-9440-2024

दस्तावेजाना प्रकार: करारनामा

मादर करणाऱ्याचे नाव: दिपक प्रकाश चिखलकर (PAN - ANFPC3632C)

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 920.00

पृष्ठांची संख्या: 46

एकूण:

₹. 30920.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे

6:24 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-17

वाजार मूल्य: ₹.3634005.593 /-

मोबदला ₹.4277778/-

भरलेले मुद्रांक शुल्क: ₹. 299500/-

1) देयकाचा प्रकार: DHC रकम: ₹.920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524042006995 दिनांक: 05/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001589423202425E दिनांक: 05/05/2024

बँकेचे नाव व पत्ता:

सह दुय्यम निबंधक
हवेली क्र. १७, पुणे

मुळ दस्त परत केला



सूची क्र.2

दुय्यम निबंधक : मह.दु.नि. हवेली 17

08/05/2024

दस्न क्रमांक : 9440/2024

नोंदणी :

Regn:63m

गावाचे नाव : किवळे (मालवाडी)

(1) विलेखाचा प्रकार	करगनामा
(2) मोवदला	4277778
(3) याजारभाव(भाडेपट्ट्याच्या वावनिपट्ट्यावर आकारणी देतो की पट्ट्यात नसूद कराव)	3634005.593
(4) म-माणन, पॉट्टिस्मा व धरक्रमांक(असल्याना)	1) पाविच नाव:पुणे इतर वर्णन : इतर माहिती: गांव मौजे किवळे(मालवाडी)येथील म.नं. 67 हिस्सा नं. 2ण/1 व 67/2ण/4 या मिल्कनीवर बांधत असलेल्या कनक रेमिडेन्सी फेज - 2 वी विंग या योजनेतील विल्डींग वी मधील वेगळ्या मजल्यावरील फ्लॅट नं. 1305 यांसी क्षेत्र 42.386 चौ.मी. म्हणजेच 456.243 चौ.फुट कारपेट + एनक्वोज बाल्कनी क्षेत्र 12.568 चौ. मी. म्हणजेच 135.282 चौ. फुट. + तसेच लगतचे टेंगम क्षेत्र 04.073 चौ. मी. म्हणजेच 43.842 चौ. फुट. + एक आप्त कार पार्किंगमह. ((Survey Number : 67/2A/1 :))
(5) क्षेत्रफळ	1) 54.954 चौ मीटर
(6) आकारणी किंवा जूडी देण्यात असेल नेव्हा	
(7) दस्नगेवज करन देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-मं. माई मिश्र अमोमिगट्स भागीदारी संस्था तर्फे भागीदार श्री. संजय कृष्णा वावर यांचे तर्फे क.ज.कु.मु. म्हणून श्री. विशाल भिकचंद लांडगे (PAN - ACPFS4951H) वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं 12 , माळा नं: -, इमारतीचे नाव: गॅयल स्टोन रेमिडेन्सी,, ब्लॉक नं: स. नं. 128 व 129 , स्वप्न नगरी मोमायटी, , रोड नं: गुरुद्वारा, बान्हेकरवाडी रोड, चिंचवड पुणे , महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:- 2): नाव:-श्री. संजय कृष्णा वावर यांचे तर्फे क.ज.कु.मु. म्हणून श्री. विशाल भिकचंद लांडगे (PAN - ACPFS4951H) वय:-33; पत्ता:-प्लॉट नं: फ्लॅट नं 12 , , माळा नं: -, इमारतीचे नाव: गॅयल स्टोन रेमिडेन्सी, म नं. 128 व 129 , स्वप्न नगरी मोमायटी, , ब्लॉक नं: गुरुद्वारा, , रोड नं: बान्हेकरवाडी रोड, चिंचवड पुणे , महाराष्ट्र, पुणे. पिन कोड:-411033 पॅन नं:-
(8) दस्नगेवज करन देणा-या पक्षकाराचे व वि. दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -दिपक प्रकाश चिखलकर (PAN - ANFPC3632C) वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रावेत, पुणे , रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-412101 पॅन नं:-
(9) दस्नगेवज करन दिल्याचा दिनांक	05/05/2024
(10) दस्न नोंदणी केल्याचा दिनांक	05/05/2024
(11) अनुक्रमांक, खंड व पृष्ठ	9440/2024
(12) याजारभावाप्रमाणे मूद्रांक शुल्क	299500
(13) याजारभावाप्रमाणे नोंदणी शुल्क	30000 :
(14) शरा	

मी नक्कल केली
मी वाचली
मी रुजवात घेतली

अस्सल वरहुकुम नक्कल

दस्तावेजतयी प्रत

श्री./सौ. दिपक चिखलकर
यांना दिली असे.

तारीख 05/05/2024


 सह-दुय्यम निबंधक हवेली क. १७

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मूद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DIPAK PRAKASH CHIKHALKAR	eChallan	02901792024050578382	MH001589423202425E	299500.00	SD	0000900963202425	05/05/2024
2		DHC		0524042006995	920	RF	0524042006995D	05/05/2024
3	DIPAK PRAKASH CHIKHALKAR	eChallan		MH001589423202425E	30000	RF	0000900963202425	05/05/2024

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





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GRN	MH001589423202425E	BARCODE	[Barcode]		Date	05/05/2024-13:35:44	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment				PAN No.(If Applicable)				
Office Name	HVL24_HAVELI 24 JOINT SUB REGISTRAR			Full Name	DIPAK PRAKASH CHIKHALKAR			
Location	PUNE			Flat/Block No.	FLAT NO 1305 BUILDING NO B KANAK			
Year	2024-2025 One Time			Premises/Building	RESIENCY PHASE ३९ II B WING			
Account Head Details	Amount in Rs.	Road/Street		SURVEY NO. 67 HISSA NO. 2A/1				
0030046401 Stamp Duty	299500.00	Area/Locality		KIWALE				
0030063301 Registration Fee	30000.00	Town/City/District						
		PIN		4 1 2 1 0 1				
		Remarks (If Any)						
		SecondPartyName=SAI SIDDHA ASSOCIATES-						
		Amount In	Three Lakh Twenty Nine Thousand Five Hundred Rupee					
Total	3,29,500.00	Words	s Only					
Payment Details	UNION BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02901792024050578382	524263025			
Cheque/DD No.		Bank Date	RBI Date	05/05/2024-13:37:16	Not Verified with RBI			
Name of Bank		Bank-Branch		UNION BANK OF INDIA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

DEFACED
₹ 329500.00
DEFACED

Department ID : Mobile No. : 9325638589
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर घटना कोट दस्तावेज लिखित का अंशानुसार ही कार्यवाही करावयाची आहे. नोंदणी व करव्यवस्था दस्तावेजाची सदर घटना कोट
साठी.

Challan Defacement Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-385-9440	0000900963202425	05/05/2024-18:04:27	IGR024	30000.00
2	(iS)-385-9440	0000900963202425	05/05/2024-18:04:27	IGR024	299500.00
Total Defacement Amount					3,29,500.00



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[Handwritten signatures]

AGREEMENT OF SALE

THIS **AGREEMENT OF SALE** is made at Pune on this 5th day of May, 2024.

BETWEEN

- Sai Siddha Associates, a registered Partnership Firm** [PAN NO. ACPFS4951H] a Partnership Firm duly constituted under the provisions of the Indian Partnership Act, 1932 having its Office at Flat No. 12, Royalstone Residency, Survey No. 128 and 129, Swapnanagari Society, Gurudwara-Walhekarwadi Road, Chinchwad, Pune- 411 033 by the hand of one of its Partners, **Shri. Sanjay Krishna Babar**.
- Shri. Sanjay Krishna Babar**, Age : 49 Years, Occupation : Business, R/at : Flat No. 12, Royalstone Residency, Survey No. 128 and 129, Swapnanagari Society, Gurudwara-Walhekarwadi Road, Chinchwad, Pune- 411 033.

hereinafter referred to as "**the Promoters**" [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of such last survivor]

.....of the **First Part**

AND

- Mr. Dipak Prakash Chikhalkar**
Age: 34 Years, Occupation: Service
PAN No. ANFPC3632C, Mob No. 9930708450.
Email ID: dipakehs@gmail.com
Residence at: B - 403, The Next, 4th floor, near G. K. Associates, Chndrabhga Corner, Ravet PIN - 412101.

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

.....of the **Second Part**

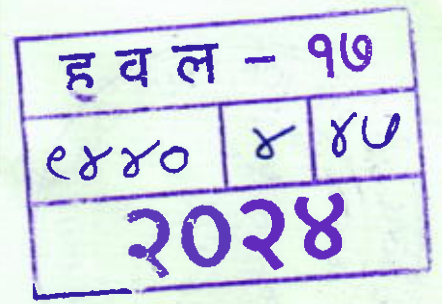
WHEREAS:

- The Promoters herein are the owners of -
 - All those pieces and parcels of land totally admeasuring 2240 Sq. meters out of land bearing S. No. 67 Hissa No. 2A/1 at MoujeKiwale, Taluka Haveli, District - Pune and within the jurisdiction of Sub-registrar Haveli, and within the limits of PimpriChinchwad Municipal Corporation.

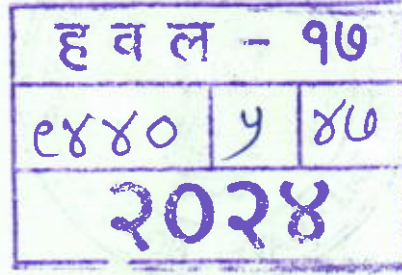


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- b. All those pieces and parcels of land totally admeasuring 650 Sq. Meters carved out of land bearing S. No. 67, Hissa No. 2A/4at MoujeKiwale, Taluka Haveli, District - Pune and within the jurisdiction of Sub-registrar Haveli, and within the limits of PimpriChinchwad Municipal Corporation.
- c. The area admeasuring 500 sq. mtrs out of the land bearing S. No.67/2B/1 at MoujeKiwale, Taluka Haveli, Dist. Pune and within the jurisdiction of Sub-registrar Haveli, and within the limits of Pimpri-Chinchwad Municipal Corporation. Herein after collectively referred to as the **"the said lands / Project Lands"**.
2. The Municipal Corporation of PimpriChinchwad, Pune vide its Commencement Certificate bearing No. B. P./Kiwale/71/2021 dated 06/10/2021 has sanctioned a Layout in respect of the said lands and further it revised, its Commencement Certificate bearing No. B.P./Kiwale/44/2023 dated 27/04/2023 and further it revised, its Commencement Certificate bearing No. B.P./Kiwale/45/2024 dated 30/03/2024 whereby the same is laid out in area earmarked for construction of multi-storied Buildings, Open Space and area under Internal Roads.
3. Upper Tahasildar, PimpriChinchwad, Tal. Haveli Dist. Pune has granted permission for change of user of the said land for residential permission and Sanad to that effect has been issued by the Upper Tahasildar, PimpriChinchwad, Tal. Haveli vide Kra. Jamin/NA/SR/571/2017 dated 27-10-2017 on the terms and conditions stated therein.
4. The Promoter has launched and commenced to develop a Project named as **"Kanak Residency Phase II" - B Wing** (hereinafter referred to as the **'said project'**) in phases on the Project Land by constructing Building/s comprising of Residential Flats/Units/ Apartments and Commercial Units to be sold on ownership basis or otherwise, as it may in its absolute discretion deem fit, building plans in respect of first Phase that is building 'A' have been sanctioned by the Pimpri-Chinchwad Municipal Corporation and the Developer propose to constrict more buildings on the project land in Phases and get the building plans revised from time to time.
5. The Promoter has got some of the approvals from the concerned local authority(s) to the plans, and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.
6. The Promoter is in possession of the project land.
7. The Promoter has proposed to construct on the project land number of buildings and wings comprising of number of Basements/podiums/stilt and upper floors as specified in the Annexure- C-3.
8. The Allottee has applied to the Promoter for allotment of an **Apartment/Flat No. 1305 on Thirteenth Floor** in the building 'B' being constructed in the Second Phase of the said Project (herein after referred to the said Flat/Apartment), accordingly the Allottee is offered the said Apartment/Flat, by the Promoter herein.



9. The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
10. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority No. **P52100033344**; authenticated copy is attached in **Annexure 'F'**.
11. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
12. By virtue of and Power of Attorney the Promoter has sole and exclusive right to sell the Flats in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Flats/Apartments to receive the sale consideration in respect thereof;
13. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects **Mr. Sandeep Shivaji Dange** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;
14. The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of 7/12 Extracts showing the nature of the title of the Promoter/Owner of the land to the project land on which the Apartment/Flats are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.
15. The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.
16. The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.
17. The authenticated copies of the plans and specifications of the Apartment/Flat agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.
18. The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain building Completion Certificate /occupancy certificate of the said building.

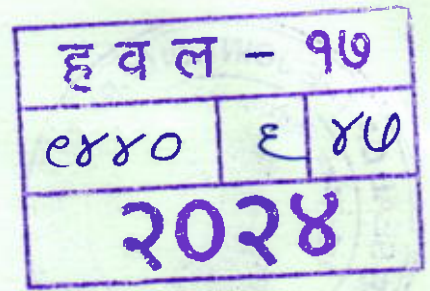


19. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.
20. The Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans.
21. The Allottee has applied to the Promoter for allotment of a Flat No. **1305** on **Thirteenth Floor** in wing **B**, being constructed in the **2nd** phase of the said Project.
22. The carpet area of the said Apartment/Flat is **59.026 square meters (54.946 sq. m. carpet + 4.073 Sq. Meters Terrace)** and "carpet area" means the net usable floor area of an Apartment/Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment/Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment/Flat for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Apartment/Flat.
23. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
24. Prior to the execution of these presents the Allottee has paid to the Promoter any amount as part payment of the sale consideration/ as advance payment or application money for the Apartment agreed to be sold by the Promoter to the Allottee, and the Allottee has agreed and the Allottee has assured and undertaken to pay to the Promoter the entire sale consideration in the manner hereinafter appearing.
25. Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment/Flat with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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

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

1. The Promoter shall construct the said building/s consisting of Basement, Ground and upper floors as stated in the Annexure C-3 on the Project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.



Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law. However, if such variation or revision is not affecting the Apartment/Flat allotted to the Allottee, no such consent shall be required.

1. a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee, **Flat No. 1305, carpet area admeasuring 59.026 square meters on Thirteenth Floor in the building 'B' (hereinafter referred to as "the Flat")** as shown in the Floor plan there of here to annexed and marked Schedule B, together with right to use one Open car parking, for the consideration of Rs. **42,77,778/- (Rupees Forty Two Lakhs Seventy Seven Thousand Seven Hundred Seventy Eight Only/-)**, which is inclusive of proportionate price of the common area sand facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

The Allottee does hereby irrevocably grants his/her/it's/their express unconditional consent to the Developer / Promoter to carry out such amendments, alterations, modifications, revisions, and/or variations as the promoter deems necessary and also agrees to grant his/her/it's/their unconditional consent as may be required in future. If the Promoter call for specific NOC of the Allottee and if the Allottee does not object within 15 days from the date on which the Developer / Promoter intimating and seeking such consent, such consent shall be deemed to have been given. The Allottee is aware that the Developer / Promoter intends to carry out the development of the project known as **"Kanak Residency Phase II" B Wing** in phases on the Project Land, by constructing Building/s comprising of Residential Flats/Apartments/Units/ commercial units/offices and other permissible Units, in accordance with the Statutory Approvals of the concerned Authorities

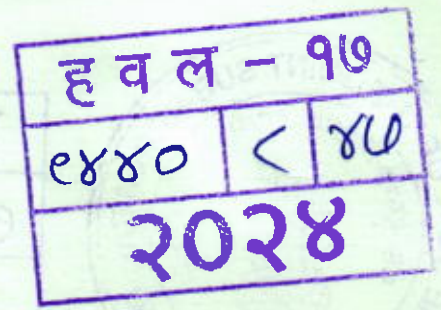
- 1(b) The total aggregate consideration amount for the Apartment/Flat is thus Rs. **42,77,778/- (Rupees. Forty Two Lakhs Seventy Seven Thousand Seven Hundred Seventy Eight Only/-)**.
- 1(c) The Allottee has paid on or before execution of this agreement a sum of Rs. **1,00,000/- (Rupees One Lakhs Only/-)** as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs. 41,77,778/- (Rupees Forty One Lakhs Seventy Seven Thousand Seven Hundred Seventy Eight Only/-)** in the following manner;
- i. Rs. 11,83,333/- (Rupees. Eleven Lakhs Eighty Three Thousand Three Hundred Thirty Three Only/-)

(not exceed in 30% of the total consideration) to be paid to the



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- Promoter after the execution of Agreement.
- ii. Rs. 6,41,667/- (Rupees. Six Lakhs Fourty One Thousand Six Hundred Sixty Seven Only/-) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Flat is located.
- iii. Rs. 4,27,778/- (Rupees. Four Lakhs Twenty Seven Thousand Seven Hundred Seventy Eight Only/-) (not exceeding 55% of the total consideration) to be paid to the Promoter on completion of the 2nd Floor Top slab including podium of the building or wing in which the said Flat is located.
- iv. Rs. 4,27,778/- (Rupees. Four Lakhs Twenty Seven Thousand Seven Hundred Seventy Eight Only/-) (not exceeding 65% of the total consideration) to be paid to the Promoter on completion of the 8th Floor Top slab including podium of the building or wing in which the said Flat is located.
- v. Rs. 2,13,889/- (Rupees. Two Lakhs Thirteen Thousand Eight Hundred Eighty Nine Only/-) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the 13th Floor Top slab including podium of the building or wing in which the said Flat is located
- vi. Rs. 2,13,889/- (Rupees. Two Lakhs Thirteen Thousand Eight Hundred Eighty Nine Only/-) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings, doors and windows of the said Flat.
- vii. Rs. 2,13,889/- (Rupees. Two Lakhs Thirteen Thousand Eight Hundred Eighty Nine Only/-) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, stair cases, lift wells, lobbies up to the floor level of the said Flat.



viii. Rs. 2,13,889/-

(Rupees. Two Lakhs Thirteen Thousand Eight Hundred Eighty Nine Only/-) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with water proofing, of the building or wing in which the said Flat is located.

ix. Rs. 4,27,778/-

(Rupees. Four Lakhs Twenty Seven Thousand Seven Hundred Seventy Eight Only/-) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and allot her requirements as may be prescribed in the Agreement of the building or wing in which the said Flat is located.

x. Rs. 2,13,889/-

(Rupees. Two Lakhs Thirteen Thousand Eight Hundred Eighty Nine Only/-) again stand at the time of handing over of the possession of the Flat to the Allottee on or after receipt of occupation certificate or completion certificate.

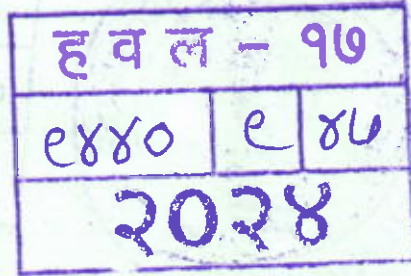
Note: Each of the installments mentioned in the sub-clause (ii) and (iii) shall be further subdivided into multiple linked to number of basements/podiums/floors in case of multi-storied building/wing.

The Allottee shall make the payment as per the above schedule. The applicable Stamp duty, Registration charges and GST will be paid by the Allottee.

The entire agreed consideration and all other amounts payable under this agreement shall be paid by the Allottee in the name of the Promoter.

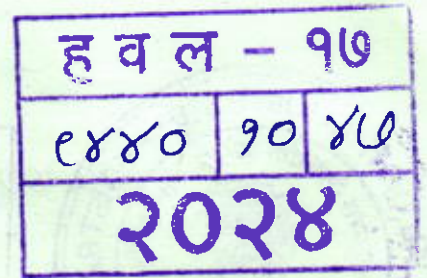
As per the mutual understanding between No. 1 and No. 2 of the Promoters, entire agreed consideration and all other amounts payable under this agreement shall be paid by the Allottee in the name of No. 1 of the Promoter.

- 1(d) The Total Price 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



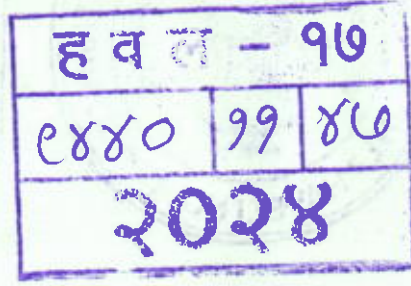
levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

- 1(e) The Promoter may allow, in his sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ NIL % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a 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 the defined limit then Promoter shall refund the excess money paid by Allottee within 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. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.
- 1(g) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.
- 1(h) The above referred consideration amount does not include the application/ entrance fee of the Association to be formed, Maintenance deposit, Corpus fund, GST, any other future taxes, and other expenses and charges in respect of the said Apartment/Flat as may be applicable, which are agreed to be separately borne and paid by the Allottee/s to the Promoter in terms of this Agreement.
- 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment/Flat to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment/Flat.
- 2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment/Flat to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installments and other dues payable



by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the Project land is 3390 square meters only and Promoter has planned to utilize Floor Space Index of 2.25% 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 Promoter has disclosed the Floor Space Index of 2.25% as proposed to be utilized by him on the project land in the said Project and 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 declared proposed FSI shall belong to Promoter only.
 - 3.1. It is further agreed by and between the parties that if the project land is amalgamated with the adjoining land the project land shall stand corrected and amended accordingly, the Allottee shall not take any objection for the same, in that case the Promoter shall be entitled to utilize FSI of such amalgamated Plot/s, additional FSI/Paid FSI and/or TDR as may be permissible to utilize in the project and construct additional units and/or floor and/or buildings and the Promoter shall be absolutely entitled to deal with and dispose of such additionally constructed areas at its sole discretion.
 - 3.2 In the event of F.S.I./Floating FSI availability being increased as a result of which the Developer / Promoter being permitted to develop any additional F.S.I./floating F.S.I., T.D.R. or as a result of any favorable Notification or relaxation of rules by the Government or relevant Authority and/or building regulations or otherwise from time to time or at any time hereafter, the Promoter shall be entitled to utilize and construct such additional units/structures/buildings as may be permissible. The Allottee shall not be entitled to any rebate and/or concession in the price in respect of his/her/its Unit on account of the construction of any additional FSI /Flats/Units/floors/Building/s and/or changes or alterations and additions made in the building/s on the said land/property or in the project by the Developer / Promoter as aforesaid.
 - 3.3 The Allottee hereby authorizes and allows the Promoter to change the position and location of the various utilities, service lines, open spaces, amenities, common or restricted areas etc that are provided in the Building Plans, from time to time, as per the requirements of the Municipal/Local / Town Planning Authority/ Developer / Promoter.
 - 4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment/Flat to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the



possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee (s) to the Promoter.

- 4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on 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 concerned local authority and other outgoings) and on the Allottee committing defaults of payment of installments, the Promoter shall at its own option, may terminate this Agreement:

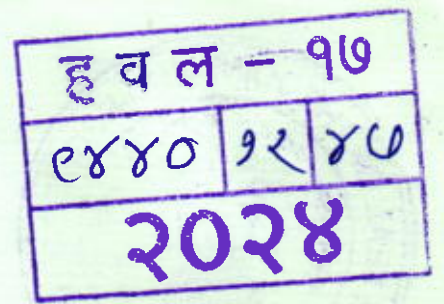
Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the 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, the Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee subject to deduction of amount equivalent to 5 % of the agreed consideration value and other adjustments and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter within a period of 60 days of the termination or sale of such Apartment/Flat to other party whichever is later, the installments of sale consideration of the Apartment/Flat which may till then have been paid by the Allottee to the Promoter.

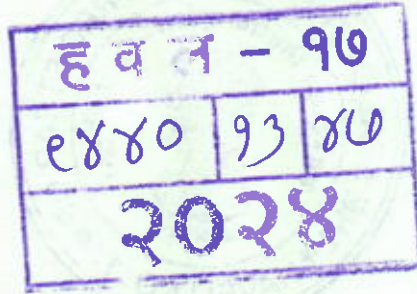
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the Apartment/Flat to the Allottee on or before 30th day of December 2025 subject to further extension of 6 months for the reasonable reasons. If the Promoter fails or neglects to give possession of the Apartment/Flat to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment/Flat with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment/Flat on the aforesaid date, if the completion of building in which the Apartment/Flat is to be situated is delayed on account of -

- (i) War, civil commotion or act of God ;



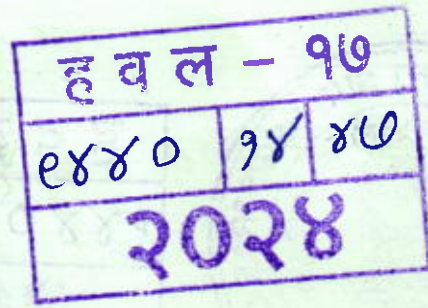
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.
 - (iii) Delay in making payment by the Allottees in the project.
 - (iv) Non-availability of steel, cement, other building materials, water, electric supply or labor.
 - (v) Any legislation, notice, order, notification, rules, regulations or bye laws or orders of Court, Government and/or other local or public body or authority or competent authority and/or any other cause beyond the control of the Developer / Promoter.
 - (vi) Delay in issuance of any permissions, sanctions, approvals, NOCs or completion certificate from appropriate authority/ permission / license connection / installation and any services such as lifts, electricity and water connection and meters to the scheme/Apartment, road NOC etc. etc. and/or any extension(s) thereof by the concerned authority or authorities despite diligent efforts by the Developer / Promoter.
- 7.1 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment/Flat, to the Allottee in terms of this Agreement to be taken within 15 (Fifteen days) from the date of issue of such notice and the Promoter shall give possession of the Apartment/Flat to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project and the payment made by the Allottee as per the agreement.
- 7.2 The Allottee shall take possession of the Apartment/Flat within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartment/Flats are ready for use and occupancy:
- 7.3 **Failure of Allottee to take Possession of Apartment/Flat:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment/Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment/Flat to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable. The Allottee does hereby agree and undertake to execute all the required indemnities, undertakings, NOCs as may be required by the Promoter, including NOCs required for the purpose of getting revised plans in respect of the said project and/or any phase thereof sanctioned.
- 7.4 If within a period of five years from the date of handing over the Apartment/Flat to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment/Flat or the building in which the Apartments/Flats are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible



such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

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

8. The Allottee shall use the Apartment/Flat or any part thereof or permit the same to be used only for purpose of residence/commercial purpose as shown in the sanctioned plan and shall use the garage or parking space, if any, only for purpose of keeping or parking vehicle.
- 8.1 **RIGHT TO ALLOT:** It is hereby agreed that the Promoter has the exclusive right of allotment of covered parking and Open parking spaces which are sanctioned by the competent authority as per development rules to one or more person/s of its choice, for his/her/their exclusive use. It is agreed by and between the parties that the right to use open car parking spaces would be granted to the certain flat/apartment purchasers as restricted common area and as such other flat/apartment purchasers shall not be entitled to use such open car parking spaces.
9. The Allottee along with other Allottee(s) of Apartment/Flats in the building shall join in forming and registering the Society/Apartment Condominium/Apex Body 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 registration of the Society/Association of flat purchasers and for becoming a member, including the byelaws of the proposed Society/Association and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft byelaws, regulations, as may be required by the Registrar of Co-operative Societies or any other authorities, as the case may be, or any other Competent Authority.
- 9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.



- 9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.

It being made expressly clear that the ultimate body's transfer deed/s in respect of the Project Land and/or any part/s thereof with building/s thereon shall contain such provisions which shall be accordingly framed and the burden thereof shall run with the land and shall be binding upon all the persons who is/are the holder/s of his/her/their respective unit/s comprised in the said Land as the Promoter may reasonably require for giving effect to and/or enforcing the said restriction covenants and stipulations.

- 9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment/Flat is ready for use and occupancy, the Allottee shall be liable to bear and pay the Maintenance in advance for 12 months to the promoter. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the building or wing is executed in favour of the society as aforesaid. On such conveyance being executed for the structure of the building or wing the balance amount of out of the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society.
- 9.4 The Allottee agrees that he /she/ it/they shall be entitled to apply for membership and/or become member of such common organization only upon the instruction and nomination by the Developer / Promoter and not otherwise.
- 9.5 It is hereby expressly agreed that the unsold/un-allotted Units, terraces and parking spaces and/or in the surrounding open spaces, the un-allotted areas/ open spaces/amenity spaces and other unsold and reserved or restricted areas and facilities in the project, shall always belong to the Developer / Promoter as the case may be, and the Developer / Promoter/Promoter shall be entitled to deal with and dispose of the same in such manner as it may deem fit and as maybe permissible under law.
10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-
MAINTENANCE: The Allottee/s herein shall pay to the Promoter, the maintenance amount within a period of 15 days from obtaining an Occupancy Certificate. An amount of Rs. 3/-per square feet carpet area per month, in advance for 12 months to be given by the Allottee/s to the Promoter against the said flat. (With GST 18%) The said advance shall be utilized only for the common maintenance of the building/s, common security, common electricity, generator, maintenance of lift, cleaning etc.

OTHER EXPENSES:

The Allottee does hereby agree and undertake that, -



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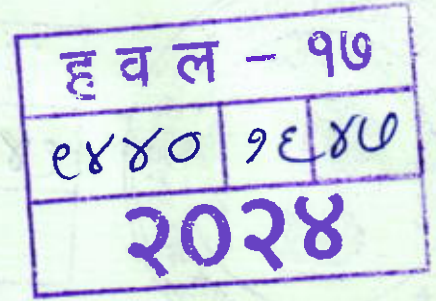
case there shall be any increase in respect of any of the above payments, the Purchaser shall forthwith on demand pay to the Promoter such additional amount. The Promoter shall not be liable to pay any interest on the aforesaid amounts.

- b) It is agreed by and between the parties that along with the said unit all the liabilities as to payment all the taxes, levies, duties and dues shall stand assigned to the Allottee/s, and the Allottee/s shall be liable to pay all such amounts as may become due in respect of the said unit.
- c) GST, Local Taxes /other taxes/levies, if any shall be as applicable and shall be payable by the Allottee/s to the Developer, on demand. Without prejudice to the rights of the Promoter under this Agreement and/or otherwise in law, the Allottee/s agree to pay to the Promoter, interest at the rate prescribed under rules, on all such amounts which may become due and payable in terms of this Agreement, but which may remain unpaid by the Allottee/s, whether demanded by the Promoter or not, as also all reasonable charges for recovery of the amounts due as may be incurred by the Promoter, in this behalf.

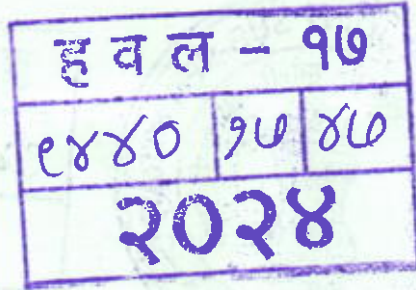
The Allottee/s shall also be liable for the following :

If at any time, after execution of this agreement the Central Government/ State Government / Local authority / Revenue Authority/ any other authority / any court / Judicial authority /quasi judicial Authority by way of any Statute / rule / regulation / notification/order /judgment / executive power etc. levy any tax / duty /charges / premium /deposits/ cess/ fees/ surcharge/ demands / levy/ welfare or any fund / betterment tax /sales tax/ transfer tax / turnover tax / works contract tax / GST, penalties or any other imposition whatsoever and by whatever name called and put in force or shall be in force prospectively or retrospectively or increase in the existing charges/ fees/ levies by whatever name called in respect of the said Flat/Apartment or the construction of the said project or the said agreement or other documents registered, the same shall exclusively be borne and paid by the Allottee/s (and if the same is paid by the Promoters shall be reimbursed by the Allottee/s to the Promoter, in proportion to the area of the said Unit or the value thereof, as the Promoter may decide.). The Allottee/s hereby indemnify/ies the Promoter from all such levies, cost and consequences.

11. At the time of registration of conveyance of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.
12. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:** The Promoter hereby represents and warrants to the Allottee as follows:



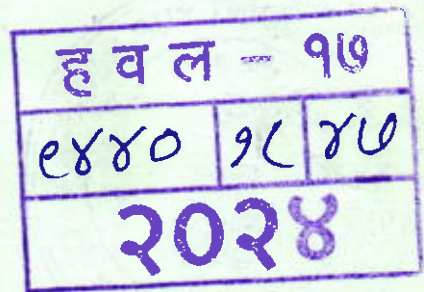
- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation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



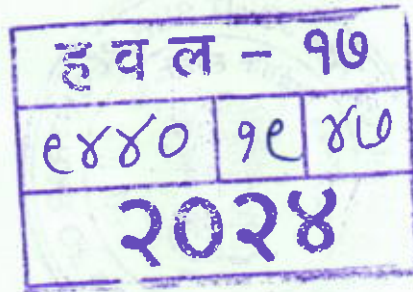
(including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

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

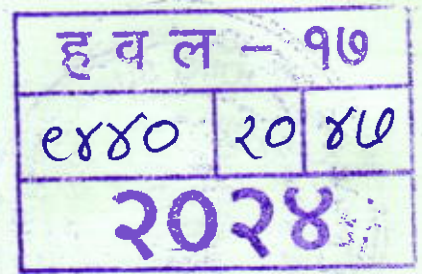
- i. To maintain the Apartment/Flat at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment/Flat is taken and shall not do or suffer to be done anything in or to the building in which the Apartment/Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment/Flat is situated and the Apartment/Flat itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment/Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment/Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment/Flat is situated, including entrances of the building in which the Apartment/Flat is situated and in case any damage is caused to the building in which the Apartment/Flat is situated or the Apartment/Flat on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment/Flat and maintain the Apartment/Flat 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 or to the building in which the Apartment/Flat is situated or the Apartment/Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the Apartment/Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment/Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Apartment/Flat is situated and shall keep the portion, sewers, drains and pipes in the Apartment/Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment/Flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment/Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.



- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment/Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment/Flat in the compound or any portion of the project land and the building in which the Apartment/Flat is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment/Flat is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment/Flat by the Allottee for any purposes other than for purpose for which it is sold.
- ix. 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/Flat until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society, condominium, or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartment/Flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/condominium/ Federation regarding the occupancy and use of the Apartment/Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Apartment/Flat is situated is executed in favour of Society/Limited Society or members of condominium, 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 buildings or any part thereof to view and examine the state and condition thereof.
- xii. The Allottee shall keep the front /outside and the rear elevation of the Building in which the said Flat/Unit is situated in the same form/panorama as per the construction made by the Developer / Promoter, and shall not at any time alter the said elevation or facade in any manner whatsoever without obtaining the prior consent of the Developer / Promoter in writing.



- xiii. The Allottee shall not in any event install or hang any cables, wires, pipes, articles, antennas or appendages outside the parapet walls or on outer elevation of the Flat/Unit or the building, or in the balconies or terraces or in any other areas, as it severely damages the external paint of the building and causes inconveniences to the other Flat/Unit Purchasers.
- xiv. To remain bound by and to observe and perform all the terms and conditions and covenants to be observed and performed by the Allottee as set forth in this Agreement (including in the Recitals hereof). If the Allottee neglects, omits or fails, to pay to the Promoter and any of the sums/amounts payable under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time specified for the payment thereof, for any reason whatsoever, or if the Allottee shall in any other way fail to perform or observe any of the covenants and stipulations herein contained or referred, then the Promoter shall be entitled to terminate this Agreement in the manner mentioned elsewhere in this Agreement.
14. 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 Co-operative Society or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
15. 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/Flats or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment/Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned. The Developer / Promoter shall be absolutely entitled to lease, let out, allot, sell, alienate, deal with or dispose off or grant in any other mode and manner as may be permissible by law, the open spaces, lobbies, terraces, parking spaces, recreation spaces, hoarding spaces, canopies, remaining portions of the building/s or forming part of the said project, unto and in favour of any person/individual/s or other purchasers/Allottees, on such terms and conditions as may be stipulated by the Developer / Promoter, at its sole discretion and choice, for which the Allottee here by grants and shall always deemed to have granted his/ her/its/ their consent.
- 15.1 If any portion of the said land/property is required by the MSEDCL for establishing a sub-station/or installation of Transformer, the Developer / Promoter shall execute a Sub-Lease with MSEDCL in this connection as may be required. The Allottee shall not raise any objection or cause any obstruction towards putting up and construction of such electric sub-station /transformer and allied structures, pipes, boxes for electric meters, and other equipments and for doing all matters in this connection, and shall extend all co-

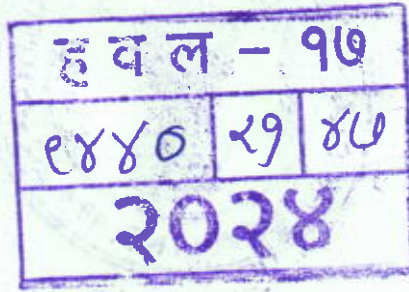


operation and assistance as may from time to time be necessary in this respect as per the rules and requirements.

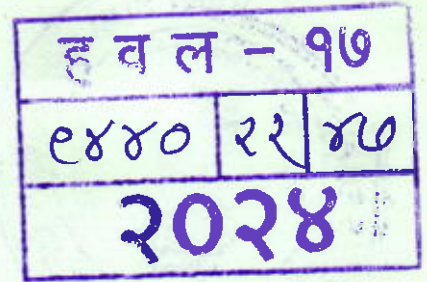
- 15.2 The Promoter shall be executing the works such as lifts/elevators/Inverter Backup for Lifts/fire fighting system / plumbing/solar system and drainage system etc as per required/laid down rules, procedures and specifications of local/ Government Authorities. In case of any mishap / accident of any nature after completion of such works, due to improper maintenance/negligence or on any grounds whatsoever, then the Developer / Promoter shall not be held responsible or liable for the same, once the Completion/Occupation certificate/ Departmental Clearance is issued by the concerned Authorities/Department/s.
16. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:** After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment/Flat 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 who has taken or agreed to take such Apartment/Flat.

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

17. **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 all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) 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 serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and subject to deduction of administrative charges 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.



18. **ENTIRE AGREEMENT:** This Agreement, along with its schedules and Annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said Apartment/Flat/plot/building, as the case may be. This Agreement (including this clause) contains the whole agreement between the parties in respect of the subject matter of this Agreement. There are no promises or representations, oral or written, express or implied other than those contained in this Agreement. The Allottee hereby expressly admits, acknowledges and confirms that no terms, conditions, particulars or information whether oral, written or otherwise given or made or represented including those contained/given in any advertisement or brochure by the Developer / Promoter and/or its agents to the Allottee and/or his/her/its/their agents other than such terms, conditions and provisions as are contained or incorporated in this Agreement, which only shall be deemed to have induced the Allottee to enter into this Agreement.
19. **RIGHT TO AMEND:** This Agreement may only be amended through written consent of the Parties.
20. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO 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 Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment/Flat, in case of a transfer, as the said obligations go along with the Apartment/Flat for all intents and purposes.
21. **SEVERABILITY:** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made there under 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.
22. **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 Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment/Flat to the total carpet area of all the Apartment/Flats in the Project/building as the case may be.
23. **FURTHER ASSURANCES:** Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated



herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

24. **PLACE OF EXECUTION:** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at Pune, after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Pune.
25. The Allottee shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
26. That all notices to be served on the Allottee or 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 and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee:

1. Mr. Dipak Prakash Chikhalkar

Age: 34 Years, Occupation: Service

PAN No. ANFPC3632C, Mob No. 9930708450.

Email ID: dipakehs@gmail.com

Residence at: B - 403, The Next, 4th floor, near G. K. Associates, Chndrabhga Corner, Ravet PIN - 412101.

Promoter:

Sai Siddha Associates, a registered Partnership Firm

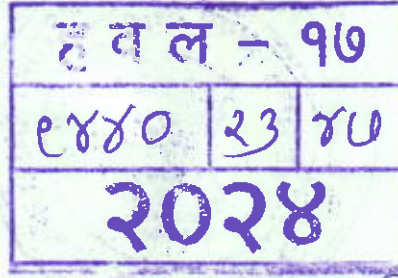
Through its Partners, **Shri. Sanjay Krishna Babar.**

Office at Flat No. 12, Royalstone Residency,
Survey No. 128 and 129, Swapnanagari Society,
Gurudwara-Walhekarwadi Road, Chinchwad,
Pune- 411 033

Notified Email ID: sanjaybabar@gmail.com

It shall be the duty of the Allottee, 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.

27. **JOINT ALLOTTEES:** That 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 which shall for all intents and purposes to consider as properly served on all the Allottees.
28. **Stamp Duty and Registration:** The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser.



[Handwritten signature]

Location- Kiwale
Market Value- Rs. 36,34,005/-
Agreed Consideration- Rs. 42,77,778/-
Stamp Duty - Rs. 2,99,444/-
Registration- Rs. 30,000/-

29. **Dispute Resolution:** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
30. **GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Pune Court will have the jurisdiction for this Agreement.

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

**THE SCHEDULE I ABOVE REFERRED TO:
(The Description of the Said Property/Project Land)**

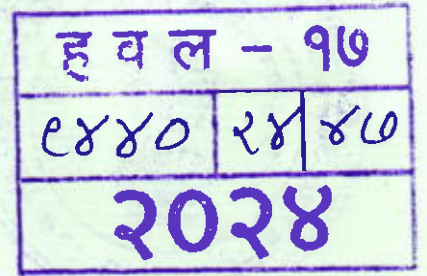
All that piece and parcel of land totally admeasuring 3390 Sq. Meters comprising of- an area admeasuring 2240 Sq. meters out of land bearing S. No. 67 Hissa No. 2A/1, an area admeasuring 650 Sq. Meters carved out of land bearing S. No. 67 Hissa No. 2A/4, and an area admeasuring 500 sq. mtrs out of the total area of 2 Héctor 17 ARE in the land bearing S. No. 67/2B/1 -situated at MoujeKiwale, Taluka Haveli, Dist. Pune and within the jurisdiction of Sub-registrar Haveli, and within the limits of PimpriChinchwad Municipal Corporation,

On or towards the East : 12 Mtrs. Internal Road
On or towards the South : Part of S.No. 67 (Saniket Developers)
On or towards the West : Part of S.NO.67 (Shinde)
On or towards the North : Part of S.No. 67

**Schedule - 2
(OF THE COMMON AREAS AND FACILITIES TO BE
PROVIDED IN THE SAID PROJECT)**

AMENITIES:

- Children Play area with equipments
- Club House
- Indoor Games
- Guest / Driver's Room
- Video Door Phones
- Open Gym
- Generator Back Up For Lifts, Staircase, Common area
- Fire Fighting System
- Compound Wall with Elegant Main gate



- Solar Water Heating System
- Rain Water Harvesting

COMMON AREAS & FACILITIES:

- Lifts
- Main Staircase
- Fire staircase
- Passages connecting to respective apartments
- All level lobbies, Refugee area
- Open Space, Overhead water tank
- Underground Water tank.










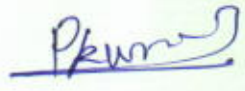

SPECIFICATIONS:

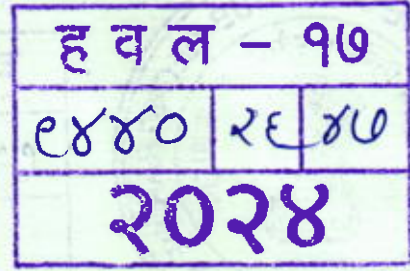
- A) **RCC** : - RCC Earthquake Resistant Framed Structure.
- B) **WALL** : -
• Internal & External Walls – AAC Light weight Blocks
- C) **PLASTER** : -
• External- Sand Faced Cement Plaster.
• Internal – Gypsum Plaster
- D) **FLOORING** : -
• Verified tiles flooring in all Rooms & Lobby.
• Antiskid Ceramic Tiles flooring in Bathroom, W.C. & Terrace.
• Glazed Tiles Dado up to lintel over Kitchen Platform, in Bath & W.C.
- E) **DOORS** : -
• The Main Door – Standard quality



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IN WITNESS WHEREOF the parties hereto have set their hands on the day and date first hereinabove mentioned.

No.	Name of the Parties	Sign	Thumb	Photo
1.	Sai Siddha Associates, Through its Partners, Shri. Sanjay Krishna Babar PROMOTER			
2.	Shri. Sanjay Krishna Babar PROMOTER			
3.	Mr. Dipak Prakash Chikhalkar ALLOTTEE No. 1			
No.	Name and Address of Witness	Sign		
1.	Name: Pawan Kumar Address: Dehu road			
2.	Name: Satish sagor Address: Wakod.			



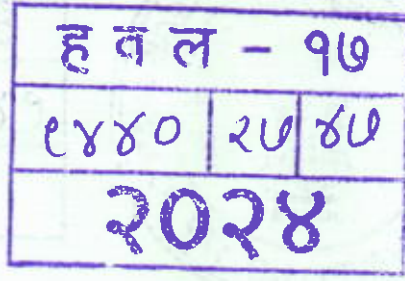
SCHEDULE 'A'
(SCHEDULE OF THE SAID UNIT ABOVE REFERRED TO)

Name of the Project	"Kanak Residency Phase II" B - Wing
Location	S. No. 67 Hissa No. 2A/1, S. No. 67 Hissa No. 2A/4 and S. No. 67/2B/1 situated at MoujeKiwale, Taluka Haveli, Dist. Pune
Unit	Residential Flat
Building No.	B
Unit No. & Floor	1305 on the Thirteenth floor in the Building No. B
Area	42.386 Sq. Mtrs. i.e. 456.243 sq. ft. Carpet area
Enclosed Balcony	12.568 Sq. Meters i.e. 135.282 Sq. Ft.
Details of exclusive attached terrace	4.073 Sq. Mtrs. i.e. 43.842 sq. ft. on the Thirteenth floor
Parking	Right to use one open car parking.
Boundaries	As shown in the plan annexed as Schedule-B

SCHEDULE 'B'
FLOOR PLAN OF THE APARTMENT/FLAT

- ANNEXURE - A** Title Report
ANNEXURE - B (Authenticated copies of VII and XII).
ANNEXURE - C-1 (Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)
ANNEXURE - C-2 (Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)
ANNEXURE - C-3 Particulars of the buildings to be constructed in the project land.
ANNEXURE -D (Authenticated copies of the plans and specifications of the Apartment/Flat agreed to be purchased by the Allottee as approved by the concerned local authority)
ANNEXURE-E- (Specification and amenities for the residential units/Apartment/flats in the project)

- A) RCC :** - RCC Earthquake Resistant Framed Structure.
B) WALL : -
 • Internal & External Walls – AAC Light weight Blocks
C) PLASTER : -
 • External- Sand Faced Cement Plaster.
 • Internal – Gypsum Plaster
D) FLOORING : -
 • Verified tiles flooring in all Rooms & Lobby.
 • Antiskid Ceramic Tiles flooring in Bathroom, W.C. & Terrace.
 • Glazed Tiles Dado up to lintel over Kitchen Platform, in Bath & W.C.



E) DOORS :-

- The Main Door – Standard quality Laminate /Veneer Finish
- Bed Room Doors – Standard quality Door

F) KITCHEN :-

- Granite Top Kitchen Platform with sink.
- Provision for water purifier.
- Provision for Exhaust Fan.

G) W.C. & BATH :-

- Concealed Plumbing with Premium Quality Bathroom Fittings.
- Premium Quality Sanitary fittings.

H) PAINTING :-

- Apex Paint/cement paint to External faces of the Building.
- Oil Bound/distemper to Internal Walls of the Building.

I) WINDOWS:

- Powder coated aluminum sliding windows with mosquito nets

J) ELECTRIFICATION:

- Concealed Electrification with adequate points in each flat
- Concealed wiring and switches of reputed make

K) LIFT:

- Three lifts of reputed make (3 Automatic Lift)

Note: Above Specifications and amenities are applicable only for the residential units and the same are not applicable for the commercial units in the project:

ANNEXURE - C-3

Particulars of the buildings to be constructed in the project land.

Building B	
Basement	Parking
Ground Floor	Parking
Upper Floors	Total 14 upper floors



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: **Project: KANAK RESIDENCY PHASE II** Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO 67/2A/1P/4P 67/2B/1st Kivale, Mawal, Pune, 412101**, registered with the regulatory authority vide project registration certificate bearing No **P52100033344** of

1. **Sai Siddha Associates** having its registered office / principal place of business at Tehsil: **Haveli**, District: **Pune**, Pin: **411033**.

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

◦ 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 (2) 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 me/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 up to **22/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

◦ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

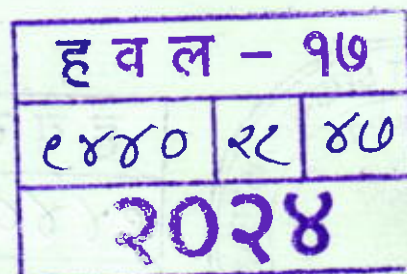
◦ That the promoter shall take all the pending approvals from the competent authorities

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

Dated: **20/04/2022**

Place: **Mumbai**

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)
Date: 20-04-2022 18:30:05
Maharashtra Real Estate Regulatory Authority





पिंपरी चिंचवड

बीपी/विचवड/४४/२३ परिशिष्ट डी - १ दि २७/०४/२३

मुद्रांक

बांधकाम चालू करणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८

क्रमांक - बी.पी./

विचवड

१४५/२०२४

दिनांक :

३०/०३/२०२४

श्री./श्रीमती/ मे. ~~साई सिद्धा असो तर्फे भागीदार श्रीमती तेजश्री संजय तावर~~

~~व श्री संजय कृष्ण तावर~~

व्दारा : ला. आ. / ला. स. श्री. ~~साईप शिवाजी डांगे~~

~~शिवम प्लॉट नं २८ येथे क. व. ज. आ. कुडी प्राधिकरण~~ यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये

पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे ~~विचवड~~ येथील सर्व्हे नं/ गट नं. ~~६७/१२३/१~~

~~६७/१२३/१~~ सिटी सर्व्हे नं. ~~१~~ (पै) प्लॉट नं. ~~१~~ मधील बांधकाम

करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक ~~२७/०३/२०२४~~ रोजी प्राप्त झाला. यावरून

बांधकाम करण्यास खाली नमुद अटीवर व जादा अट क्र १ ते ४६ नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

१) सेट बँकच्या अंमलबजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.

२) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी

मिळणार नाही किंवा भोगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.

३) सदर प्रारंभ प्रमाणपत्र बांधकाम चालू 'करणेच्या तारखेपासून सुरू होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहिल.

४) ही परवानगी आपल्या मालकीच्या जमिन (भुखंड) नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत - १ ते ५२ अटी व नकाशा प्रती.

उप अभियंता

पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता

पिंपरी चिंचवड महानगरपालिका

शहर अभियंता

पिंपरी चिंचवड महानगरपालिका

प्रत महितीसाठी : १) सहा. मंडल अधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी वाघेरे / पिंपरीनगर /

चिंचवड / भोसरी / कासारवाडी / आकुडी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव /

पिंपळे निलख / पिंपळे सौदागर / वाकड / रावेत / रहाटणी / थेरगांव.

२) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे ४११००१.



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पिंपरी चिंचवड महानगरपालिका, पिंपरी १८.

परिशिष्ट डी - १

बांधकाम चालू करणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८

क्रमांक - बी.पी./ किवळे

188 / 2023

दिनांक : २७ / ०४ / २०२३

श्री./श्रीमती/मे. व्हाई सिध्द भास्कर तर्फे भागीदार श्री संजय वृष्णा

वाबर सौ तेजश्री संजय वाबर

व्दारा : लं. आ. / ला. स. श्री. व्हाईप डाॅ

शिवम प्लॉट नं २९ से. नं २७ जनता प्राधिकरण निगड यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे किवळे येथील सर्व्हे नं/ गट नं. ६७/२३ १०४ सिटी सर्व्हे नं. ६७/२३ १०४ (पै) प्लॉट नं. २९ मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक १५/११/२०२२ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमुद अटीवर व जादा अट क्र १ ते ४६ नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

- १) सेट बँकच्या अंमलबजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
- २) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी मिळणार नाही किंवा भोगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.
- ३) सदर प्रारंभ प्रमाणपत्र बांधकाम चालू करणेच्या तारखेपासून सुरू होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहील.
- ४) ही परवानगी आपल्या मालकीच्या जमिन (भुखंड) नमलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत - १ ते ४६ अटी व नकाशा प्रती.

उप अभियंता

पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता

पिंपरी चिंचवड महानगरपालिका

सह शहर अभियंता

पिंपरी चिंचवड महानगरपालिका

- प्रत महितीसाठी :
- १) सहा. मंडल अधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी वाघेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुर्डी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सौदागर / वाकड / रावेत / रहाटणी / धेरगांव.
 - २) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे - ४११ ००१.



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पिंपरी चिंचवड महानगरपालिका, पिंपरी १८.

बांधकाम चालू करणेकरिता महत्वाच्या सूचना / अटी

- १) सोबतच्या मंजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकाम करणे बंधनकारक आहे.
- २) जोत्यापर्यंत काम आल्यानंतर (डी.पी. रस्त्याबाबत) नगररचना व विकास विभागाकडून सेटबॅक तापासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरू करू नये. ज्योत्यापर्यंतच्या कामाचे विभागस लेखी स्वरूपात कळवावे.
- ३) सोबतच्या नकाशावर नमूद करण्यात आलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.
- ४) ज्या भूखंडावर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचा भोगवटा दाखला पागण्यापुर्वी विकसकाने इमारतीसमोर कंपाउंड वॉलच्या आत झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपन विकसकाने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बंधनकारक आहे.
- ५) नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती द्रो अंथोरंटीची पूर्व परवानगी घेतल्या शिवाय तोडू नयेत. अन्यथा कायदेशीर कारवाई करण्यात येते याची नोंद घ्यावी.
- ६) बांधकाम परवानगी करिता 'बांधकाम राडारोडा व्यवस्थापन' (C&D Waste Management Plan) बाबत पर्यावरण विभागकडील ना हरकत प्रमाणपत्र जोडणे आवश्यक आहे. तसेच बांधकाम पूर्णत्वाचा दाखला देत. विकसकाने C&D Waste Processing Plan वर टाकलेल्या राडारोड्याचा रिपोर्ट तसेच प्रक्रियेतून पुर्ननिर्मित झालेले कमीत-कमी २०% बांधकाम साहित्य वापरलेचे प्रमाणपत्र प्राप्त झालेनंतर संबंधितांना पुर्णत्वाचा दाखला देण्यात येईल. सादरची अट ३०० चौ. मी. पेक्षा जास्त भूखंड क्षेत्राकरिता लागू राहिल.
- ७) इमारतीच्या मजल्यावरील सदनिकाधारकांच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल.
- ८) विकास आराखड्यातील रस्ता रूंदीने बाधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक राहिल. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ९) भूखंडाच्या संबंधित मिळकत कर भरल्याचा करसंकलन विभाग मनपा यांचेकडील दाखला/पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १०) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे विकसीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ११) विकास आरखड्यातील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रूंदीने बाधित क्षेत्र म.पा.चे. नाव लावून ७/१२ वा उतारा/सुधारित मालमत्तापत्रक व मोजणी नकाशा सादर जागेचे FSI/ DR अनुज्ञेय करणेपुर्वी या कार्यालयाकडे सादर करणेपुर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सादरहू रस्ता रूंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकल्क यांनी स्वतः करणे आवश्यक आहे. अथवा मनपाच्या त्यावेळच्या प्रचलित दराने विकास खर्च भरणे आवश्यक आहे.
- १२) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहिवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. नगरभुमापन कार्यालयाकडील सुधारित मोजणी नकाशा/मालमत्तापत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- १३) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रीकरण नगर भूमापन कार्यालयकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापुर्वी या विभागाला सादर करणे आवश्यक आहे.
- १४) इमारतीसाठी नियमानुसार रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- १५) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील सर्व प्रकारच्या पाण्याचा निचरा होणे सार्वजनिक आरोग्याच्या दृष्टीने आवश्यक आहे. त्यासाठी योग्य ती उपाययोजना करण्याची सर्वस्वी जबाबदारी विकसक / अर्जदार यांचेवर राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार/हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करणेची जबाबदारी विकसकाची राहिल.
- १६) मा. उपविभागीय अधिकारी/तहसिलदार यांचेकडून वर्ग १ साठी जमीनीची विनिश्चीता दाखल आवश्यक राहिल. तसेच वर्ग २



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साठी आवश्यक तो ना हरकत दाखला महानगरपालिकेस सादर केल्याशिवाय बांधकाम परवानगी देणेत येणार नाही.

- १७) म्हाडास चाक्याच्या सदनिका, पुर्णत्वानंतर इतर इमारतींना ~~कामा~~ / संपुर्ण भोगवटा दाखला देण्यात येईल.
- १८) यु.एल.सी. बाबत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- १९) सर्व बांधकाम व्यवसायिक / विकसक / जागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेवा शर्ती) अधिनियम १९९६ व कंत्राटी कामगार नियम आणि निर्मुलन अधिनियम १९७० अनुषंगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण विषयक कायद्यातील तरतुदींची पूर्तता करून घेणे बंधनकारक आहे.
- २०) मा. जिल्हाधिकारी, पुणे यांची खनिकर्म शाखा द्वारे निर्गमित केलेल्या परिपत्रक क्र. खनिकर्म/कावि / ८७७/२०१६ दि. ३१/०३/२०१६ नुसार विकासकाने बांधकामसाठी लागणारे गौण खजिन हे अधिकृतारित्या जाहिर केलेल्या परवानगी दिलेल्या दगड, खडी, मुरूम, माती, वाळू परवानाधारक यांचेकडून खरेदी करणे बंधनकारक राहिल.
- २१) सादरची परवानगी ही संबंधित विकसकाने रियल इस्टेट रेग्युलेशन अँड डेव्हलपमेंट अँक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे विकसकावर बंधनकारक राहिल.
- २२) WATER RECYCLE UNIT / STP हे जलनिःसारण ना हरकत प्रमाणपत्रप्रमाणे उभारून कार्यन्वित करणे विकासकावर बंधनकारक राहिल.
- २३) महाराष्ट्र महानगरपालिका अधिनियमातील २६३ अन्वये विकसकाने बांधकाम पुर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटापत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे. तसेच मा. शहर अभियंता अगर त्यांनी नेमलेल्या अधिकाऱ्याच्या जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. या विरुद्ध बर्तन करणारा संबंधित विकसक, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- २४) प्लॉटमधून जाणऱ्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती या दाखल्याने दिलेली नाही.
- २५) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास पोहचू नये. त्याविषयी जबाबदारी विकसकावर आहे. या संमतीपत्राने दुसऱ्या कोणत्याही अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी विकसकावर राहिल.
- २६) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे अन्यथा संमतीपत्राविना बांधकाम चालू आहे, असे समजण्यात येईल. विशेष प्रसंगी महानगरपालिकेची लेखी अज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे त्यात या संमतीवरून बाधा येत नाही.
- २७) पाणीपुरवठा ना हरकत दाखल्यामध्ये नमूद केलेले अटी प्रमाणे आवश्यक ती व्यवस्था करावी.
- २८) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके, हौद, अगर कारजे खोदण्याचा अगर ६. बांधण्याचे काम करू नये. गलीट्रॅप्स, उघडी गटारे, यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे, हौदात केरकचरा ना जाईल अशी झाकणे व्यवस्थितपणे बसवावीत. त्यात सुलभपणे काढतर येईल असे मजबूत कुलूप व किल्ली तसेच ओव्हरफ्लो (वर्किंग) पाईपला चांगल्यापैकी वायरगेजचे संरक्षण असावे. हद्दीवरील भिंतीवरील फुटक्या बाटल्यांचे तुकडे बसवू नयेत. फ्लशिंग संडासाचे जोते नजिकच्या रस्त्याच्या मध्यबिंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी उंचीचे असावे.
- २९) संबंधित भूखंडाबाबतचा रस्ता, वीज, ड्रेनेज इ. विकासकाने महानगरपालिकेच्या स्पेसिफिकेशनप्रमाणेच करणे बंधनकारक आहे.
- ३०) इमारतीच्या उदवाहकाबाबत सक्षम अधिकारी यांचेकडील चालविण्यासाठी अनुज्ञामी, संपुर्ण भोगवटापत्रक घेणेपूर्वी सादर करणे आवश्यक राहिल. त्याखेरीज लिफ्टचा वापर करू नये.
- ३१) नियमावलीनुसार सौर उर्जेवर चालणारी व उष्णजल (Solar Water Heating System) बसविणे बंधनकारक आहे.
- ३२) डेंग्यू, चिकनगुन्या, मलेरिया इ. डासांचे वाढीवर नियंत्रण ठेवणेसाठी बांधकामाचे साईटवर साठवलेले पाण्याचे टाक्यांवर झाकण असणे बंधनकारक आहे. तसेच साठविलेले पाण्याचे टाकीचे परिसरात साचलेल्या पाण्याचा निचरा नियमितपणे करणे विकसकावर बंधनकारक राहिल. तसेच सादर ठिकाणी नियमितपणे मलेरिया ऑईल, एंबेट फवारणी इ. डास प्रतिबंधक फवारणी नियमितपणे करणेची जबाबदारी विकसकावर राहिल.



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- ३३) बांधकास / व्यवसायिक / विकसक / विकसकावर मालक यांनी बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विमा काढणे बंधनकारक आहे.
- ३४) साईटवरील सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय करणे विकसक यांचेवर बंधनकारक राहिल.
- ३५) अतर्गत व वहिवाटीच्या रस्त्याबाबत क्षेत्र मनापचे ताब्यात देऊन ७/१२ उतान्यावर पिंपरी चिंचवड महानगरपालिकेच्या नावाची नोंद केलेनंतर क्षेत्राचा मोबदला देण्यात येईल.
- ३६) बांधकाम साईटवरील बमाहतीत विद्युति वाहिनी (इलेक्ट्रीसिटी व आग यांपासून धोका निर्माण होऊ नये. यांची विशेष काळजी घेण्यात यावी.
- ३७) महाराष्ट्र शासनाचे मेमोरंडम नं. टीपीसी/४३९८/१५०४/सीआर २८७/९४/युडो११/आरडीपी दि. १९ जुलै १९९४ नुसार संबंधित जागामालक / जागेचा विकास करणार त्यांनी (बांधकाम/विकास करायच्या) जागेवर सर्वांना सहजरित्या दिसेल अशा रितीने 'डिस्प्ले बोर्ड (माहिती फलक)' बसविणे आवश्यक आहे. या फलकावर (मालकाचे नाव, आर्किटेक्टचे नाव व इतर अनुषंगिक) माहिती असणे आवश्यक आहे.
- ३८) कामाच्या ठिकाणी अपघात झाल्यास कामगारांना मिळणाऱ्या लाभांपासून हे वंचित राह नये या करिता विकसकाने कामगाराचा अपघात विमा काढणे बंधनकारक राहिल.
- ३९) जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हा दाखला देणेत येत आहे.
- ४०) भुखंडातील बांधकामाचे क्षेत्र (Construction Area) FSI व Non FSI क्षेत्र मिळून २०,००० चौ. मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- ४१) विकास नियंत्रण नियमावलीतील अधिनियम क्र. ९.२०.२ (ल) नुसार ३०.०० मी. पेक्षा जास्त उंचीच्या इमारतीसाठी Mechanical Ventilation यंत्रणा बसविणे व कार्यान्वित ठेवणेची बाब विकसक यावर बंधनकारक आहे.
- ४२) भारतीय मानक IS.२३०९.१९८९ रीती संहितेनुसार ३०.०० मी व त्यावरील उंचीच्या इमारतीचे विजेपासून सरक्षण करण्यासाठी इमारतीवर Lightning Arrester बसविणे बंधनकारक आहे.
- ४३) एकात्मिक विकास नियंत्रण व प्रोत्साहन नियमावली अधिनियम मध्ये १३.५ मध्ये नमुद केलेनुसार ४००० चौ. मी व त्या मधील बांधकाम क्षेत्र (Built up) असलेल्या निवासी व अनिवासी इमारतीस organic waste composter (O.W.C) कार्यान्वित ठेवणे बंधनकारक आहे.
- ४४) सदरचे बांधकाम नकाशे हे पर्यावरण विभागाकडील Environmental Clearance प्रमाणपत्र मिळणेस अधिन राहून मंजूर करणेत आले आहेत. प्रत्यक्षात जागेवर पूर्वमंजुर आदेशातील बांधकाम क्षेत्राचेवर Environmental Clearance मिळाले शिवाय बांधकाम/विकास करता येणार नाही.
- ४५) लेखापरिक्षणात रकमेची वसुली निघालेस विकसकांना भरणे बंधनकारक राहिल.
- ४६) नियोजित प्रकल्पामध्ये जलतरण नलाव प्रस्तावित केले असल्यास त्यासाठी जीवरक्षक नियुक्त करणे बंधनकारक राहिल.
- ४७) RERA रजिस्ट्रेशन क्रमांक :-

अ) विकसकाचा मालकाचा पत्ता

ब) बांधकामाच्या साईटचा पत्ता

मोबाईल क्र. ९०९८३०५६५२

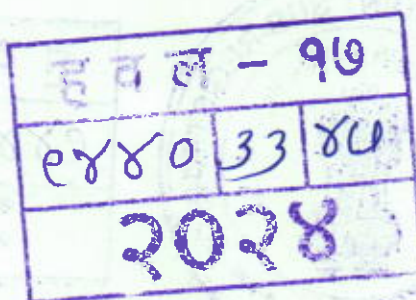
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पत्ता :

TRUE COPY
CERTIFICATE
AR. SANDEEP S. DANGE
CA/2005/37167 II A No. 15417
Signature of Registered Architect

(Handwritten Signature)

वर्क नं. ६७/२४/१९
६७/२४/१९



अहवाल दिनांक : 08/10/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ बातील नियम ३५,६ आणि ७]

E

गाव :- किवळे (944092)

तालुका :- हवेली

जिल्हा :- पुणे

ULPIN : 33334621753

भूमापन क्रमांक व उपविभाग : 67/2अ/4

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भू-धारणा पध्दती : भोगवटादार वर्ग - I

शेताचे स्थानिक नाव :

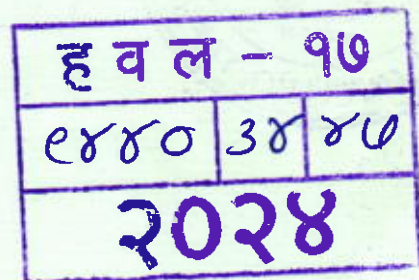
क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.अ.र.ची.मं अ) लागवड योग्य क्षेत्र जिरायत 0.65.00	[4434]	शुभमानी सुरेश मोठिया सामाईक क्षेत्र	0.06.50	0.11	0.00.50	(12571) (12571)	कुळाचे नाव व खंड
बागायत एकण ता.यो 0.65.00	2880	मयूरेश प्रमोटर्स	0.10.12	0.18	0.00.50	(13886)	इतर अधिकार सोसायटी इकरार किवळे विका स सो इकरार (907)
ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) 0.00.50	[2890]	बाळाकृष्ण अदिकविठ्ठल वेडे	0.03.36	0.06		(12186)	इतर
वर्ग (ब)	[2894]	अश्वदा बाळाकृष्ण वेडे	0.03.36	0.06		(12186)	इतर
एकण पो.ख 0.00.50	[2892]	वैभवाजी विजय कोंडे सामाईक क्षेत्र	0.03.36	0.06		(14821) (14821)	बोजा प्रमाणे तेजश्री संजय बाबर, मे साई सिद्ध असोसिएटस तर्फे भागीदार, मे. साई सिद्ध असोसिएटस तर्फे भागीदार श्री. संजय कृष्णा बाबर, साई सिद्ध असोसिएटस भागीदारी संस्था तर्फे भागीदार संजय कृष्णा बाबर, साई सिद्ध असोसिएटस भागीदारी संस्था तर्फे भागीदार संजय कृष्णा बाबर, साई सिद्ध असोसिएटस तर्फे भागीदार संजय, संजय कृष्णा बाबर यांनी लोकमंगल को ऑप. बँक लि. सोलापूर शाखा हडपसर तर्फे अधिकृत अधिकारी श्री कुणाल यांच्या कडून रक्कम रुपये 17000000.00 कर्ज घेवून महागणवत करून दिले. (15219)
एकण क्षेत्र 0.65.50	[2893]	शिवानंद विनायक महाजन श्रीमन्म शिवानंद महाजन शिवदा रविंद्र मोठिया सनीवानी अमित चौबळ प्राची कनेहल मोठिया शिवानंद अमित कलकणी सामाईक क्षेत्र	0.03.36	0.06		(14132) (14132) (14401) (14401) (14401) (14401)	बोजा प्रमाणे अधिनाश लक्ष्मण बर्वे, जयवंत गुणवंत गायकवाड, निलिता अधिनाश बर्वे, निलिता अधिनाश बर्वे, मिलिता अधिनाश बर्वे, मिलेश सुरेश पुरकर, मयूरेश को सो लि रस्तो व मोकळी जोगा, मयूरेश प्रमोटर्स, मयूरेश प्रमोटर्स, मयूरेश प्रमोटर्स, मे सनिकेत बिल्डकॉन तर्फे भागीदार श्री नितेश सुरेश पुरकर तर्फे क ज क म म्हणून पुरकर सुभाष कुमारे, मे सनिकेत बिल्डकॉन तर्फे भागीदार श्री निलेश सुरेश पुरकर तर्फे क ज क म म्हणून पुरकर सुभाष कुमारे, मे सनिकेत बिल्डकॉन तर्फे भागीदार, मे सनिकेत बिल्डकॉन तर्फे भागीदार, मे सनिकेत बिल्डकॉन तर्फे भागीदार, विजया वासुदेव प्राचीकर, श्रीपाद काशिनाथ सहस्त्रबुध्दे, सुमति लक्ष्मण बर्वे यांनी कर्ज देणार स्टेट बँक ऑफ इंडिया शाखा डेक्कन जिमखाना पुणे, कर्ज देणार स्टेट बँक ऑफ इंडिया शाखा डेक्कन जिमखाना, पुणे, कर्ज देणार स्टेट बँक ऑफ इंडिया शाखा डेक्कन जिमखाना, पुणे, कर्ज देणार स्टेट बँक ऑफ इंडिया शाखा डेक्कन जिमखाना, पुणे यांच्या कडून रक्कम रुपये 400000000.00 कर्ज घेवून महागणवत करून दिले. (15236)
आकारणी 1.14	[2894]	नेमरा मिलेश ओसवान				(14794)	
जमीन विका विवरण	[2895]	अमित अशोकाद जैन				(14794)	
भावारणी	[2896]	सनीवानी अश्वक टाके	0.03.15	0.06		(14636)	
	[2897]	जयलाल मयूरेश मुन्ता				(14558)	
	[2898]	श्रीनीवास दि. जोशी सीमा श्रीनिवास जोशी सोमेश श्रीनिवास जोशी अमरपट्टी श्रीनिवास जोशी सामाईक क्षेत्र	0.03.36	0.06		(14233) (14428) (14428) (14428)	
	[2899]	राहुल वादरीकर शहा				(14566)	
	[2900]	दिनेश सुनील कायकड				(12183)	
	143-49	बाळासाहेब रामजी वाडगाव				(14558)	
	[4824]	इंद्रकाश जयमल परमार जयेंद्र बाणीधामल ओसवान साहेबराव वासुदेव शिवानी सामाईक क्षेत्र	0.00.00	0		(14996) (14996) (14996)	
	4911	मे सनिकेत बिल्डकॉन तर्फे भागीदार नितेश सुरेश पुरकर सामाईक क्षेत्र	0.06.72	0.06		(12187) (12187)	
	4936	साई सिद्ध असोसिएटस तर्फे भागीदार तेजश्री संजय बाबर संजय कृष्णा बाबर सामाईक क्षेत्र	0.09.86	0.17		(14401) (14401) (14401)	
	4972	निलिता अधिनाश बर्वे	0.05.31	0.09		(12608)	
	[5526]	विजय वासुदेव कलकणी प्रमोद प्रमोदकर माजपुरे सामाईक क्षेत्र	0.03.36			(13886) (13886)	
	[5930]	विजय वासुदेव कलकणी	0.03.36	0.06		(12187)	
	[6824]	सुरेश मनोहर शिवान	0.03.60	0.06		(12187)	
	6723	साई सिद्ध असोसिएटस भागीदारी संस्था तर्फे भागीदार संजय कृष्णा बाबर	0.03.36	0.06		(14428)	
	6764	संदिप रसिकनाथ शहा मे आसवानी अॅण्ड शहा असोसिएटस एलएलपी तर्फे भागीदार श्रीचंद शामनदास आसवानी सामाईक क्षेत्र	0.08.15	0.14		(14558) (14558) (14558)	

प्रलंबित फेरफार : नाही.

शेवटचा फेरफार क्रमांक 15236 व दिनांक
08/10/2023

https://mahafarfarpune.enlightcloud.com/DDM/PgHtm1712

11/28/2023



गाव :- किवळे (944092)
ULPIN : 33334621753

तालुका :- हवेली
भुमापन क्रमांक व उपविभाग : 67/2अ/4

जिल्हा :- पुणे

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[6822]	अश्विन उल्लस परमार निता उल्लसकर परमार सामाईक क्षेत्र	0.00.00	0	(14996) (14996)
6968	नमता पवन भोळे पवन सुरेश भोळे सामाईक क्षेत्र	0.03.15	0.06	(14636) (14636)
[6978]	मे. आसवानी अॅण्ड ब्रादर असोसिएट्स फलपजरी तर्फे भागीदार गोपीचंद रामचंद्रास आसवानी मे. आसवानी अॅण्ड ब्रादर असोसिएट्स फलपजरी तर्फे भागीदार रुद्रिप रमिकलाल बहा सामाईक क्षेत्र	0.00.00	0	(14996) (14996)
[6982]	अजयका बाधिकार परकर विजय विजय कोडे सामाईक क्षेत्र	0.00.00	0	(14977) (14977)
7097	साई सिध्द असोसिएट्स भागीदारी संस्था तर्फे भागीदार सजय कृष्णा बाबर	0.03.36	0.06	(14977)
7101	मकेश कुमार बी साह मे साह डेव्हलपर्स तर्फे भागीदार विजयकुमार गोपीचंद रामचंदानी सामाईक क्षेत्र	0.14.97	0.26	(14996) (14996) (14996)
जमिनी क्रमांक (540 X 907 X 977 X 1496 X 1542 X 2038 X 2572 X 4084 X 4088 X 10058 X 10229 X 10681) (10684 X 10685 X 10969 X 11037 X 11628 X 12182 X 12183 X 12186 X 12229 X 12571 X 13188 X 14499) 14669)				सीमा आणि भुमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, 1961 यातील नियम 29।

गाव :- किवळे (944092)

तालुका :- हवेली

जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग : 67/2अ/4

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2019-20	खरीप							पड	0.6500	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

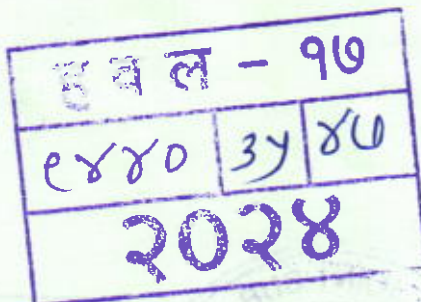
"या प्रमाणित प्रतीसाठी फी म्हणून 1% रुपये मिळाले."

दिनांक :- 28/11/2023

सांकेतिक क्रमांक :-

(नाव :- आरती विष्णू बाबरे)
तलाठी साक्षात :- किवळे, हवेली जि :- पुणे

हवेली जि.पुणे



https://alphafe.noone.enlightcloud.com/DDM/PgHtml712

11/28/2023

गाव : किवळे (944092)
ULPIN : 33270692458

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 67/2ब/1

33270692458

6764	मे आसवानी अॅण्ड बहा असोसिएटस एनएनपी तर्फे भागीदार श्रीचंद शामनदास आसवानी संदिप रसिकलाल बहा सामाईक क्षेत्र	(15018) (15018) (15018) 0.14.21 0.00
6844	मे. साई सिध्द असोसिएटस तर्फे भागीदार श्री संजय कृष्णा बाबर	(14544) 0.05.00
6981	श्री. अतिकेत विजयकमार रामचदानी	(14990)
6986	मे. एबीआर स्पेसेस तर्फे भागीदार श्री अतिकेत विजयकमार रामचदानी	(14815) 0.36.25
6987	श्री. अतिकेत विजयकमार रामचदानी	(14816) 0.24.16
7098	साई सिध्द असोसिएटस भागीदारी संस्था तर्फे भागीदार संजय कृष्णा बाबर	(14980) 0.03.36
7194	घनश्याम आवतराम लाडकानी जीवत टिन्डुमल घदानी मे कृष्णा असोसिएटस तर्फे भागीदार सामाईक क्षेत्र	(15018) (15018) (15018) 0.36.85 0.00
जम क्षेत्र क्र (1018 X 1291 X 1691 X 2545 X 3197 X 3286 X 4093 X 4190 X 4566 X 7102 X 8810 X 8811) (9395 X 9650 X 10228 X 10344 X 10363 X 10713 X 10801 X 11025 X 11027 X 11037 X 11119 X 11266) (11353 X 11457 X 11526 X 11527 X 11585 X 11615 X 12120 X 12205 X 12206 X 12410 X 12608 X 12674) (12860 X 12927 X 13192 X 13132 X 14229 X 14490 X 14671 X 14687 X 14756 X 14816)		सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

। महाराष्ट्र जमीन महसूल अधिकार अभिनेक आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।

गाव :- किवळे (944092)

तालुका :- हवेली

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 67/2ब/1

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर ची.सी	हे.आर ची.सी			हे.आर ची.सी	
2015-16	खरीप							पड	2.1600	
2016-17	खरीप							पड	2.1600	
2017-18	खरीप							पड	2.1600	
2018-19	खरीप							पड	2.1600	
2019-20	खरीप							पड	2.1600	
2021-22	संपूर्ण वर्ष	सर्वे खाते						चालू पड	2.1700	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."

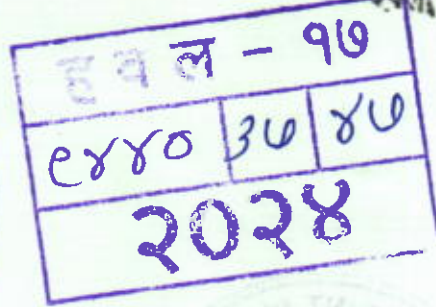
दिनांक :- 28/11/2023

सांकेतिक क्रमांक :-

(नाव :- आरती विष्णू खरे)

तलाठी साझा :- किवळे तालुका :- हवेली जि :- पुणे

सजा-किब ० नोंद
पुणे जिल्हा पिकांची नोंद



<https://mahafarfarpuce.digitcloud.com/DDM/PgHtml/712>

11/28/2023



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- किवळे (944092)
ULPIN 26323574071

तालुका :- हवेली
भूमापन क्रमांक व उपविभाग 67/2अ/1

जिल्हा :- पुणे

2632357407

भूधारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कळ, खड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	1431	अकिला सभाष इब्रा	0.05.05	0.09		(11156)	कळ्याचे नाव व खड
अ) लागवड योग्य क्षेत्र	12820	मिनाबा जयवंत निमेशे	0.03.80	0.02		(11688)	इतर अधिकार
जि.रा.यत 0.65.50		मौजिका अमिष पत्रवेदय				(11688)	बोजा
भोगवट 0.65.50		सामाईक क्षेत्र	0.00.00	0			लोकमंगल को ऑप बँक लि बांधा र. व 30000000/- या
ब) पीट-खराब क्षेत्र (लागवड अयोग्य)	2871	साहेबराव सुखदेव खिलारी				(14156)	बोजा मे साई सिद्ध असोसिएटस तर्फे भागीदार संजय कुण्ठा
संग (अ) 0.00.50		इंद्रकाश नैनमल परमार				(14156)	बाबर,तेजश्री संजय बाबर यांचे हिस्सादार (14088)
संग (अ) 0.00.50		नरेंद्र यणेशमल असवाल				(14156)	आडे पट्ट्याने
एकूण पो.ख 0.00.50	12823	सामाईक क्षेत्र	0.16.75	0.29			मे सनिकेत विन्डकॉन तर्फे भागीदार श्री निनेश सुरेश
एकूण क्षेत्र (अ-ब)0.66.00		विनायक निळकंठ काळे	0.03.25	0.03		(4085)	पुरकर तर्फे क ज कु मु म्हणून पत्रकार सुभाष कुमारे यांनी
सामाईक क्षेत्र 1.15		विनायक निळकंठ काळे				(4085)	महाराष्ट्र स्टेट इलेक्ट्रीसिटी डिस्ट्रिब्युशन कंपनी लिमिटेड
जमीन किंमत विशेष - 0.00.00		विनायक निळकंठ काळे				(11686)	तर्फे एक्सिक्यूटिव्ह इन्जिनीयर श्री.मि.लि.दे. भगवान चौधरी यांना
सामाईक क्षेत्र	12824	सामाईक क्षेत्र	0.00.00	0			र.व. 0.00/- घेऊन दिनांक पासून क्षेत्र 0.0050 कालावधी
सामाईक क्षेत्र	12825	सुधीर शमसुल जोगी				(14282)	बरोसाठी भाड्याने दिले. (15144)
सामाईक क्षेत्र	12826	श्री.सुभाष पांडुराव सोयल				(14156)	बोजा
सामाईक क्षेत्र	12827	सुधीर शमसुल जोगी	0.03.36	0.06		(10700)	प्रमाणे तेजश्री संजय बाबर, मे साई सिद्ध असोसिएटस तर्फे
सामाईक क्षेत्र	12828	श्री.सुभाष पांडुराव सोयल	0.00.00	0		(10700)	भागीदार, मे. साई सिद्ध असोसिएटस तर्फे भागीदार श्री. संजय
सामाईक क्षेत्र	12829	अरुण रामराम कामत	0.03.82	0.02		(4085)	कुण्ठा बाबर, साई सिद्ध असोसिएटस भागीदारी संस्था तर्फे
सामाईक क्षेत्र	12830	कु.गणेशी अरुण कामत	0.03.82	0.02		(4085)	भागीदार संजय कुण्ठा बाबर, साई सिद्ध असोसिएटस
सामाईक क्षेत्र	12831	श्री.मिना अरुण कामत	0.03.65	0.13		(4085)	भागीदारी संस्था तर्फे भागीदार संजय कुण्ठा बाबर, साई सिद्ध
सामाईक क्षेत्र	2880	मयूरेश प्रमोदत	0.09.60		0.00.50	(4085)	असोसिएटस तर्फे भागीदार संजय कुण्ठा बाबर
सामाईक क्षेत्र	4779	साई सिद्ध असोसिएटस तर्फे भागीदार संजय कुण्ठा बाबर				(12466)	संजय कुण्ठा बाबर
सामाईक क्षेत्र	4973	मिनाबा अविनाश बर्वे	0.15.29	0.00		(12466)	सामाईक क्षेत्र
सामाईक क्षेत्र	5470	मिनाबा अविनाश बर्वे	0.05.04	0.09		(12608)	मिनाबा अविनाश बर्वे
सामाईक क्षेत्र	5471	मिनाबा अविनाश बर्वे				(14558)	मिनाबा अविनाश बर्वे, निनेश सुरेश पुरकार, मयूरेश को हा
सामाईक क्षेत्र	5524	मे साई सिद्ध असोसिएटस तर्फे भागीदार संजय कुण्ठा बाबर	0.03.75	0.00		(12774)	लि रस्तें व मोकळी जागा, मयूरेश प्रमोदत, मयूरेश
सामाईक क्षेत्र	5604	संजय कुण्ठा बाबर	0.03.36			(12465)	प्रमोदत, मयूरेश प्रमोदत, मे सनिकेत विन्डकॉन तर्फे भागीदार
सामाईक क्षेत्र	6764	मंजेश धामराव बळवंत				(14551)	श्री निनेश सुरेश पुरकार तर्फे क ज कु मु म्हणून पत्रकार सुभाष कुमारे, मे
सामाईक क्षेत्र	6802	मे आसवानी अण्ड शहा असोसिएटस एमएनपी तर्फे भागीदार श्रीचंद्र धामनदास आसवानी सदिप रतिकानल शहा	0.03.60	0.06		(14558)	सनिकेत विन्डकॉन तर्फे भागीदार, मे सनिकेत विन्डकॉन
सामाईक क्षेत्र		सामाईक क्षेत्र	0.03.06	0.05		(14551)	तर्फे भागीदार, मे सनिकेत विन्डकॉन तर्फे भागीदार, विजया
सामाईक क्षेत्र		मे साई सिद्ध असोसिएटस तर्फे भागीदार श्री निनेश सुरेश पुरकार तर्फे क ज कु मु म्हणून पत्रकार सुभाष कुमारे					यासुदेव प्राचीकर, श्रीपाद कवितानाथ सहनवदडे, समिती

जमीन फेरफार क्र. (13188 व 14499)

शेवटचा फेरफार क्रमांक 15236 व दिनांक 08/10/2023
सोसा आणि भूमापन घेवते

गाव नमुना बारा (पिकांची नोंदवह्या)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१)

गाव :- किवळे (944092)
भूमापन क्रमांक व उपविभाग 67/2अ/1

तालुका :- हवेली

जिल्हा :- पुणे

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी		हे.आर. चौ.मी		हे.आर. चौ.मी	
2019-20	खरीप							पड	0.6550	

टीप : * सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 28/11/2023
सांकेतिक क्रमांक :-

हवेली
तलाठी सोसा :- किवळे :- हवेली जि :- पुणे
ख.हवेली जि.पुणे

https://mahafarfarpune.enlightcloud.com/DDM/P2Html712



ह व ल - १७
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२०२४



ह व ल - १७
९४४० ३९ ४७
२०२४

अपर तहसिलदार पिंपरी चिंचवड ता.हवेली, जि.पुणे

पिंपरी चिंचवड नवनगर विकास प्राधिकरण कार्यालयाची नविन प्रशासकिय इमारत आकुर्डी पुणे ४४

क्रं.जमीन/एनए/एसआर/१६८/२०२२

दिनांक ११/०३/२०२२

प्रति,



काव कामगार तलाठी किवळे
ता.हवेली, जि.पुणे

विषय :- जमिन पुणे

मौजे किवळे, ता.हवेली येथील जमीन सर्व्हे नंबर ६७/२अ/१, ६७/२अ/४, ६७/२ब/१ मधील मंजूर रेखांकना मधील ३३९०.०० चौ.मी. क्षेत्रापैकी यापुर्वी अकृषिक परवानगी घेतलेले क्षेत्र २८९०.०० चौ.मी. वजा जाता ५००.०० चौ.मी. क्षेत्रांस निवासी प्रयोजनार्थ अकृषिक झाल्याची नोंद घेणेबाबत.

संदर्भ :- १ अर्जदार मे.साई सिध्द असोसिएटस तर्फे भागीदार श्री.संजय कृष्णा बाबर व इतर रा.स.नं.१२८, चिंचवड, ता.हवेली, जि.पुणे ४११०३३ दि.११/०३/२०२२ रोजी चा अर्ज.

२ महाराष्ट्र शासन, महसुल व वनविभाग यांचेकडील दि.०५/०१/२०१७ रोजीची अधिसूचना व शासन परिपत्रक क्र.एनए-२०१७ /प्र.क्र.११५/टी-१ दि.१९ ऑगस्ट २०१७

मौजे किवळे, ता.हवेली, येथील जमीन सर्व्हे नंबर ६७/२अ/१, ६७/२अ/४, ६७/२ब/१ मधील मंजूर रेखांकना मधील ३३९०.०० चौ.मी. क्षेत्रापैकी यापुर्वी अकृषिक परवानगी घेतलेले क्षेत्र २८९०.०० चौ.मी. वजा जाता ५००.०० चौ.मी. क्षेत्रांस निवासी प्रयोजनार्थ अकृषिक आकारणी करुन मिळावी म्हणून अर्जदार मे.साई सिध्द असोसिएटस तर्फे भागीदार श्री.संजय कृष्णा बाबर व इतर रा.स.नं.१२८, चिंचवड, ता.हवेली, जि.पुणे ४११०३३ यांनी या कार्यालयाकडे संदर्भिय पत्र क्र.१ अन्वये अर्ज दाखल केलेला आहे. अर्जदार यांनी केलेल्या विनंतीच्या अनुषंगाने आगाऊ विनशेतसारा शासन जमा करणेबाबतच्या मिळकतीचे वर्णन खालीलप्रमाणे आहे.

अ.क्रं.	गावाचे नांव	तालुका	सर्व्हे नंबर / गट नंबर
१	किवळे	हवेली	६७/२अ/१, ६७/२अ/४, ६७/२ब/१
२	जमिन मालकाचे नांव	स.नं./ग.नं	७/१२ प्रमाणे विनशेती करावयाचे एकुण क्षेत्र क्षेत्र
३	मे.साई सिध्द असोसिएटस तर्फे भागीदार १) संजय कृष्णा बाबर २) तेजश्री संजय बाबर	६७/२अ/४	६५०.०० चौ.मी. ६५०.०० चौ.मी.
	मे.साई सिध्द असोसिएटस तर्फे	६७/२अ/१	१५२९.०० चौ.मी. १५२९.०० चौ.मी.

भागीदार १) संजय कृष्णा बाबर २) तेजश्री संजय बाबर			
मे.साई सिध्द असोसिएटस तर्फे भागीदार श्री.संजय कृष्णा बाबर	६७/२अ/१	३७५.०० चौ.मी.	३७५.०० चौ.मी.
श्री.संजय कृष्णा बाबर	६७/२अ/१	३३६.०० चौ.मी.	३३६.०० चौ.मी.
मे.साई सिध्द असोसिएटस तर्फे भागीदार श्री.संजय कृष्णा बाबर	६७/२ब/१	५००.०० चौ.मी.	५००.०० चौ.मी.
४	एकुण	३३९०.०० चौ.मी.	३३९०.०० चौ.मी.
५	अर्जदार यांनी रेखांकनात नकाशात समाविष्ट केलेले क्षेत्र		३३९०.०० चौ.मी.
६	यापुर्वी अकृषिक परवानगी घेतलेले क्षेत्र		२८९०.०० चौ.मी.
७	(-) रस्त्याखालील एकुण वजा क्षेत्र		०.०० चौ.मी.
८	बिनशेती करावयाचे निव्वळ क्षेत्र		५००.०० चौ.मी.
९	बिनशेती वापराचे प्रयोजन	निवासी	५००.०० चौ.मी.

अर्जदार यांना या कार्यालयाकडील पत्र क्र.जमीन/एनए/एसआर/१६८/२०२२ दि.१०/०३/२०२२

अन्वये खालीलप्रमाणे बिनशेतसारा शासनजमा करणेबाबत कळविणेत आलेले होते.

अ.क्र.	प्रयोजन	निवासी
१	बिनशेती आकारणी क्षेत्रा चौ.मी. मध्ये	५००.००
२	बिनशेती आकारणीचा दर (प्रती चौ.मी.)	०.५१
३	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी	२५५.००
४	रुपांतरीत कराची रक्कम	१२७५.००
५	अनाधिकृत अकृषिक वापराबाबत ४० पट दंड	०.००
६	वसूल करावयाची एकुण रक्कम रुपये	१५३०.००

वरीलप्रमाणे अर्जदार यांनी देय रक्कम ५००.०० चौ.मी. क्षेत्रास निवासी प्रयोजनार्थ ०.५१ /- प्रती चौ.मी. या दराने वार्षिक आकारणी र.रु.२५५.०० व रुपांतरीत कराची र.रु.१२७५.०० असे एकुण र.रु.१५३०.०० एवढी रक्कम चलन GRN MH०१४४६०३८५२०२१२२E दि.११/०३/२०२२ रोजी शासकीय कोषागारात जमा करून चलनाच्या प्रती या कार्यालयास सादर केलेल्या आहेत. तसेच विषयांकित मिळकतीवरील बांधकाम नकाशास पिंपरी चिंचवड महानगरपालिका यांनी त्यांचेकडील क्र.बीपी/किवळे/७१/२०२१ दि.०६/१०/२०२१ अन्वये दिलेल्या प्रारंभ प्रमाणपत्राची व बांधकाम नकाशाची प्रत सादर केलेली आहे.



ह व ल - १७
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२०२४

आयकर विभाग
 INCOME TAX DEPARTMENT
 SAI SIDDHA ASSOCIATES
 14/07/2014
 Permanent Account Number
 ACPFS4951H
 भारत सरकार
 GOVT. OF INDIA






05089014

आयकर विभाग
 INCOME TAX DEPARTMENT
 SANJAY K BABAR
 KRISHNA SANDIPAN BABAR
 01/07/1975
 Permanent Account Number
 AKZPB8295P
 भारत सरकार
 GOVT. OF INDIA




25072006

आयकर विभाग
 INCOME TAX DEPARTMENT
 DIPAK PRAKASH CHIKHALKAR
 PRAKASH MARUTI CHIKHALKAR
 30/07/1990
 Permanent Account Number
 ANFPC3632C
 भारत सरकार
 GOVT. OF INDIA


16. 2016




ह व ल - १७		
९४४०	४३	४७
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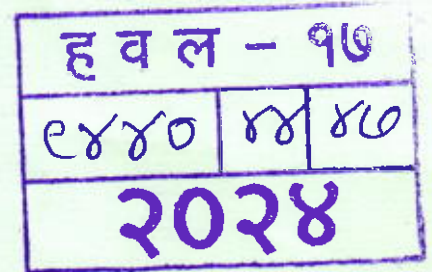
घोषणापत्र

मी, श्री. विशाल भिकचंद लांडगे, रा. एरंडोल, जळगांव याद्वारे घोषित करतो की, दुय्यम निबंधक, हवेली नं. २४ यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

श्री. संजय कृष्णा बावर व सौ. तेजश्री संजय बावर यांनी दि. १७.०७.२०२२ (दुय्यम निबंधक हवेली नं. २४ दस्त नं. १५२५१/२०२३) रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पांपीत करून कबुलीजवाव 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 रद्दवादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दि. ०५.०५.२०२४


कुलमुखत्यारपत्राचे नाव व सही



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385/9440

निव्वार.05 मे 2024 6:04 म.नं.

दस्त गोषवारा भाग-1

हवेली-17

8E180

दस्त क्रमांक: 9440/2024

दस्त क्रमांक: हवेली-17/9440/2024

वाजार मूल्य: ₹ 36,34,006/-

मोवदला: ₹ 42,77,778/-

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द. नि. मद्र. दु. नि. हवेली-17 यांचे कार्यालय

अ. क्र. 9440 वर दि.05-05-2024

गेजी 6:01 म.नं. वा. हजर केला.

पावती: 10031

पावती दिनांक: 05/05/2024

मादरकरणाचे नाव: दिपक प्रकाश चिखलकर (PAN - ANFPC3632C)

नोंदणी फी

₹ 30000.00

दस्त हाताळणी फी

₹ 920.00

पृष्ठांची संख्या 46

एकूण: 30920.00

दस्त हजर करणाऱ्याची मंत्री:

मह. दुय्यम निबंधक, हवेली-17

मह. दुय्यम निबंधक, हवेली-17

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अमलेच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 05 / 05 / 2024 06 : 01 : 56 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 05 / 05 / 2024 06 : 04 : 05 PM ची वेळ: (फी)

प्रतिज्ञापत्र

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

लिपूत देणारे:

लिपूत घेणारे:



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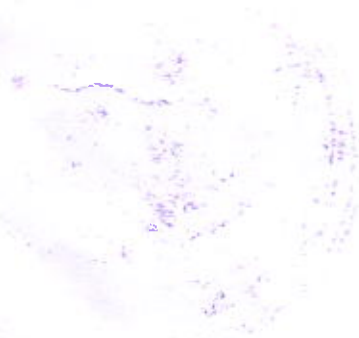
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दम्न गोपबारा भाग-2

हवेली 17 80180
दम्न क्रमांक:9440/2024

दम्न क्रमांक :हवेली17/9440/2024
दम्नाचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्वयाचित्र	टप्पा प्रमाणित
1	नाव:मे. माडे मिधर असोमिण्टन भागीदारी नश्या तर्फे भागीदार श्री. नजय कृष्णा बाबर यांचे तर्फे व. ज. कृ. म. म्हणून श्री. विशाल भिकचंद लाडगे (PAN - ACPFS4951H) पत्ता:प्लॉट नं: फ्लॉट नं 12, माळा नं: -, इमारतीचे नाव: रॉयल स्टोन रेसिडेन्सी, ब्लॉक नं: म. नं. 128 व 129, स्वप्न नगरी सोमायटी, रोड नं: गन्दागा, बाल्हेकरवाडी रोड, चिंचवड पूर्ण, महाराष्ट्र, पुणे, पिन नंबर:-	लिहून देणार वय :-33 स्वाक्षरी:- 		
2	नाव:श्री. नजय कृष्णा बाबर यांचे तर्फे व. ज. कृ. म. म्हणून श्री. विशाल भिकचंद लाडगे (PAN - ACPFS4951H) पत्ता:प्लॉट नं: फ्लॉट नं 12, माळा नं: -, इमारतीचे नाव: रॉयल स्टोन रेसिडेन्सी, म. नं. 128 व 129, स्वप्न नगरी सोमायटी, ब्लॉक नं: गन्दागा, रोड नं: बाल्हेकरवाडी रोड, चिंचवड पूर्ण, महाराष्ट्र, पुणे, पिन नंबर:-	लिहून देणार वय :-33 स्वाक्षरी:- 		
3	नाव:दिपक प्रकाश चिखलकर (PAN - ANFPC3632C) पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: गवेन, पुणे, रोड नं: -, महाराष्ट्र, पुणे, पिन नंबर:-	लिहून देणार वय :-34 स्वाक्षरी:- 		

वरील दम्नपत्रे करून देणार नशाकरीत करारनामा चा दम्न पत्रे करून दिल्याचे कबूल करताना,
शिक्षा क्र.3 ची वेळ: 05 / 05 / 2024 06 : 14 : 03 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे प्रमुन दम्नपत्रे करून देणा-यानां व्यक्तीश: ओळखतात, व न्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्वयाचित्र	टप्पा प्रमाणित
1	नाव:श्री. ड. त्रिविक्रम नृकागम पवार वय:42 पत्ता:चिंचवड, पुणे पिन कोड:411033	स्वाक्षरी: 	

शिक्षा क्र.4 ची वेळ: 05 / 05 / 2024 06 : 14 : 21 PM

मदर इमम निबंधक, हवेली-17

असे प्रमाणित करण्यात येते की, पहिले नंबराचे पुस्तकाचे
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सह. दुय्यम निबंधक हवेली क्र. 90
हवेली क्र. 90 दिनांक 11/05/2024

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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
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2		DHC		0524042006995	920	RF	0524042006995D	05/05/2024
3	DIPAK PRAKASH CHIKHALKAR	eChallan		MH001589423202425E	30000	RF	0000900963202425	05/05/2024

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