

05/2024

गावाचे नाव : जांबे

(1) विनेखाचा प्रकार	करारनामा	
(2) मोबदला	5013770	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3972959	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे इतर वर्णन :; इतर माहिती: विभाग क्र.14.2, दर रु.62030/- प्रती चौ.मी. गांव मौजे जांबे, नेरे व मारुंजी येथील नविन स.नं.86(जुना स.नं.78/1(पार्ट), 80, 81(पार्ट) व इतर दस्ताप्रमाणे), नविन स.नं.74/B(जुना स.नं. 74/2, 74/3, 74/9/2 व इतर) व इतर यापैकी स.नं.124/1/1(पार्ट), 124/1/2(पार्ट) व 124/2(पार्ट) व इतर या मिळकतीवर बांधण्यात येत असलेल्या विशेष नगर वसाहत प्रकल्प "लाइफ रिपब्लिक" या स्किममधील "मेकटर R-10 / अॅव्ह्यु-10 -(युनिव्हर्म) फेज-3" मधिल बिल्डींग / टॉवर नं. "मी" मधिल "चौथ्या" मजल्यावरील "अपार्टमेंट / फ्लॅट नं. 406" यांसी क्षेत्र 53.64 चौ.मी. (कारपेट) + एक कव्हर्ड पार्कींग स्पेस + बाल्कनीचे क्षेत्र 4.80 चौ.मी. हि मिळकत. (द इंटिग्रेटेड टाऊनशिप प्रोजेक्ट - मुद्रांक - 2020 / यु ओआर - 20 / सी आर - 148 / एम - 1(पॉलिसी), दिनांक 20 जून 2023) ((Survey Number : 124 Part & Others ;))	
(5) क्षेत्रफळ	1) 53.64 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रमोटर - कोलते - पाटील प्लॅनेट रियल इस्टेट प्रायव्हेट लिमिटेड (पूर्वीचे नाव - जस्मिन रिअल इस्टेट प्रा. लि.) तर्फे अधिकृत सही करणार नेल्सन मिस्किथ तर्फे वि. कु.मु. गणेश अरुण किनगे वय:-40; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 201, सिटी पॉईंट ढोले पाटील रोड पुणे - PAN - AAECJ7737J, महाराष्ट्र, .. पिन कोड:-411001 पॅन नं:- 2): नाव:-को - प्रमोटर - कोलते-पाटील इंटिग्रेटेड टाऊनशिप लिमिटेड (पूर्वीचे नाव - कोलते - पाटील आय-वेन टाऊनशिप (पुणे) लिमिटेड) तर्फे अधिकृत सही करणार नेल्सन मिस्किथ तर्फे वि. कु.मु. गणेश अरुण किनगे वय:-40; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 201, मिटी पॉईंट ढोले पाटील रोड पुणे PAN - AABC15807K, महाराष्ट्र, .. पिन कोड:-411001 पॅन नं:-	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-मुकेश जयंतीलाल मेहता वय:-60; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 203, कुमुद मेन्शन, फोर्जेट हिल, भाटिया हॉस्पिटल समोर, तुलसीवाडी, मुंबई PAN - AACPM5321Q, महाराष्ट्र, .. पिन कोड:-400034 पॅन नं:- 2): नाव:-रेखा मुकेश मेहता वय:-59; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: 203, कुमुद मेन्शन, फोर्जेट हिल, भाटिया हॉस्पिटल समोर, तुलसीवाडी, मुंबई PAN - BCCPM0245E, महाराष्ट्र, .. पिन कोड:-400034 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/04/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	09/05/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	11218/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	175600	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरग		

मुल्यांकनामाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





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GRN	MH001070682202425E	BARCODE	[Barcode]		Date	24/04/2024-10:58:11	Form No	142
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)						
	Registration Fee	PAN No. (If Applicable)	AAECJTTSTJ					
Office Name	MLS_MULSHI 1 SUB REGISTRAR			Full Name	MUKESH JAYANTILAL MEHTA			
Location	PUNE			Flat/Block No.	FLAT NO 408 BLDG C SECTOR PRINCEPIA			
Year	2024-2025 One Time			Premises/Building	AVENUE UNIVERSE PHASE-II			
Account Head Details		Amount In Rs.	Road/Street					
0030046401	Stamp Duty	17500.00	S.NO 12(PART) JARBE TAL MULSHI					
0030063301	Registration Fee	30000.00	Area/Locality					
			PUNE					
			Town/City/District					
			PIN					
			4 1 1 5 8 7					
			Remarks (If Any)					
			PAN=AAECJTTSTJ-Scroll/PartyName/KOLTE PATIL PLANET REAL ESTATE PRIVATE LIMITED-CA=5513775					
			Amount In					
			Two Lakh Five Thousand Six Hundred Rupees Only					
			Words					
Total	2,05,800.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	85103332240424105A1	74107477	
Cheque/DD No.				Bank Date	PEI Date	24/04/2024-10:58:11	Not Verified with PEI	
Name of Bank				Bank-Branch	IDBI BANK			
Name of Branch				Scroll No. , Date	Not Verified with Scroll			

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करण्याच्या दस्तऐवजी लागू आहे. नोंदणी न करण्याच्या दस्तऐवजी सदर चलन लागू नाही.

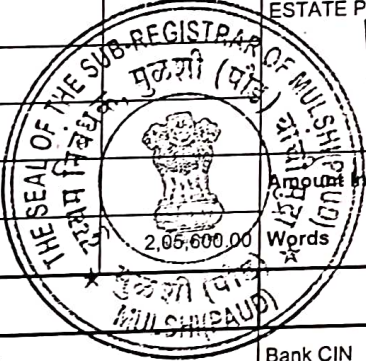
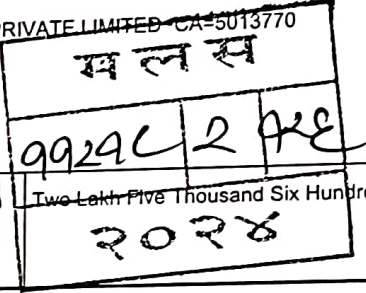
Rethamukeshorehta

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CHALLAN
MTR Form Number-6



GRN	MH001070682202425E	BARCODE	[Barcode]		Date	24/04/2024-10:52:15	Form ID	25.2
Department	Inspector General Of Registration				Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	MLS_MULSHI 1 SUB REGISTRAR		PAN No.(If Applicable)	AACPM5321Q				
Location	PUNE		Full Name	MUKESH JAYANTILAL MEHTA				
Year	2024-2025 One Time		Flat/Block No.	FLAT NO 406 BLDG C SECTOR R10/10TH				
Account Head Details		Amount In Rs.	Premises/Building	AVENUE/UNIVERSE/PHASE-III				
0030046401	Stamp Duty	175600.00	Road/Street	S.NO 124(PART) JAMBE TAL: MULSHI				
0030063301	Registration Fee	30000.00	Area/Locality	PUNE				
			Town/City/District					
			PIN	4 1 1 0 5 7				
			Remarks (If Any)	PAN2=AAECJ7737J-SecondPartyName=KOLTE PATIL PLANET REAL ESTATE PRIVATE LIMITED-CA-5013770				
				 				
Total		₹ 205600.00	Amount in Words	Two Lakh Five Thousand Six Hundred Rupees Only				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque-DD Details			Bank CIN	Ref. No.	69103332024042410541	741074177		
Cheque/DD No.			Bank Date	RBI Date	24/04/2024-10:56:01	25/04/2024		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		100 , 25/04/2024			

Department ID : Mobile No. : 9820402705
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

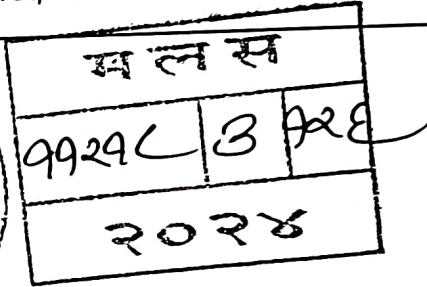
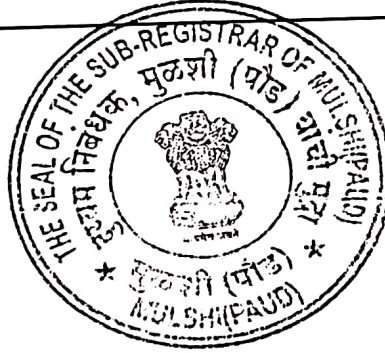
Digitally signed by DS
 DIRECTORATE OF ACCOUNTS
 AND TREASURIES MUMBAI 02
 Date: 2024.05.09 11:44:32 IST
 Reason: GRAS Secure Document
 Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-18-11218	0001015582202425	09/05/2024-11:40:36	IGR034	30000.00
2	(iS)-18-11218	0001015582202425	09/05/2024-11:40:36	IGR034	175600.00
Total Defacement Amount					2,05,600.00

0424254416320 - 2000/- 0424252416439 - 1000/- MUKESH MEHTA

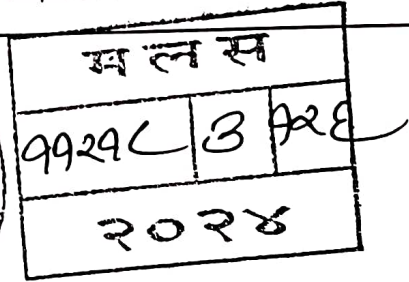
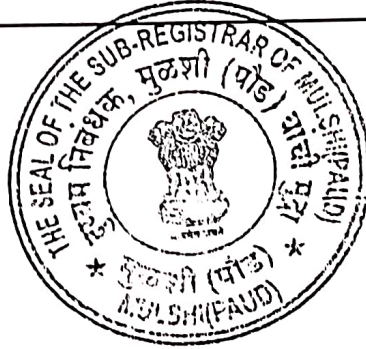
Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424254416320	Date 25/04/2024
Received from KOLTE PATIL PLANET REAL ESTATE PRIVATE LIMITED, Mobile number 9765567990, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mulshi of the District Pune Gramin.	
Payment Details	
Bank Name IBKC	Date 25/04/2024
Bank CIN 10004152024042515350	REF No. 764654189
This is computer generated receipt, hence no signature is required.	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424252416439	Date 25/04/2024
Received from KOLTE PATIL PLANET REAL ESTATE PRIVATE LIMITED, Mobile number 9765567990, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mulshi of the District Pune Gramin.	
Payment Details	
Bank Name IBKC	Date 25/04/2024
Bank CIN 10004152024042515468	REF No. 764654695

0424254416320 - 2000/- 0424252416439 - 1000/- MUKESH MEHTA

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424254416320	Date 25/04/2024
Received from KOLTE PATIL PLANET REAL ESTATE PRIVATE LIMITED, Mobile number 9765567990, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mulshi of the District Pune Gramin.	
Payment Details	
Bank Name IBKC	Date 25/04/2024
Bank CIN 10004152024042515350	REF No. 764654189
This is computer generated receipt, hence no signature is required.	

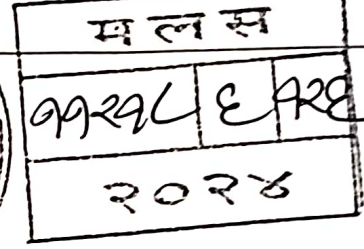
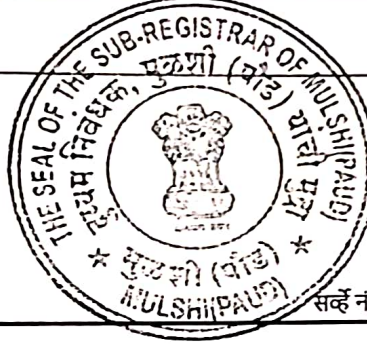


Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0424252416439	Date 25/04/2024
Received from KOLTE PATIL PLANET REAL ESTATE PRIVATE LIMITED, Mobile number 9765567990, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Mulshi of the District Pune Gramin.	
Payment Details	
Bank Name IBKC	Date 25/04/2024
Bank CIN 10004152024042515468	REF No. 764654695
This is computer generated receipt, hence no signature is required.	

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)

69 May 2024, 10:59:46 AM

Valuation ID 20240509917



मलस

मूल्यांकनाचे वर्ष 2024
जिल्हा पुणे
तालुक्याचे नांव : मुळशी
गांवाचे नांव : मौजे : जांबे
प्रमुख मूल्य विभाग : 14
उप मूल्य विभाग : 14.2
क्षेत्राचे नांव Influence Area

सर्व्हे नंबर / न. भू. क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर
62030

मोजमापनाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र - 59.004 चौ. मीटर
बांधकामाचे वर्गीकरण - 1-आर सी सी
उद्दवाहन सुविधा - आहे

मिळकतीचा वापर - निवासी सदनिका
मिळकतीचे वय - 0 TO 2 वर्षे
मजला - 1st To 4th Floor

मिळकतीचा प्रकार - बांधीव
मूल्यदर/बांधकामाचा दर- Rs.62030/-

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)
= (62030 * (100 / 100))
= Rs.62030/-

मजला निहाय घट/वाढ = 100% of 62030 = Rs.62030/-

Rules Applicable 3, 19, 18

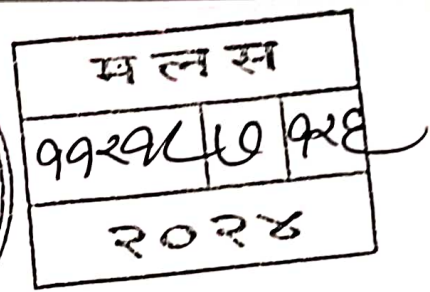
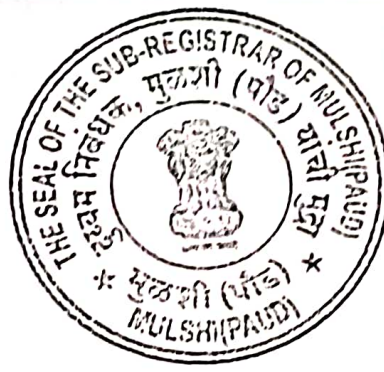
A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 62030 * 59.004 = Rs.3660018.12/-	
C)	बंदिस्त वाहन तळाचे क्षेत्र बंदिस्त वाहन तळाचे मूल्य	12.5 चौ. मीटर = 12.5 * (62030 * 25/100) = Rs.193843.75/-	Rule 15
D)	लगतची गच्ची/खुली बाल्कनीचे क्षेत्र लगतची गच्ची/खुली बाल्कनीचे मूल्य	4.8 चौ. मीटर = 4.8 * (62030 * 40/100) = Rs.119097.6/-	Rule 14

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 3660018.12 + 0 + 193843.75 + 119097.6 + 0 + 0 + 0 + 0 + 0 + 0
= Rs.3972959/-
= ₹ एकोणचाळीस लाख बाहत्तर हजार नऊ शे एकोणसाठ /-

Home

Print



AGREEMENT

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

on this 24th day of April 2024.

Rekhamukeshmets
१३२, १२/०५/२४

KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED

(PAN –AAECJ7737J)

(Formerly known as Jasmine Real Estate Private Limited)

(CIN No. U70200PN2020PTC189866)

A company incorporated under the provisions of the Companies Act, 2013 Having it's registered office at – Office No. 205+206A+B+C, FP No. 188, City Point, Dhole Patil Road, Pune – 411001, Represented by its Authorized Signatory- Mr. Nelson Misquith (Aadhar No.931416714862), Authorized vide Board Resolution dated 23rd December 2020

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

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

AND

KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED (PAN- AABC15807K)

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

(CIN No.U70102PN2005PLC140660),

A Company incorporated under the provisions of Companies Act, 1956 Having its registered Office at- Survey No. 74, Marunji Hinjewadi-Marunji-Kasarsai Road, Taluka Mulshi, District Pune 411057 Represented by its Authorized Signatory- Mr. Nelson Misquith (Aadhar No.931416714862) Authorized vide Board Resolution dated 19th October 2011

... ..Hereinafter referred to as the "CO-PROMOTER"

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

Rekhamukeshmets

१३२, १२/०५/२४



9929L C 228
2028

AND

1. MR. MUKESH JAYANTILAL MEHTA

AADHAR NO. 7061 8983 5177

AGE: 60 YEARS

2. MRS. REKHA MUKESH MEHTA

AADHAR NO. 2018 5011 8162

AGE: 59 YEARS

RESIDING AT: 203, KUMUD MANSION, FORJETT HILL, OPPOSITE BHATIA HOSPITAL, TULSIWADI, MUMBAI - 400034.

(PAN NO. AACPM5321Q)

OCCUPATION: SELF EMPLOYED

(PAN NO. BCCPM0245E)

OCCUPATION: SALARIED

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

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

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

WHEREAS:

- A. The Co-Promoter has vide various Development Agreements read with the Powers of Attorney executed by the present Owners, received development rights in respect of parcels of land admeasuring approximately 1657477 sq.mtrs or thereabouts situate, lying and being at Villages Jambe, Nere and Marunji, Taluka Mulshi, District Pune (more particularly described in the First Schedule hereunder written and hereinafter referred to as "the Larger Land");
- B. The aforesaid Development Agreements were earlier executed in the name of 'I-Ven Townships (Pune) Pvt. Ltd'. However, as per fresh Certificate of Incorporation dated December 28, 2005 consequent upon change of name issued by the Registrar of Companies, Karnataka, name of the Co-Promoter - I-Ven Townships (Pune) Pvt. Ltd. was changed to 'Kolte Patil I-Ven Townships (Pune) Pvt. Ltd'. Subsequently, the name of Kolte-Patil I-Ven Townships (Pune) Private Limited is also changed to 'Kolte-Patil I-Ven Townships (Pune) Limited', as per Fresh Certificate of Incorporation dated 13/12/2011 issued by Registrar of Companies, Maharashtra, Pune. Subsequently, the name of KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LIMITED is also changed to 'KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED', as per Fresh Certificate of Incorporation dated 19/07/2021 issued by Registrar of Companies, Maharashtra, Pune;
- C. By virtue of the aforesaid, the Co- Promoter is entitled to develop the Larger Land described in the First Schedule hereunder written;

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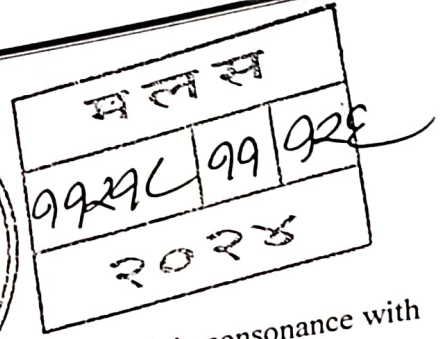
- D. The Co-Promoter is desirous of constructing a Township Project on the Larger Land and for that purpose may acquire further tracts of land that are adjoining to the Larger Land with the intent of ultimately including such new lands to the layout of the Larger Land, subject to the necessary approvals being granted by the sanctioning Authorities;
- E. By Notification No.TPS/1804/Pune R.P.DCR/UD-13 dated 16-11-2005 issued by the Urban Development Department, under which Government of Maharashtra, has sanctioned Regulations for Development of Special Township in area under Pune Regional Plan thereby modifying the Regional plan and amending the Urban Development Department Notification No.1895/227/CR-26/95/UD-13 dated 25-11-1997 and all its modifications and utilize its full building potential for such user as may be permissible by law including commercial and residential user.
- F. By and under a Letter of Intent -I dated 07/06/2008 bearing reference No. PMH/KAVI/1286/2008 and subsequently under Letter of Intent-II dated 03/09/2014 bearing reference No. PMH/KAVI/758/2014 and subsequently under Letter of Intent-III dated 12/04/2018 bearing reference No. PMH/KAVI/677/2018 and subsequently under Letter of Intent-IV dated 27/01/2022 bearing reference No. PMH/KAVI/531/2021 and subsequently under Letter of Intent - V dated 04/05/2023 bearing reference No. PMH/KAVI/303/2023 and subsequently under Letter of Intent - VI dated 17/10/2022 bearing reference No. PMH/KAVI/1726/2022 issued by the Revenue Branch of the Collectorate, Pune, the Larger land is notified as Township Project on the terms mentioned therein.
- G. As per Notification No.TPS/1806/53/Case No. 19/06/Nav-13 dated 28/04/2008 issued by Urban Development Department, Government of Maharashtra, in exercise of the powers conferred under Section 18(3) of The Maharashtra Regional Town Planning Act, 1966, the Government has granted permission and declared the project as a Special Township Project. Hence, as per the Regulation No.2 A of the Regulations under The Township Policy the Larger Land is deemed to have been automatically converted to non-agriculture use;
- H. By a Notification dated 26th December, 2016, the term "Special Township Project" was replaced by the term "Integrated Township Project" with effect from 22nd April, 2015. The term Special Township Project shall hereinafter be referred to as "Integrated Township Project" ("ITP");
- I. The Government of Maharashtra has amended the Township Policy from STP to ITP all further sanctions will be as per the prevailing rules and regulations of the ITP. The Co-Promoter has been given liberty to either continue the development of Township under the STP or migrate to ITP;
- J. In pursuance of the Notification dated 20th November 2018, bearing No. TPS-1818/1349/CR-229/18/20(4)UD-13 and Notification dated 8th March 2019, bearing No. TPS-1816/CR-368/16/Part-I/DP-ITP/UD-13 issued by Urban Development Department, an application has been made by the Co-Promoter for migrating into ITP policy and the said application has been granted by PMRDA vide its Order bearing Reference No. BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No.568/23-24 dated 22/11/2023 for an area admeasuring 1629104.68 Sq.Mtrs;
- K. The Co-Promoter has named the ITP as "Life Republic";

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- L. The Co-Promoter intends to develop the ITP in the form of various Sectors;
- M. The rules, regulations and policies applicable to ITP envisage that out of the Larger Land that is sanctioned for ITP, a certain fixed portion of the lands shall be reserved as open areas and the remaining portions shall be deemed to be developable areas under the ITP;
- N. Accordingly, Master Plan Sanction (PLU) in respect of the Larger Land has been sanctioned vide Order bearing No. PMH/NA/SR/371/08 dated 16/09/2010 and thereafter the said PLU has been revised eight times due to addition of area/land. The eight revised sanction orders are bearing No. PMH/NA/SR/417/10 dated 05/03/2011, Order bearing No. PMH/TS/SR/27/2012 dated 18/07/2012, Order bearing No. PMH/TS/SR/24/2015 dated 17/11/2015, Order bearing No. BMU/Mouje Jambhe, Marunji, Nere/Sr.No. 74/2 and Others/Case No. 219/16-17 dated 26/04/2017, Order bearing No. BMU/Mouje Jambhe-Marunji, Nere/S.No. 74 and Others/Case No. 663/18-19 dated 23/01/2019, Order bearing No. BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No. 112/19-20 dated 24/02/2020, Order bearing No. BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No. 327/22-23 dated 19/10/2022, and BMU/Mouje Jambhe, Marunji, Nere/S.No. 74 and Others/Case No. 568/23-24 dated 22/11/2023 by the Town Planning Authority/PMRDA ("**Proposed Land Use Map**");
- O. The Promoter is required to annex all Revenue Records, Government Orders, title deeds, documents, papers, of entire Township property to each Agreement which is to be executed in favour of Allottees. Due to the said enclosures/Annexures, the Agreement is becoming voluminous and bulky and is also causing inconvenience at the time of Registration/Scanning of the document. Thereafter, as suggested by the Registering Authority, the Co-Promoter has executed two separate Declarations on 22/02/2012 and 21/04/2012, and has annexed all Revenue Records, Title Deeds, documents, plans Government Orders etc. to the said Declarations, which are registered at the Office of Sub-Registrar, Mulshi at Sr. Nos. 872/2012 and 2159/2012 on 27/02/2012 and 21/04/2012 respectively and which are part and parcel of these presents. At the request of the Allottee the Promoter shall handover a copy of the aforesaid Declarations alongwith the annexures thereto to the Allottee/s herein. Therefore, the said documents, orders and papers referred in these presents have not been annexed herewith. The Allottee/s has given his/her/their consent for not annexing those deeds and documents, as the purpose is sufficed.
- P. The Co-Promoter has obtained Environmental Clearance dated 6th September 2007 bearing Reference No. 21-111/2007-IA.III issued by the MOEF Government of India/Maharashtra in respect of the Larger Land read alongwith subsequent revisions dated 23rd April 2019 bearing Reference No. SEIAA-EC-0000001462, dated 24th January 2020 bearing Reference No. SEIAA-EC-0000002328, dated 13/01/2021 bearing Reference No. F.No. 21-75/2020-IA-III, dated 18/06/2022 bearing Reference No. SIA/MH/MIS/71039/2021 and dated 10/11/2023 bearing Reference No. SIA/MH/INFRA2/427614/2023;
- Q. The Promoter hereby represents and informs that the Promoter shall be applying from time to time for all such revisions in the Environmental Clearance as may be required under the ITP in order to accommodate the existing as well as additional FSI.



- Proposed Land Use Map whilst ensuring that the allocation of the users is in consonance with the rules, regulations and policies related to ITP,
- S. Further under the provisions of the prevailing Policies to be read with future policies that may be formulated from time to time, the Co-Promoter is required to and shall handover to the concerned Government bodies and authorities certain amenities, utilities, roads and infrastructure as and when required.
- T. On account of the vast and enormous layout of the said Larger Land, the Proposed Land Use Map has been divided into various Sectors.
- U. The Co-Promoter intends to develop one such sector i.e. Sector R10 which comprises of land bearing Survey Nos. 124/1/1(P), 124/1/2(P) and 124/2(P), admeasuring in aggregate 41,647.44 Sq.Mtrs.
- V. The Co-Promoter with the confirmation of the Landowner of Sector R10, has entrusted the development rights in respect of portion of land admeasuring 21,683.67 sq.mtrs. forming a part of Sector R10 in favour of the Promoter vide a Development Agreement dated 24/08/2020 registered at the Office of Sub-Registrar Mulshi-2 under Sr. No. 9634/2020 and General Power of Attorney dated 24/08/2020 registered at the Office of Sub-Registrar Mulshi-2 under Sr. No. 9637/2020.
- W. The Co-Promoter with the confirmation of the Landowner of Sector R10, has decided to entrust the development rights in respect of balance portion of land admeasuring 19,963.77 sq.mtrs. forming a part of Sector R10 in favour of the Promoter and accordingly have executed a Memorandum of Understanding ('MOU') dated 10/12/2020 in favour of the Promoter. Subsequently Development Agreement dated 20/01/2021 and General Power of Attorney dated 27/01/2021 have been executed in respect of balance portion of land admeasuring 19,963.77 sq.mtrs. forming a part of Sector R10 in favour of the Promoter which is duly registered at the Office of Sub-Registrar Mulshi (Paud) under Sr. No. 965/2021 and 966/2021 respectively;
- X. By virtue of the aforementioned registered Development Agreements dated 24/08/2020 and 20/01/2021, the Promoter became entitled to develop the entire Sector R10 land admeasuring in aggregate 41,647.44 Sq.Mtrs.
- Y. In accordance with the terms of the Development Agreements dated 24/08/2020 and 20/01/2021, the Co-Promoter being the Project Proponent of the ITP, shall be procuring all the sanctions/approval of the building plans pertaining to the buildings to be constructed by the Promoter on the Project Land from the Pune Metropolitan Region Development Authority ("PMRDA").
- Z. The Promoter shall, at its own costs and expense and without any recourse to and/or liability casted on the Co-Promoter construct and develop the Sector R10/10th Avenue/ Universe Project. The Project shall be implemented / developed and driven by the Promoter alone subject to the compliance of terms of the Development Agreements dated 24/08/2020, dated 20/01/2021 and the Applicable Laws.
- AA. The Promoter by way of the aforesaid development rights, intends to undertake development of Sector R10 under the name 'LIFE REPUBLIC/SECTOR R10/10th AVENUE/UNIVERSE', which the Promoter intends to develop on a portion of the said Larger



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boundary lines on the Proposed Land Use Map annexed hereto and marked as "Annexure A" and is more particularly described in the Second Schedule hereunder written ("Sector R10/10th Avenue/Universe/Project Land");

- BB. For the purpose of this Agreement, Sector R10/10th Avenue/Universe/ Project Land shall mean "Project Land" and Sector R10/10th Avenue/Universe/Phase-III shall mean "Project";
- CC. The Promoter shall have access to the Project Land together with all the internal roads and public access roads till such time the Project as envisaged under this Agreement (including any amendments thereto from time to time) is completed entirely in all aspects;
- DD. The Co-Promoter has obtained a Commencement Certificate dated 16/10/2020 bearing Reference No. BMU/Village-Marunji & Jambe/S.No. 124(Parts) & others Sector R10/Case No. 58/20-21, issued by Pune Metropolitan Region Development Authority in respect of the Project Land, copy whereof is annexed hereto and marked as "Annexure B";
- EE. While sanctioning the plans the concerned Local Authority and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the buildings/apartments and upon due observance and performance of which only the Completion or Occupation Certificates in respect of the buildings/apartments shall be granted by the concerned Local Authority;
- FF. The Promoter has in the operative part of this Agreement made complete disclosures relating to the Project, the Common Areas and Amenities of Sector R10/10th Avenue/Universe, the Common Areas and Amenities of the Larger Land, the Internal Apartment Specifications to be provided, the nature of the Organization to be formed of the Allottees and the manner in which the title of the Promoter in respect of the Project Land and the buildings and apartments to be constructed thereon shall be passed on to the Organization to be formed of the Allottees;
- GG. The Promoter has also made complete disclosures in respect of the limited role and obligation of the Co-Promoter in respect of the development of Sector R10/10th Avenue/Universe/ Project Land being developed in multiple phases;
- HH. The Promoter has entered into a Standard Agreement with an Architect registered with the Council of Architects and the agreement is in the manner prescribed by the Council of Architects;
- II. The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the residential Buildings/commercial apartments and the Promoter accepts the professional supervision of the Architect and the Structural Engineer till the completion of all the residential Buildings/commercial apartments in the Project;
- JJ. The Promoter has granted inspection to the Allottee of all the documents of title in respect of the Project Land and the plans, designs and specifications prepared by the Promoter's Architect, M/s Kolhatkar and Gowaikar in consultation with the Promoter and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the rules made thereunder (hereinafter referred to as "the said Rules").
- KK. The documents, plans, sanctions and approvals, inspection whereof have been provided to the Allottee prior to the execution of this Agreement.



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- LL. Messrs. UDK & Associates, Advocates have issued their Search and Title Reports dated 21/09/2011, 20/11/2013, 29/03/2014 & 02/06/2014, Supplementary Search and Title Reports dated 09/10/2013, 28/12/2015, 23/02/2017 and Search and Title Certificates dated 28/07/2017, 08/06/2018, 02/07/2019, 10/07/2020, 20/10/2021 and 04/11/2022 in respect of the Larger Land. The copies of the aforementioned Search and Title Reports are lengthy and when annexed to the Agreement results into voluminous and bulky Agreement which causes inconvenience at the time of Registration/Scanning of the Agreement. The Promoter has therefore annexed only the copy of a brief Search and Title Certificate dated 04/11/2022 issued by Messrs. UDK & Associates, Advocates to this Agreement and has handed over all the aforesaid Search and Title Reports separately to the Allottee, receipt whereof has been expressly acknowledged by the Allottee. The said 'Acknowledgement' issued by the Allottee and copy of the short Search and Title Certificate dated 04/11/2022 issued by Messrs. UDK & Associates, Advocates have been annexed hereto and marked as "Annexure D" and Annexure D1 respectively;
- MM. Messrs. UDK & Associates, Advocates have issued its Search and Title Report dated 10/12/2020 and Supplementary Search and Title Report dated 29/01/2021 in respect of the Project Land. By a Circular bearing No. 28/2021 dated 08/03/2021, MAHARERA prescribed a standard format for "Legal Title Report". Accordingly Messrs. UDK & Associates, Advocates have re-issued the Search and Title Report under the prescribed format on 08/12/2022 in respect of the Project Land, copies whereof are annexed hereto and marked as "Annexure E";
- NN. The copies of the 7/12 extracts showing the nature of the title of the respective Land Owners and the Co-Promoter in the Larger Land have been annexed hereto and marked "Annexure F" collectively;
- OO. The Promoter has represented that the Larger Project shall comprise of 9 (nine) residential buildings identified as Buildings A, B, C, D, E, F, G, H and I, 1(one) Commercial Building (shops), 1(one) Innovation Hub as Commercial Building on the podium and 1(one) Club House in recreational ground shown on the plan annexed hereto and marked as "Annexure A";
- PP. The Promoter intends to undertake construction of the aforementioned Larger Project in multiple phases by registering them as multiple separate projects in the manner mentioned below. All the buildings of the Larger Project shall have a common plinth/structure vis-à-vis the ground level parking and upper level parking and all Allottees of the residential buildings in the Larger Project will have access to all the residential buildings in the Larger Project through the podium:
- a) **PHASE-I of the Larger Project**- shall consists of-
- 3 (three) residential Buildings identified as A, H, I. Building A comprising of 255 residential apartments, Buildings H and I comprising of 161 residential apartments each,
 - 52 commercial apartments i.e. shops located on the ground floor and first floor of Buildings H and I,
 - 1(one) Club House in recreational ground and

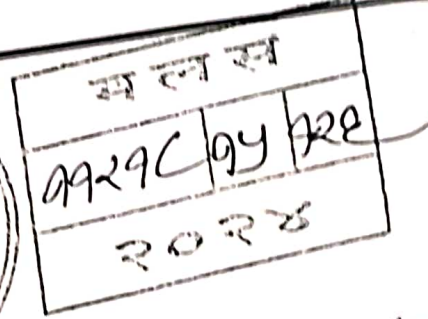


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- iv. 577 parking spaces at different levels. The parkings spaces relating to Phase-I, Phase-II, Phase-III, Phase-IV and Phase-V of the Larger Project shall be interlinked.
- b) **PHASE-II of the Larger Project**– shall consists of-
- 2 (two) residential Buildings identified as F and G. Building F comprising of 237 residential apartments, Buildings G comprising of 161 residential apartments,
 - 50 commercial apartments i.e. shops. Out of which 26 shops located under Building G and 24 shops located under Building F,
 - 398 parking spaces at different levels. The parkings spaces relating to Phase-I, Phase-II, Phase-III, Phase-IV and Phase-V of the Larger Project shall be interlinked.
- c) **PHASE-III of the Larger Land Project** – shall consist of-
- 2 (two) residential Buildings identified as B and C. Building B comprising of 165 residential apartments, Building C comprising of 161 residential apartments,
 - 326 parking spaces at different levels. The parkings spaces relating to Phase-I, Phase-II, Phase-III, Phase-IV and Phase-V of the Larger Project shall be interlinked.
- d) **PHASE- IV of the Larger Land Project** – shall consist of –
- 1 (one) residential Building identified as D Building D comprising of 237 residential apartments,
 - 237 parking spaces at different levels. The parkings spaces relating to Phase-I, Phase-II, Phase-III, Phase-IV and Phase-V of the Larger Project shall be interlinked.
- e) **PHASE-V of the Larger Project**- consisting of 1 (one) residential Building identified as E:
- Building E shall comprise of total 237 apartments;
 - 58 commercial apartments i.e. shops located on the ground floor and first floor;
 - 237 parking spaces at different levels. The parkings spaces relating to Phase-I, Phase-II, Phase-III, Phase-IV and Phase-V of the Larger Project shall be interlinked.
 - 1 (one) Innovation Hub as Commercial Building on the Podium..

QQ. The Common Areas and Amenities for the Larger Project shall be shared by all the Allottees of Residential Buildings of Phase-I, Phase-II, Phase-III, Phase-IV and Phase-V of the Larger Project being constructed on the Sector R10/10th Avenue/Universe/Project Land and the Allotees of the commercial apartments i.e. shops shall not have any right to use / share the said Common Areas and Amenities save and except the limited access to certain Common Areas as listed out in Annexure "H". The Common Areas and Amenities for the Larger Project comprising of Phase-I, Phase-II, Phase-III, Phase-IV and Phase-V shall be completed in manner as provided in Annexure "H".



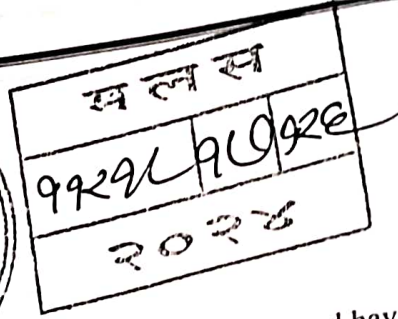
- RR. The Promoter intends to construct 1 (one) Innovation Hub as Commercial Building on the Podium as shown on the sanctioned layout plan wherein the Promoter intends to provide certain amenities with smart solutions for the use and enjoyment of the Allottees of the residential buildings being constructed on the Project Land. The ownership of said Innovation Hub shall belong to the Promoter at all times and the Allottees of the "Sector R10/10th Avenue/Universe" Project shall have unrestricted right to use the amenities with smart solutions provided in the said Hub subject to the payment of maintenance charges. The Allottees of commercial apartments i.e. shops will not have the right to use any of the said amenities.
- SS. The Promoter has registered the Phase- III of the Larger Project as a Project under the name 'LIFE REPUBLIC/SECTOR R10/10th AVENUE/UNIVERSE/PHASE-III' under the provisions of the said Act with the Real Estate Regulatory Authority on 20/04/2022 under No. P52100034733, a copy whereof is annexed hereto and marked as "Annexure L1";
- TT. The Promoter has registered the Phase-V of the Larger Project as Project under the name 'LIFE REPUBLIC/SECTOR R10/10th AVENUE/UNIVERSE/PHASE-V' under the provisions of the said Act with the Real Estate Regulatory Authority on 10/01/2023 under No. P52100048624, a copy whereof is annexed hereto and marked as "Annexure L6";
- UU. The Promoter has registered the Phase-IV of the Larger Project under the name 'LIFE REPUBLIC/SECTOR R10/10th AVENUE/UNIVERSE/PHASE-IV' under the provisions of the said Act with the Real Estate Regulatory Authority on 19/10/ 2022 under No. P52100047317, a copy whereof is annexed hereto and marked as "Annexure L5"
- VV. The Promoter has registered the Phase- II of the Larger Project as a Project under the name 'LIFE REPUBLIC/SECTOR R10/10th AVENUE/UNIVERSE/PHASE-II' under the provisions of the said Act with the Real Estate Regulatory Authority on 29/07/2021 under No. P52100030072, a copy whereof is annexed hereto and marked as "Annexure L4";
- WW. The Promoter has registered the Phase- I of the Larger Project under the name 'LIFE REPUBLIC/SECTOR R10/10th AVENUE/UNIVERSE/PHASE-I' under the provisions of the said Act with the Real Estate Regulatory Authority on 25/12/2020 under No. P52100027629. In view of the second wave of Covid-19 which started in the month of April 2021, Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Order dated 06/08/2021 bearing No. 21/2021 and MahaRERA / Secy /File No. 27/157/2021 extended project registration by 6 months. By virtue of the said Order dated 06/08/2021, completion date for LIFE REPUBLIC/SECTOR R10/10th AVENUE/UNIVERSE/PHASE-I now stands extended from June, 2024 to December, 2024. A new RERA Certificate dated 08/09/2021 has been issued by MAHARERA in this regards. Copies whereof are annexed hereto and marked as "Annexure L2 and L3";
- XX. This Agreement relates to the sale of apartment in the Phase-III of the Larger Project.
- YY. The Promoter shall, subject to Force Majeure Event, complete the construction of Phase-III of Larger project by **December, 2025**;
- ZZ. The Promoter shall, subject to Force Majeure Event, complete the construction of Phase-V of Larger project by **December, 2027**;

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- AAA. The Promoter shall, subject to Force Majeure Event, complete the construction of Phase-IV of Larger project by **December, 2025**;
- BBB. The Promoter shall, subject to Force Majeure Event, complete the construction of Phase-II of Larger project by **September, 2024**;
- CCC. The Promoter shall, subject to Force Majeure Event, complete the construction of Phase-I of Larger project by **December, 2024**;
- DDD. The Allottee has satisfied himself/herself/themselves with regards to the title of the respective Land Owners, Co-Promoter and the Promoter in the Project Land and the rights of the Promoter to develop the same and has clearly understood the Sector wise construction of the Larger Land by the Co-Promoter except for Sector R10/10th Avenue/Universe and the phases in which the construction of Sector R10/10th Avenue/Universe shall be carried out by the Promoter over a period of time;
- EEE. The Allottee has applied to the Promoter for allotment of an Apartment admeasuring approximately **53.64 sq.mtrs.** carpet area in Building C being constructed in Phase-III of the Larger Project on the Project Land;
- FFF. As per requirement of the Allottee, the Allottee is offered an Apartment i.e. FLAT bearing No. **406** admeasuring **53.64 sq.mtrs.** Carpet Area on the **FOURTH** floor, more particularly described in the **Fourth** Schedule hereunder written (hereinafter referred to as the said "Apartment") in the Building C (hereinafter referred to as the "said Building") being constructed in Phase-III of the Larger Project on portion of the Project Land by the Promoter;
- GGG. The carpet area of the said Apartment is **53.64 sq. mtrs.** and "carpet area" shall mean the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony appurtenant to the apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment;
- HHH. Being fully satisfied with the representations made by the Promoter and having clearly understood the same, the Allottee has agreed to purchase and on the basis of the confirmations and undertakings given by the Allottee to observe, perform and comply with all terms, conditions and provisions of this Agreement and the express confirmation by the Allottee that it/he/her/they has/have understood the disclosures made by the Promoter under the terms of this Agreement, the Promoter has agreed to allot and sell the said Apartment to the Allottee for the consideration set out in the **Fifth** Schedule hereunder written and on the terms and conditions hereinafter appearing;
- III. Prior to the execution of these presents the Allottee has paid to the Promoter the booking amount as mentioned in the **Fifth** Schedule hereunder written being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee (the payment and receipt whereof the Promoter hereby admits and acknowledges) and the Allottee has agreed to pay the balance consideration in the manner set out in the **Fifth** Schedule;
- JJJ. Under Section 13 of the said Act the Promoter is required to execute a written Agreement for Sale in respect of the said Apartment;



- KKK. The Parties have gone through all the terms and conditions set out in this Agreement and have understood their respective rights and obligations detailed herein;
- LLL. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;
- MMM. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and in all the applicable Laws, are now willing to enter into this Agreement on the terms and conditions hereinafter appearing.

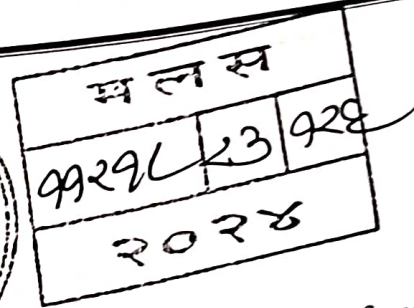
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. DEFINITIONS

- 1.1 "Act" shall mean The Real Estate (Regulation and Development) Act, 2016 and the rules framed in respect thereof together with all such amendments, modifications and/or re-enactments related thereto;
- 1.2 "Agreement" shall mean this Agreement for Sale, including all recitals and schedules herein and all annexures annexed hereto and shall also include any written modification hereof executed by and between the Promoter and the Allottee.
- 1.3 "Allottee's Interest" shall mean the interest payable by the Allottee to the Promoter at 2 (two) percent above the State Bank of India Marginal Cost of Lending Rate, prevailing on the date on which the amount payable by the Allottee to the Promoter becomes due. Provided that in case the State Bank of India Marginal Cost of Lending Rate is not in use then the benchmark lending rates which the State Bank of India may fix from time to time for lending to the general public shall be the rate of interest;
- 1.4 "Apartment" shall mean the premise having residential user located in the Building C of Phase-III of Larger Project bearing No. 406 shown with red colour boundary line on the typical floor plan thereof annexed hereto and marked as "Annexure G" to be allotted in favour of Allottee under the terms of this Agreement;
- 1.5 "Applicable Law" shall mean all applicable laws, bye-laws, rules, regulations, orders, ordinances, guidelines, policies, notices, directions, judgments, decrees, conditions of any regulatory approval or license issued by a Government, Government Authorities, Statutory Bodies, Competent Authorities and judgments and other requirements of any Statutory and relevant Body/Authority;
- 1.6 "Approvals" shall mean and include but shall not be limited to all the sanctions and/or approvals set out in Annexure C annexed hereto as well as all other sanctions, permissions, licenses, letters, no objection certificates, exemptions, letters of intent, annexures, intimations of disapproval, commencement certificates, occupation certificates, notifications, sanction of layout plans, sanction of building plans and such other documents/writings by whatever name called that envisage the grant of consent enabling/facilitating construction/development together with renewals, extensions, revisions, amendments and modifications thereof from time to time that have been obtained/shall be obtained from sanctioning Bodies/Authorities in

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change in law or otherwise then the Allottee shall solely be liable to make payment of such additional taxes.

- 3.8 The consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the Competent Authority and/or any other increase in charges which may be levied or imposed by the Competent Authority/Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the Competent Authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 3.9 The Promoter shall confirm the final Carpet Area that has been allotted to the Allottee after the construction of the residential Buildings/commercial apartments is complete and the Occupation Certificate is granted by the Competent Authority, by furnishing details of the changes, if any, in the Carpet Area. 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 beyond 3%, the Promoter shall reimburse to the Allottee, within a period of 45 (forty-five) days, the amount proportionate to the reduced carpet area beyond 3% without any interest from the date when the carpet area is finally ascertained till the date of reimbursement. Likewise, if there is any increase in the Carpet Area beyond 3%, the Promoter shall demand and the Allottee hereby agrees to pay additional amount from the Allottee which shall be payable from the next milestone of the payment plan provided in the Fifth Schedule.
- 3.10 With regards to Section 171 of the Central Goods and Services Tax Act, 2017, it is mandatory to pass on the benefit of reduction in rate of tax to the Allottees by way of commensurate reduction in prices, if applicable. The Promoter in compliance with the aforesaid, shall be giving the Allottees, the anti-profiteering benefit, wherever applicable. However it is worthwhile to note that the methodology for calculation of the anti-profiteering is yet to be prescribed by Government and given this, if there is any change in the benefit amount being passed by the Promoter, the anti-profiteering benefits will stand altered (recoverable/payable) to that extent.
- 3.11 The Allottee hereby authorizes the Promoter to adjust/appropriate all payments made by him/her/them under any head/s of dues against lawful outstanding, if any, in his/her/their name as the Promoter may, in its sole discretion, deem fit and the Allottee hereby agrees and undertakes not to object to the same or demand from or direct the Promoter in any manner contrary thereto.
- 3.12 The Allottee/s agree/s and undertake/s to make timely payments of the instalments and other dues payable by him/her/them and meet with the other obligations under this Agreement.

4. PARKING SPACES-

- 4.1. Given the design of the entire project, the parking of the customer may be located away from his/her/their building and/or located in the buildings of the Larger Project. The Allottees is well aware of the said parking arrangement and the Allottee hereby agrees and undertakes that the

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Allottee shall not raise any objection or dispute relating to the same and/or claim any damages or compensation whatsoever.

- 4.2. The Allottee shall also have the exclusive right to use Covered Parking Space and/or open parking space as allotted by the Promoter subject to confirmation of the Organization of Sector R-10/10th Avenue/Universe, for the limited and restricted purpose of parking his/her/their light motor vehicles only and not for parking lorry, tempo, public transport vehicle, tourist vehicles or for storage or any other use under any circumstances, inclusive of housing pets, cattle, animals etc. and for no other purpose whatsoever. Further the Allottee accepts and confirms that there will be no choice given to the Allottee with respect to the covered parking space and the same shall be at sole discretion of the Promoter. However with respect to open parking Space, the Organisation, defined above, shall be at liberty to confirm the allotment the same.
- 4.3. The Allottee is aware that the parking space cannot be sold by the Promoter and the same forms part of the Common Areas and Amenities. The Promoter has however identified a parking space for the Allottee which the Allottee will be entitled to use, subject to the approval/confirmation/affirmation of the Organization.
- 4.4. It is agreed between the Parties, that the Parking Space has only been identified and the same is not for an allotment or for a sale. The Allottee is aware that the allotment of the parking space will be governed by the rules and regulations of the Organization and that the identification made by the Promoter will be subject to its ratification by the Organization and there will be no obligation of the Promoter towards the same in whatsoever manner.
- 4.5. The Allottee hereby unconditionally agrees not to raise any claim or dispute with respect to the Covered parking space and/or open parking space with the Promoter any time hereafter. The Allottee further agrees to indemnify and keep indemnified the Promoter forever with respect to any loss, harm, prejudice caused to the Promoter in the event any action/claim/dispute is sought by the Allottee or his/her/their heirs, executors, administrators or assigns against the Promoter with regards thereto.

5. **DEFAULT IN PAYMENT OF CONSIDERATION**

- 5.1. The Allottee agrees to pay to the Promoter Allottee's Interest, defined above, on all the outstanding amounts which become due but remain unpaid by the Allottee to the Promoter under the terms of this Agreement. The Allottee's Interest shall be payable from the date the concerned payment becomes due and payable by the Allottee till the date of actual payment.
- 5.2. In addition to the liability of the Allottee to pay the Allottee's Interest, the Allottee shall also be liable to pay and reimburse to the Promoter, all the costs, charges and expenses whatsoever, which are borne, paid and/or incurred by the Promoter for the purpose of enforcing payment of and recovering from the Allottee any amount or dues whatsoever payable by the Allottee under this Agreement.
- 5.3. Without prejudice to the right of the Promoter to charge interest in terms of this Agreement, on the Allottee committing default in payment on the due dates of any amount that becomes due and payable by the Allottee to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned Local Authority and other outgoings), the Promoter shall be entitled at his own option, to terminate this Agreement in the event of the

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Name of Allottee: 1. MR. MUKESH JAYANTILAL MEHTA
2. MRS. REKHA MUKESH MEHTA

(Allottee Address):- 203, KUMUD MANSION, FORJETT HILL, OPPOSITE BHATIA HOSPITAL, TULSIWADI, MUMBAI - 400034.

Notified Email ID: rekhamehhta1286@gmail.com

KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED

Registered Office: Office No. 205+206A+B+C,

FP No. 188, "City Point",

Dhole Patil Road, Pune - 411001

Notified Email ID: info@liferepublic.in

- 35.2. It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the case may be.
- 35.3. In case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her/them which shall for all intents and purposes to consider as properly served on all the Allottees.

36. **INDEMNITY**

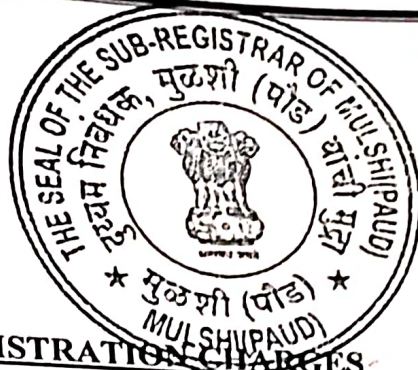
The Allottee hereby covenants with the Promoter to pay from time to time and at all times the amounts which the Allottee is liable to pay under this Agreement and to indemnify and keep indemnified the Promoter and its agents and representatives, at all times against any expenditure, loss or expense arising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

37. **GOVERNING LAW**

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

38. **JURISDICTION**

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



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STAMP DUTY AND REGISTRATION CHARGES

- 39.1. The full ad-valorem stamp duty in accordance with the Maharashtra Stamp Act, 1958 and the full registration charges in accordance with the Indian Registration Act, 1908, of and incidental to this Agreement shall be borne and paid by the Allottee alone in full.
- 39.2. The Allottee shall bear and pay all the amounts payable towards stamp duty, registration charges and all out-of-pocket costs, charges and expenses on all documents for sale and/or transfer of the said Apartment including on this Agreement. Any consequence of failure to register this Agreement within the time required shall be on the Allottee's account.
- 39.3. If the Allottee fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall be at liberty to serve a notice to the Allottee for rectifying the default, which if not rectified within a period of 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

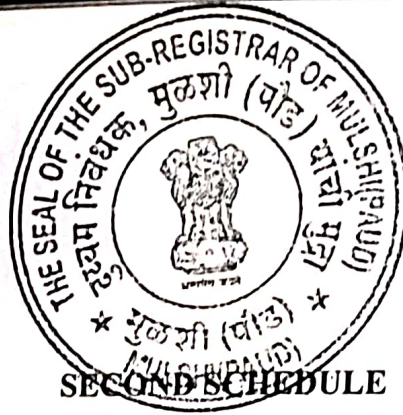
FIRST SCHEDULE

(Larger Land)

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

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SECOND SCHEDULE

(Sector R10/10th Avenue/Universe Project Land)

All that piece and parcel of the property i.e. Sector R10/10th Avenue/Universe which is to be constructed on the part of the land described in the First Schedule written herein above on the portion of land admeasuring in aggregate 41,647.44 square meters out of Survey Nos. 124/1/1(P); 124/1/2(P) and 124/2(P) of Village Jambe which is shown on the plan annexed hereto by red colour boundary line and bounded as under-

- On or towards East - BY Irrigation Baby Canal; Sector R8 & EA5
- On or towards West - BY Green Belt, 18.00 meters Internal road, Sector R13 & EA 4
- On or towards North - BY Township Boundary; S.No.125 (Part), Irrigation Baby Canal
- On or towards South - BY 18.0 Meters Internal road, Green Belt & Sector R9

THIRD SCHEDULE

Project -Phase-III of Larger Project

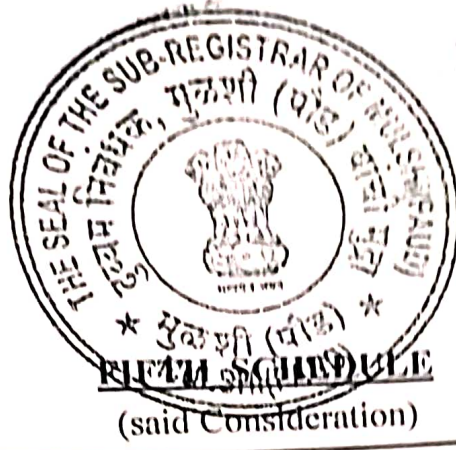
Portion of the land described in the Second Schedule hereinabove written, which portion admeasures 5605.52 Sq.Mtrs. and is shown in Orange colour boundary line on the sanctioned plan annexed hereto.

FOURTH SCHEDULE

(Apartment)

Apartment i.e. FLAT bearing No. 406 on the **FOURTH floor** of the building known as C having carpet area admeasuring 53.64 sq. mtrs. and exclusive right / facility to use **ONE** covered parking space. Other areas which are beyond the Carpet Area consisting of 1] Balcony admeasuring 4.80 sq. mtrs. in the Phase-III of the Larger Project of project known as '**SECTOR R10/10th AVENUE/UNIVERSE/PHASE-III**' which is being constructed on the property described in the Second Schedule written hereinabove, and which is shown on the plan annexed hereto by redcolour boundary line, and also together with right to enjoy all the common amenities and facilities for Phase-I, Phase-II, Phase-III, Phase-IV and Phase-V of the said '**SECTOR R10/10th AVENUE/UNIVERSE**.'

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1	Rs.	451239/-	At the time of booking
2	Rs.	551515/-	Within 3 days from Execution of Agreement.
3	Rs.	250689/-	On Completion of Excavation Work.
4	Rs.	250689/-	On Completion of Foundation.
5	Rs.	250689/-	On Completion of Plinth.
6	Rs.	250689/-	On Completion of 1st Slab.
7	Rs.	250689/-	On Completion of 3rd Slab.
8	Rs.	250689/-	On Completion of 6 th Slab.
9	Rs.	250689/-	On Completion of 9 th Slab.
10	Rs.	401102/-	On Completion of 12 th Slab.
11	Rs.	401102/-	On Completion of 15 th Slab.
12	Rs.	401102/-	On Completion of 18 th Slab.
13	Rs.	401102/-	On Completion of 21 st Slab.
14	Rs.	401102/-	On Completion of the Flooring.
15	Rs.	250683/-	At the time of Possession.
	Rs.	5013770/-	Total Consideration

RECEIPT

RECEIVED from the Allottee a total sum of Rs.496362/- (Rupees Four Lakhs Ninety Six Thousand Three Hundred Sixty Two Only) being the Earnest Money payable by the Allottee to us on or before the execution of these presents in respect of sale of the said Apartment.

S. No.	Ch. Amt.	Ch. No.	Ch. Date	Bank
1	Rs. 95238/-	000002	05.02.2024	KOTAK MAHINDRA BANK LTD.
2	Rs. 285714/-	IMPS	08.02.2024	KOTAK MAHINDRA BANK LTD.
3	Rs. 115410/-	IMPS	14.02.2024	KOTAK MAHINDRA BANK LTD.
	Rs. 496362/-	Total Received Amount		

WE SAY RECEIVED
KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED

[Handwritten Signature]



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

SIGNED SEALED AND DELIVERED

By the within named "PROMOTER"

KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED

Through the hands of its Authorized Signatory

Mr. Nelson Misquith

authorized vide Board Resolution

dated 23rd December 2020



PROMOTER

SIGNED SEALED AND DELIVERED

By the within named "PROMOTER"

KOLTE-PATIL INTEGRATED TOWNSHIPS LIMITED

Through the hands of its Authorized Signatory

Mr. Nelson Misquith

authorized vide Board Resolution

dated 19th October 2011



CO-PROMOTER

SIGNED SEALED AND DELIVERED

By the within named "ALLOTTEE/S"

1. MR. MUKESH JAYANTILAL MEHTA



Mukesh Jayantilal Mehta



2. MRS. REKHA MUKESH MEHTA



Rekha Mukesh Mehta
ALLOTTEE/S



IN THE PRESENCE OF :

1. *Santosh*
SANTOSH G. WARANG
GANPATI APARTMENT,
GARMAL DHAYRI,
PUNE-411041.
2. *Nilesh*
NILESH A. DESHMUKH
BEHIND JOGESHWARI
HIGH SCHOOL,
KESNAND, PUNE-412257.



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2024

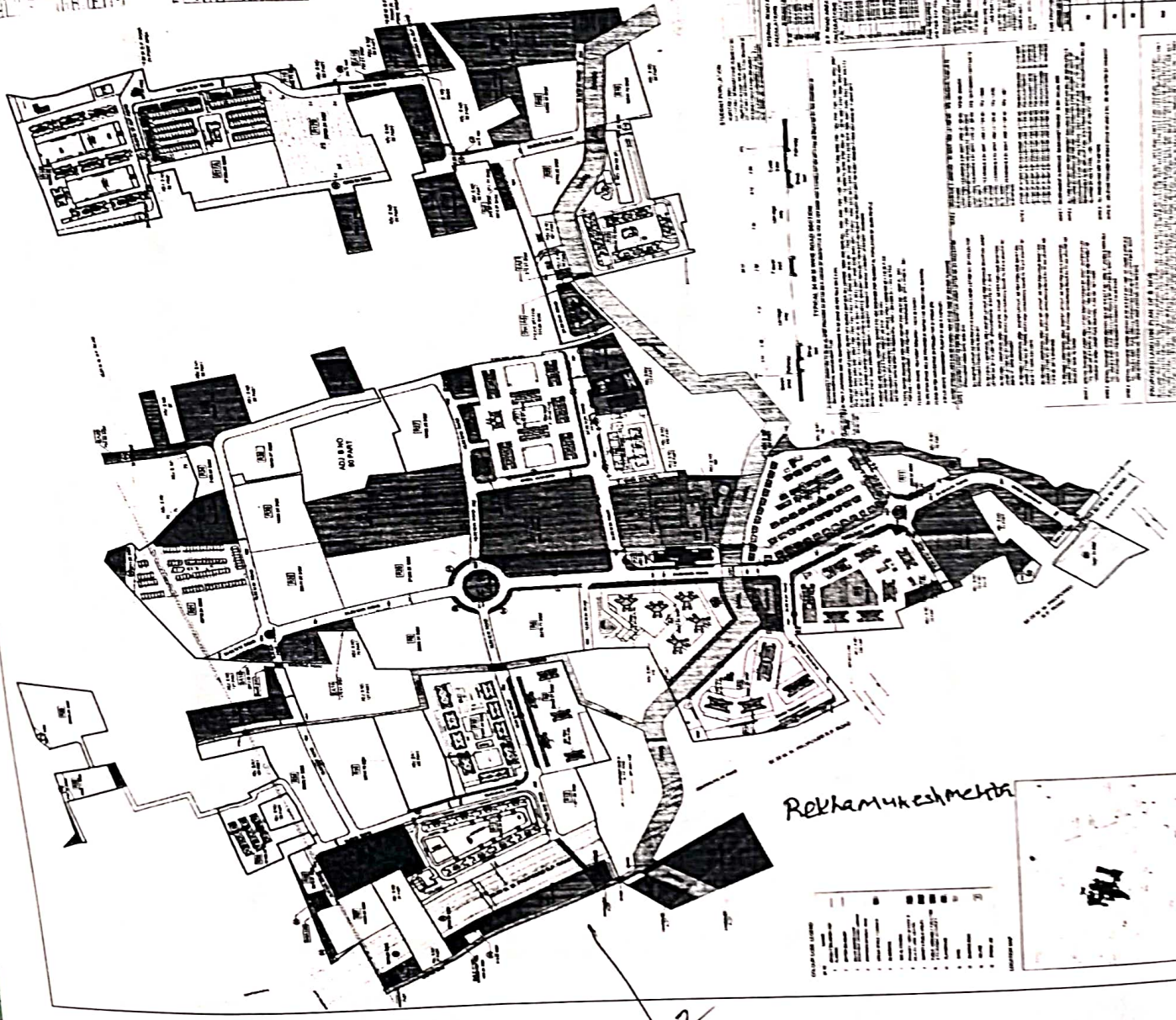
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TABLE 1
TABLE 2
TABLE 3

Sl. No.	Particulars	Area (Sqr. Mts.)	Remarks
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TABLE 4
TABLE 5
TABLE 6

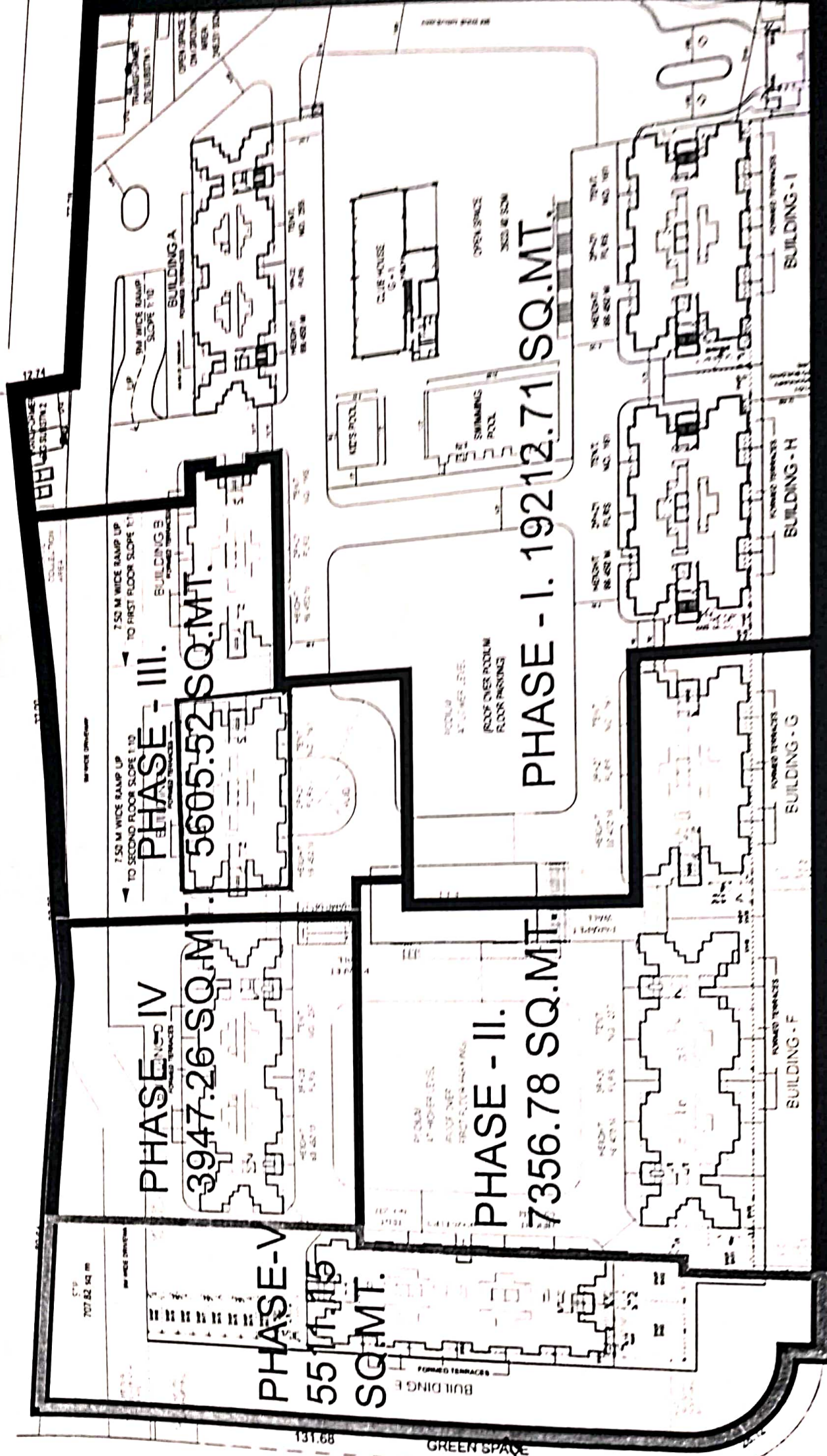
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1
2



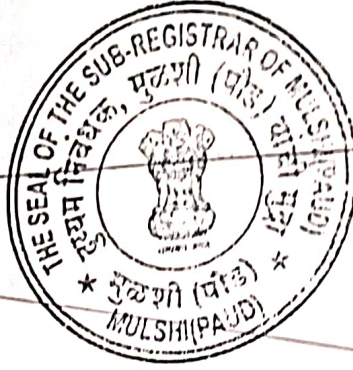
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PROPOSED LAND USE PLAN

2024/2024/2024



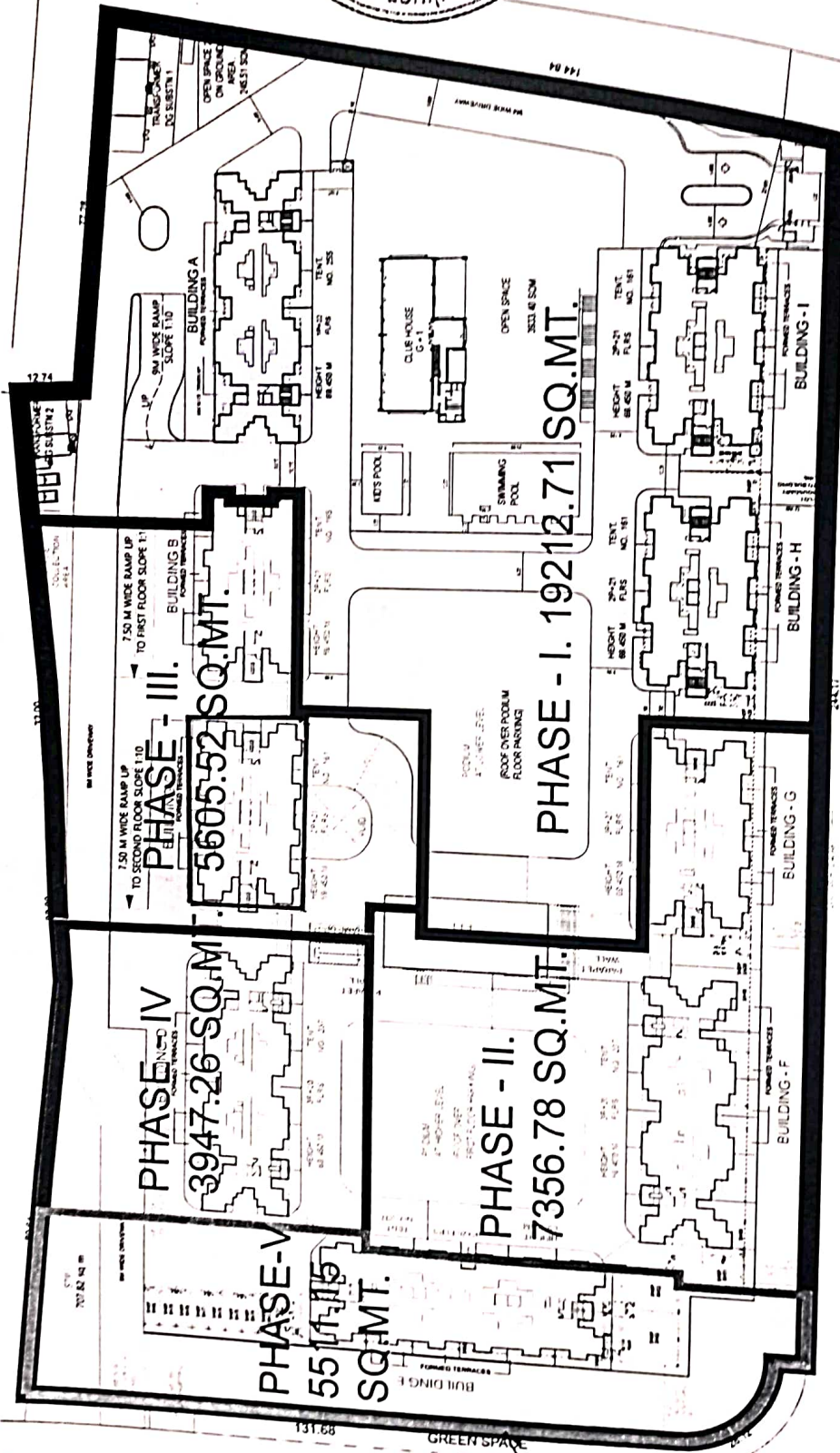
SECTOR R10 / 10th AVENUE /
UNIVERSE / PHASE - I,II,III,IV, & V



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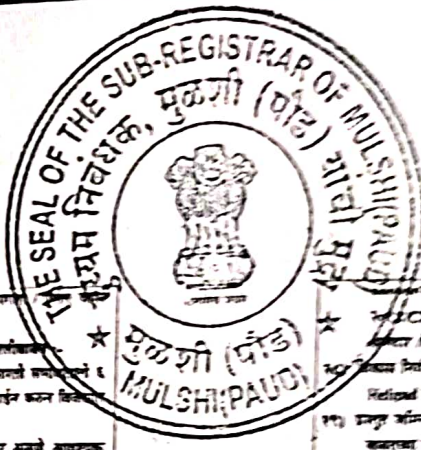
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- नियम क्र. १६ नुसार पोसक प्रमाणित करत करणे
- २४) प्रमाणित विद्यालय निर्माण आणि प्रोत्साहन नियमसंबंधीचे तरतुदीनुसार विशेष प्रणाली...
 - अ) प्रमाणित विद्यालय आणि प्रोत्साहन नियमसंबंधीचे तरतुदी नुसार प्रमाणित करणे...
 - ब) अर्जदार / विकसक / अभियंत्याकडून यांच्या वतीने प्रदान केलेले डिप्लोमा व अन्य आवश्यक राहिलेल्या प्रमाणित विद्यालयात शि्षण प्रमाणित करणे...
 - २५) नगर विकास विभागाच्या दिनांक - २८.८.२०११ रोजीच्या अधिनियम प्रमाणित नियम क्र. ५ मधील टिप - ३ प्रमाणित विद्यालयात, साधारणतः १० पेक्षा जास्त मुले घेऊन उच्च प्रमाणित विद्यालयीन शि्षण देणे...
 - २६) प्रमाणित विद्यालय निर्माण आणि प्रोत्साहन नियमसंबंधीचे तरतुदी नुसार प्रमाणित करणे...
 - २७) अर्जदार / विकसक / अभियंत्याकडून यांच्या वतीने प्रदान केलेले डिप्लोमा व अन्य आवश्यक राहिलेल्या प्रमाणित विद्यालयात शि्षण प्रमाणित करणे...
 - २८) अर्जदार / विकसक / अभियंत्याकडून यांच्या वतीने प्रदान केलेले डिप्लोमा व अन्य आवश्यक राहिलेल्या प्रमाणित विद्यालयात शि्षण प्रमाणित करणे...

२९) अर्जदार / विकसक / अभियंत्याकडून यांच्या वतीने प्रदान केलेले डिप्लोमा व अन्य आवश्यक राहिलेल्या प्रमाणित विद्यालयात शि्षण प्रमाणित करणे...

३०) अर्जदार / विकसक / अभियंत्याकडून यांच्या वतीने प्रदान केलेले डिप्लोमा व अन्य आवश्यक राहिलेल्या प्रमाणित विद्यालयात शि्षण प्रमाणित करणे...

सहायक उपसरकार

(Signature)





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Date- 24/04/2024

To,
MR. MUKESH JAYANTILAL MEHTA
MRS. REKHA MUKESH MEHTA

Address- 203, KUMUD MANSION, FORJETT HILL, OPPOSITE BHATIA HOSPITAL,
TULSIWADI, MUMBAI - 400034.

Subject- Handing over of the copies of Search and Title Reports, Supplementary Search and Title Reports and Search and Title Certificates for Life Republic Township Larger Land.

Reference- Your booking of Apartment i.e. FLAT bearing No. 406 Building C, on FOURTH floor Project 'SECTOR R10/10th AVENUE/UNIVERSE/PHASE-III, Life Republic, situated at villages- Jambe, Nere, Marunji, Mulshi, Pune

Dear Sir/Madam,

You have booked an Apartment i.e. FLAT bearing No. 406, Building C, on FOURTH floor Project 'SECTOR R10/10th AVENUE/UNIVERSE/PHASE-III, in the Township Project- Life Republic, situated at villages- Jambe, Nere, Marunji, Mulshi, Pune, being developed by us.

We are in process of executing and registering the Agreement for Sale ('Agreement') pertaining to the aforesaid Apartment.

The copies of the following Search and Title Reports in respect of the Township Larger Land issued by Messrs. UDK & Associates, Advocates are lengthy and when annexed to the Agreement results into voluminous and bulky Agreement which causes inconvenience at the time of Registration/Scanning of the Agreement. Therefore, copies thereof are being hereby handed over to you separately-

1. Search and Title Report dated 21/09/2011, 20/11/2013, 29/03/2014 & 02/06/2014,
2. Supplementary Search and Title Reports dated 09/10/2013, 28/12/2015, 23/02/2017 and
3. Search and Title Certificates dated 28/07/2017, 08/06/2018, 02/07/2019, 10/07/2020, 20/10/2021, 21/04/2021, 21/03/2022, 04/11/2022.

We request you to confirm the receipt of the photocopies of the aforementioned Search and Title Reports and Certificates by signing at the foot of this letter.

Regards,

For, KOLTE-PATIL PLANET REAL ESTATE PRIVATE LIMITED

Authorized Signatory

I/WE CONFIRM HAVING RECEIVED THE COPIES OF THE AFOREMENTIONED SEARCH AND TITLE REPORTS. WE HAVE VERIFIED ALL ABOVE COPIES AND CONFIRM THAT THERE ARE NO PAGES MISSING WITH REGARDS TO THE SAID SEARCH AND TITLE REPORTS.

MR. MUKESH JAYANTILAL MEHTA

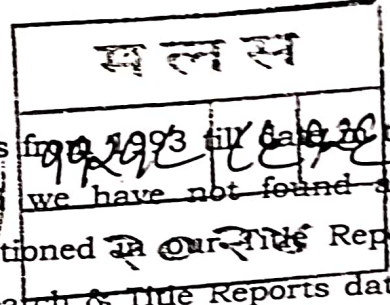
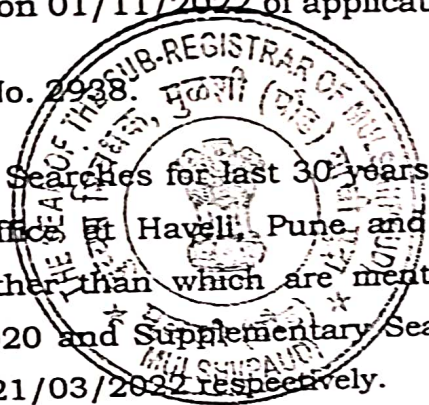
MRS. REKHA MUKESH MEHTA

FORMAT -A

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

- 1) 7/12 extracts as on 01/11/2022 of application for registration.
- 2) Mutation Entry No. 2938.
- 3) We have caused Searches for last 30 years from 1993 till date in the Sub-Registrar office at Haveli, Pune and we have not found any transaction/s other than which are mentioned in our Title Report dated 10/12/2020 and Supplementary Search & Title Reports dated 29/01/2021 & 21/03/2022 respectively.
- 4) **Any other relevant title: -**



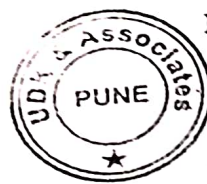
ENCUMBRANCES:

We have been informed that the Promoter - KOLTE-PATIL PLANET REAL ESTATE PRIVATE LTD has not availed any loan from any bank or financial institution, nor we found any mortgage transaction available in registration record.

LITIGATIONS:

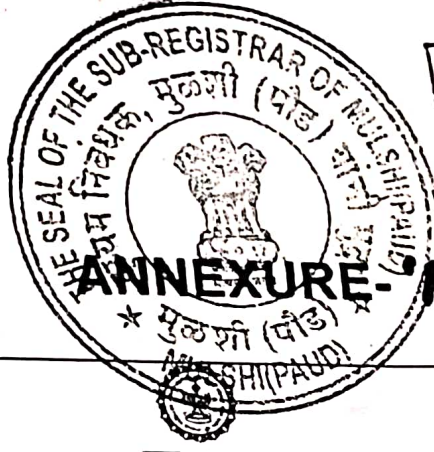
We have been informed in writing that there are no any litigations, claims, matter pending before the Hon'ble Civil Court. And as per our court search, we have not found any litigation in respect of the said land.

Date: 08/12/2022



For UDK & Associates

Adv. Vishal Kulkarni



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महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

तालुका :- मुळशी

जिल्हा :- पुणे

गाव :- जांवे

भुधारणा पद्धती भोगवटादार वर्ग - १

भुमापन क्रमांक व उपविभाग
१२४/५१

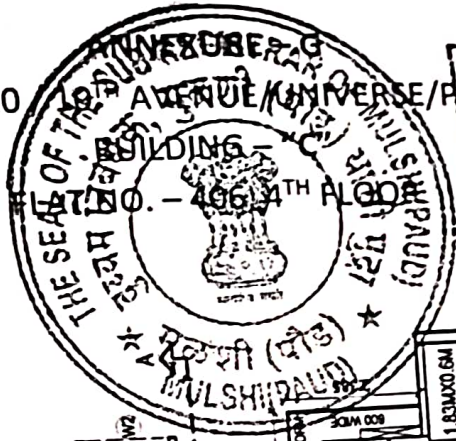
शेताचे स्थानीक नाव	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी १.३१.६०	प्रदिप दिगंबर कोलते	१.३१.६०	२.५४	०.०५.४०	(२९३८)	१००५ कुळाचे नाव इतर अधिकार
जिरायत						
बागायत						
तरी						
वरकस						
इतर						
एकूण क्षेत्र						
१.३१.६०						
पोट-खराब (लागवडीस अयोग्य)						
वर्ग (अ)	०.०५.४०					
वर्ग (ब)	-					
एकूण पो ख	०.०५.४०					
आकारणी	२.५४					
जुडी किंवा विशेष आकारणी	-					
जुने फेरफार क्र	(८४०),(९०४),(११४९),(१५७२),(१६९८),(१६२९),(१७६९),(१७७०),(१७७१),(२४९९),(३००५),(४५६४)					सीमा आणि भुमापन चिन्हे

हा ७/१२ अभिलेख (दि. १६/०६/२०१९ १२:२२:५५ AM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-चिक्क्याची आवश्यकता नाही.

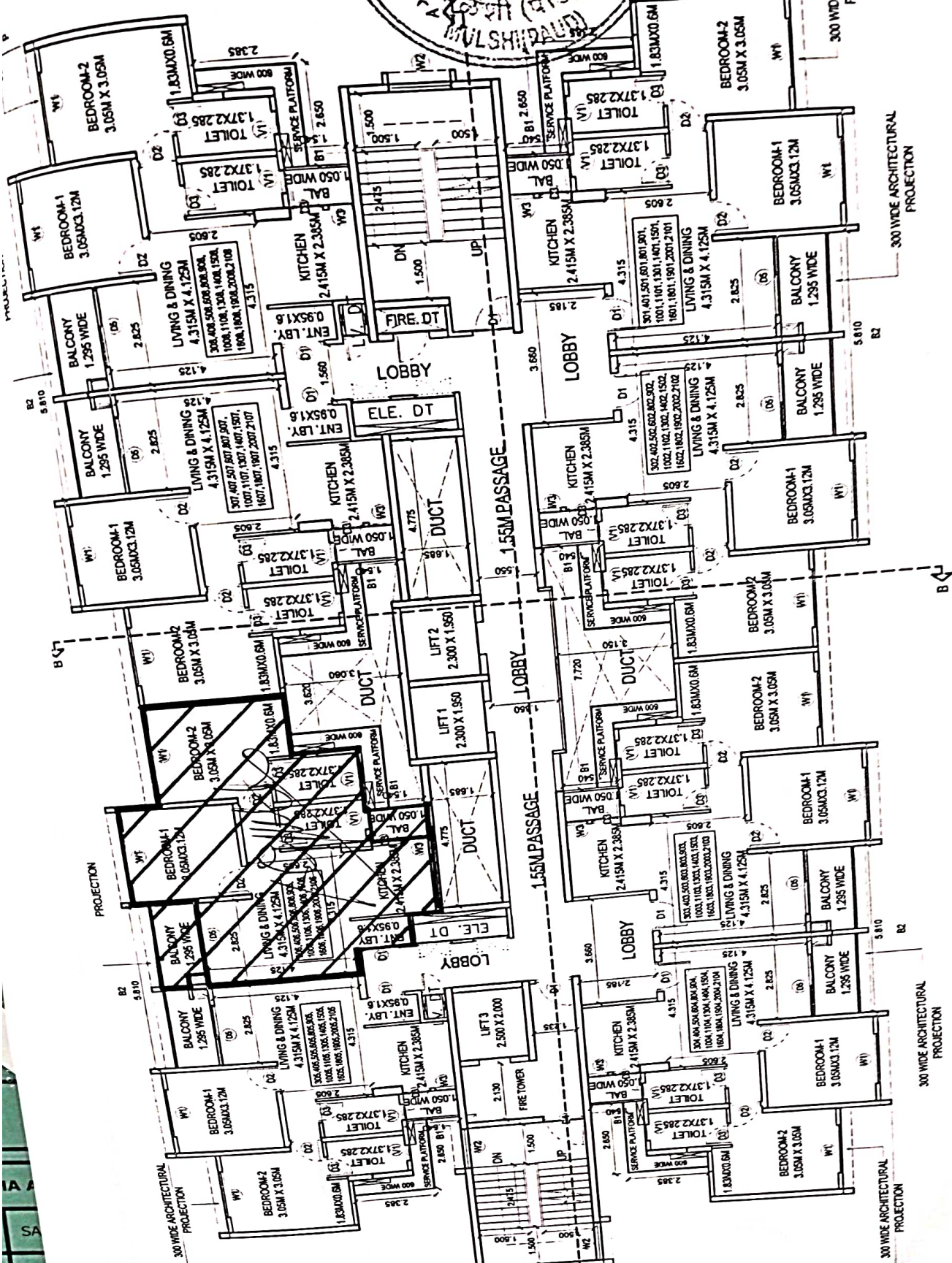
पृष्ठ क्र. १ / २
सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर मा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने सदरस्थिती <https://bhusekh.maharashtra.gov.in> या संकेत स्थळावर पहावी.
७/१२ डाउनलोड व वैध दि. : ०८/१२/२०२० : १४:०९:४५ PM. वैधता पडताळणीसाठी <https://digitalsubara.maharashtra.gov.in/csr/> या संकेत स्थळावर जाऊन 2506100001025501 हा क्रमांक वापरावा.



SECTOR R10



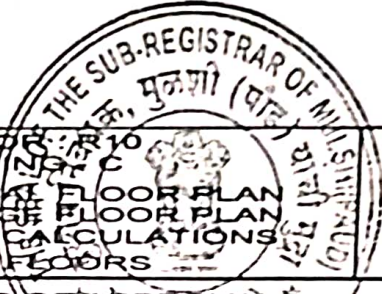
Handwritten notes in a box: '9929L E39E' and '202x'.



TYPICAL FLOOR PLAN

380, 4TH, 5TH, 6TH, 8TH, 9TH, 10TH, 11TH, 13TH, 14TH, 15TH, 16TH, 18TH, 19TH, 20TH, 21ST, FLOOR

Rekhamukeshmetta



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9/20/2024 88	2024

SECTOR - R10
BUILDING - C
TYPICAL FLOOR PLAN
REFUGE FLOOR PLAN
AREA CALCULATIONS
2P+21 FLOORS

STAMP OF APPROVALS

Approved as amended in subject to conditions mentioned in Annexure 'A' of letter No. B.M.U.C.R. No. 27/2024 dated 27/06/2024. S. No. G. No. JCTB No. 27/2024 dated 27/06/2024. Dated 27/06/2024.

for Metropolitan Commissioner and Chief Executive Officer
Pune Metropolitan Regional Development Authority, Pune.



NOTES :

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

PROPOSED RESIDENTIAL & COMMERCIAL BUILDINGS AT SECTOR - R10 AT S. NOS. 124(PART) OF VILLAGE JAMBE, TAL- MULSHI, DIST- PUNE. FOR : KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LTD., PUNE.

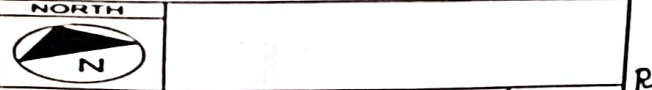
NAME OF OWNER/DEVELOPER :

MILIND KOLTE
DIRECTOR
KOLTE-PATIL I-VEN TOWNSHIPS (PUNE) LTD. SIGNATURE

NAME OF ARCHITECT

SHREEKAR GOWAIKAR (CA/28/6890) SIGNATURE

ARCHITECTS
KOLHATKAR AND GOWAIKAR
78/95, BHANDARKAR ROAD,
DECCAN GYMKHANA,
PUNE-411 004



PROJECT	DRAWING NAME	DATE	SCALE	DEALT
BY 10/24	SUBMISSION PLAN	0 JUNE 2024	1:100	AKK

Rakhamkeshmetre

पुणे महानगर विकास प्राधिकरण

ANNEXURE - L1



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9929C	900	928
२०२४		

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100034733

**Project: Life Republic/Sector R10/10th Avenue/Universe/Phase III , Plot Bearing / CTS / Survey / Final Plot No.:124
Part at Jambe, Mulshi, Pune, 411057;**

1. **Kolte-Patil Planet Real Estate Private Limited** having its registered office / principal place of business at **Tehsil: Pune City, District: Pune, Pin: 411001.**

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

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

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

- The Registration shall be valid for a period commencing from **20/04/2022** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid



Dated: 20/04/2022

Place: Mumbai

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



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9929L	909	928
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 8(a)]

Registration is granted under section 5 of the Act to the following project under project registration number :
2100027629
Project: Life Republic/Sector R10/10th Avenue/Universe/Phase-I/Plot Bearing / CTS / Survey / Final Plot No.:124
Part at Jambe, Mulshi, Pune, 411057;

1. Kolte-Patil Planet Real Estate Private Limited having its registered office / principal place of business at Tehsil:
Pune City, District: Pune, Pin: 411001.

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

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

OR

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

- The Registration shall be valid for a period commencing from 25/12/2020 and ending with 30/06/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

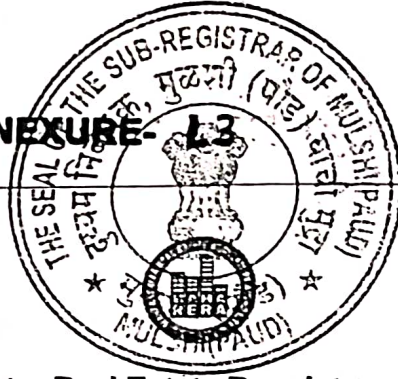
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 25-12-2020 13:03:57

Dated: 25/12/2020
Place: Mumbai

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

ANNEXURE- 13



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99296	902928	
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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100027629**

Project: Life Republic/Sector R10/10th Avenue/Universe/Phase-I , Plot Bearing / CTS / Survey / Final Plot No.:124 Part at Jambe, Mulshi, Pune, 411057;

- Kolte-Patil Planet Real Estate Private Limited** having its registered office / principal place of business at **Tehsil: Pune City, District: Pune, Pin: 411001.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **25/12/2020** and ending with **30/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date:08-09-2021 20:44:29

Dated: 08/09/2021
Place: Mumbai

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

ANNEXURE 4



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

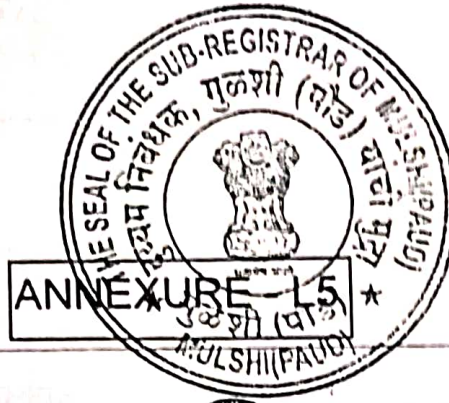
This registration is granted under section 5 of the Act to the following project under project registration number :
52100030072
Project: Life Republic/Sector R10/10th Avenue/Universe/Phase-II , Plot Bearing / CTS / Survey / Final Plot No.:124
Part at Jambe, Mulshi, Pune, 411057;

1. Kolte-Patil Planet Real Estate Private Limited having its registered office / principal place of business at Tehsil: Pune City, District: Pune, Pin: 411001.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 29/07/2021 and ending with 30/09/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasantrao Pramanand Prabhu
(Secretary, MahaRERA)
Date:29-07-2021 17:35:31

Dated: 29/07/2021
Place: Mumbai

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



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100047317**

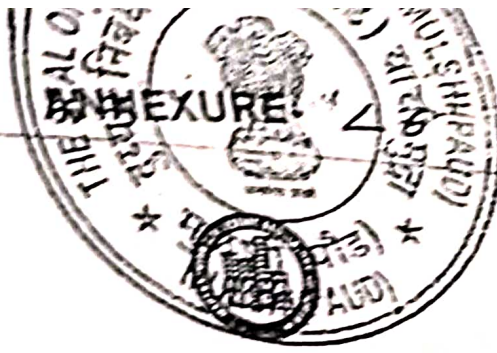
Project: **Life Republic / Sector R10 / 10th Avenue / Universe / Phase IV** , Plot Bearing / CTS / Survey / Final Plot No.: **124(P) at Jambe, Mulshi, Pune, 411057;**

- Kolte-Patil Planet Real Estate Private Limited** having its registered office / principal place of business at **Tehsil: Pune City, District: Pune, Pin: 411001.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **19/10/2022** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasanpremanand Prabhu
(Secretary, MahaRERA)
Date: 19-10-2022 16:16:14

Dated: 19/10/2022
Place: Mumbai

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



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2028	

Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
PS2100048524
Project: Life Republic/Sector R10/10th Avenue/Universe/Phase V , Plot Bearing / CTS / Survey / Final Plot No.:
124(P) at Jambe, Mulshi, Pune, 411057;

1. Kolte-Patil Planet Real Estate Private Limited having its registered office / principal place of business at Tehsil:
Pune City, District: Pune, Pin: 411001.

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

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

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

- The Registration shall be valid for a period commencing from 10/01/2023 and ending with 31/12/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MahaRERA)
Date:10-01-2023 15:26:58

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

Dated: 10/01/2023
Place: Mumbai