

526/9133

पावती

Original/Duplicate

Friday, May 12, 2023

नोंदणी क्र. :39म

11:50 AM

Regn.:39M

पावती क्र.: 9412 दिनांक: 12/05/2023

गावाचे नाव: महाळुंगे

दम्तगेवजाचा अनुक्रमांक: हवल25-9133-2023

दम्तगेवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: मिस. रिचा पाठक -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकूण:

रु. 31840.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:08 PM ह्या वेळेस मिळेल.



Joint S.R. Haveli 25

वाजार मुल्य: रु.5826899.1/-

मोवदला रु.6781075/-

भरलेले मुद्रांक शुल्क : रु. 305200/-

सह. दुय्यम नितंधक

हवेली क्र. २५, पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु.1840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1105202307464 दिनांक: 12/05/2023

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006643594202223P दिनांक: 12/05/2023

वँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) The Special Township Project : Mudrank-2006/UOR 53/CR536/M1

Dated 15.01.2008. and Mudrank 2012/R.R. 36/C.R. 22/M1 dated

06.01.2015



12/05/2023

सूची क्र.2

दुय्यम निबंधक : सह पु.नि.हवेली 25

दस्त क्रमांक : 9133/2023

नोंदणी :

Regn.63m

गावाचे नाव : महाळुंग

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 6781075

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

5826899.1

(4) पू-मापन,पोटहिसा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:पुणे म.न.पा. इतर बर्षात : इतर माहिती: गाव मीजे म्हाळुंगे,तालुका मुळशी,जिल्हा पुणे येथील सर्व्हे नं. 40/2,40/3,40/4,41/1(भाग),41/4,42/1 (भाग),42/2अ,42/2ब,42/3,42/4,42/5,42/6,42/7,42/8,42/9,42/10,42/13,43/1(भाग),43/2/1,43/2/2,44/1,44/2,45 (भाग),46/1,46/2,46/3,46/4,46/5,46/6,46/7,46/8,46/9,46/10,47/1,47/2(भाग)आणि 47/3(भाग)यासी एकुण क्षेत्र 41 हेक्टर 82.97 आर थापेकी सर्व्हे/गट नं.40/2,40/3,40/4,41/1,41/4,42/1,42/2अ,42/2ब,42/3,42/4,42/5,42/6,42/7,42/8,42/9,42/10,42/13,43/1,43/2/1,43/2/2,44/1,44/2,45,46/1,46/2,46/3,46/9,46/10,47/1 आणि 47/2 यासी एकुण क्षेत्र 25 हेक्टर 01.23 आर थापिलकृती पैकी सर्व्हे/गट नं. 46/9(भाग),46/10 आणि 47/1(भाग)म्हणजेच सेक्टर आर 3 यासी एकुण क्षेत्र 17412.00 चौ. मीटर या मिल्करीवर बांधण्यात येणा-या फेज मधील गोबरेज हिलसाईड 1 या प्रोजेक्ट मधील टॉवर नंबर 3 मधील तेविसाव्या मजल्यावरील फ्लॅट नंबर 2306 यासी क्षेत्र 55.40 चौ.मी. कारपेट एरिया व एक्सक्यूसिव्ह एरिया यासी क्षेत्र 15.82 चौ.मी.(पैकी बाल्कनी एरिया यासी क्षेत्र 13.92 चौ.मी. आणि टेरेस एरिया/ ओपन झरोडा यासी क्षेत्र 1.90 चौ.मी)असे एकुण क्षेत्र 71.22 चौ.मी.(रेरा नंबर -पी52100022099)(शासन निर्णय क्र. टिपीएस-1814/484-12/पु.वा. क्र.130/14/प्र.क्र.348/14/मवि-13 दिनांक 29/06/2019 च महाराष्ट्र शासन महसूल व वनविभाग यांचे आदेश क्र. मुद्रांक-2006/पु.ओ.आर 53/प्र.क्र.536/म-1,मुबई मुद्रांक अधिनियम 1958 दिनांक 15/01/2008 अन्वये विशेष नगर बसाहत म्हणजेच सध्याची एकात्मिक नगर बसाहत प्रकल्पासाठी 50% मुद्रांक शुल्क सवसत). (Survey Number : 40(भाग), 41(भाग), 42(भाग), 43(भाग), 44(भाग), 45(भाग), 46(भाग), 47(भाग) :)

(5) क्षेत्रफळ 1) 71.22 चौ.मीटर

(6)आकारणी किंवा सुद्धी देण्यात असेल तेव्हा.

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

1): नाव:-म्हाळुंगे टाऊनशीप डेव्हलपर्स एल एल पी सर्व्हे अधिकृत स्वाक्षरीकार अभिनाश पागेरे सर्व्हे नोंदणीकरिता कुलमुदतयार योग्य मासपत्रक वय:-36; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. सहाय्या मजला, बीएसबी कॅपिटल, स. नं. 80, सी टी एम नं. 1621 (पी), बागेर रोड अड अभिमानथी रोड अंधान, बागेर रोड, पुणे, इंडिया , रोड नं. - , महाराष्ट्र, पुणे. पिन कोड:-411007 पॅन नं:-AAOFG3727E

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

1): नाव:-मित. रिवा पाठक - वय:-38; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव:- , ब्लॉक नं. ए 220/3 फोरथ फ्लोअर टॉवर नं.3 मुचल कंपाऊंड टोकर नं.3 ओबला अम्बुल फजल एन्क्लेव 1 दिल्ली (साऊथ) दिल्ली इंडिया. रोड नं. - , दिल्ली, दक्षिण दिल्ली. पिन कोड:-110025 पॅन नं:-AXRPP6308C

(9) दस्तऐवज करून दिल्याचा दिनांक 12/05/2023

(10)दस्त नोंदणी केल्याचा दिनांक 12/05/2023

(11)अनुक्रमांक,खंड व पृष्ठ 9133/2023

(12) 305200

बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) 30000

बाजारभावाप्रमाणे नोंदणी शुल्क

(14)शेरा

सह. दुय्यम निबंधक
हवेली क्र. २५, पुणे

सह. दुय्यम निबंधक
हवेली क्र. २५, पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारणाचा तपशील विशेष नगर बसाहत म्हणजेच सध्याची एकात्मिक नगर बसाहत प्रकल्पासाठी 50 मुद्रांक शुल्क सवसत

मुद्रांक शुल्क आकारतावा निवडलेला अनुच्छेद :-

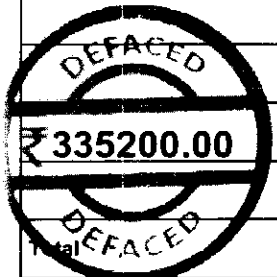
(i) within the limits of any Municipal Corporation or any other area annexed to it.



CHALLAN
MTR Form Number-6



GRN	MH006643594202223P	BARCODE	Date		21/08/2022-16:13:33	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty	Registration Fee	TAX ID (TAN, if Any)				
			PAN No. (if Applicable)	AXRI P6308C			
Office Name	HVL15_HAVELI JOINT SUB REGISTRAR		Full Name	Richa Pathak			
Location	PUNE		Flat/Block No.	FLAT NO. 2306, TOWER-3, GODREJ HILLSIDE 1			
Year	2022-2023 One Time		Premises/Building				
Account Head Details		Amount In Rs.	Road/Street	MAHALUNGE			
0030046401	Stamp Duty	305200.00	Area/Locality	PUNE			
0030063301	Registration Fee	30000.00	Town/City/District				
			PIN	4	1	1	0 4 5
			Remarks (If Any)	PAN2=AAOFG3727E-SecondPartyName=MAHALUNGE TOWNSHIP DEVELOPERS LLP~			
			Amount In	Three Lakh Thirty Five Thousand Two Hundred Rupees			
			Words	Only			
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502022082100580	9825899857423		
Cheque/DD No.		Bank Date	RBI Date	21/08/2022-16:14:22	23/08/2022		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	1010059 , 23/08/2022				



Department ID : Mobile No. : 7042549111
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर सधर कंठस इधरस नलवधक करधरलधरत नोधणी करधरधरधर दसधरसधरी लरगु अरधे. नोधणी न करधरधरधर दसधरसधरी सधर सधरन लरगु सधर.

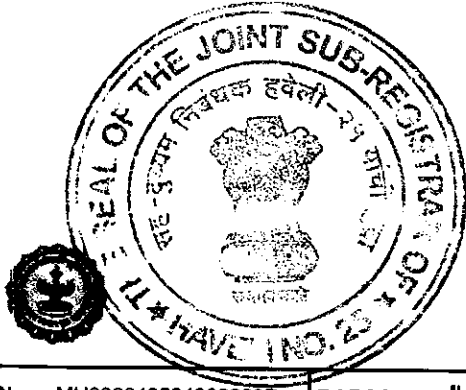
Signature Not Verified

Digitally signed by DS
 DIRECTORATE OF
 ACCOUNTS AND

Challan Defacement Details MUMBAI 02
 Date: 2023-05-12 11:55:04
 IST

Sr. No.	Reason: GRAS Secure Document	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-526-9133	0001024796202324	12/05/2023-11:50:37	IGR566	30000.00
2	(IS)-526-9133	0001024796202324	12/05/2023-11:50:37	IGR566	305200.00
Total Defacement Amount					3,35,200.00

Pathak



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CHALLAN		
MTR Form Number-6		



GRN	MH006643594202223P	BARCODE	[Barcode]				Date	21/08/2022-16:13:33		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	HVL15_HAVELI 15 JOINT SUB REGISTRAR					PAN No.(If Applicable)	AXRPP6308C					
Location	PUNE					Full Name	Richa Pathak					
Year	2022-2023 One Time					Flat/Block No.	FLAT NO. 2306, TOWER-3, GODREJ HILLSIDE 1					
Account Head Details					Amount In Rs.	Premises/Building						
0030046401	Stamp Duty				305200.00	Road/Street	MAHALUNGE					
0030063301	Registration Fee				30000.00	Area/Locality	PUNE					
						Town/City/District						
						PIN	4	1	1	0	4	5
						Remarks (If Any)	PAN2=AAOFG3727E--SecondPartyName=MAHALUNGE TOWNSHIP DEVELOPERS LLP~					
						Amount In	Three Lakh Thirty Five Thousand Two Hundred Rupees					
Total					3,35,200.00	Words	Only					
Payment Details	STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque/DD No.						Bank CIN	Ref. No.	10000502022082100580		9825899857423		
Name of Bank						Bank Date	RBI Date	21/08/2022-16:14:22		Not Verified with RBI		
Name of Branch						Bank-Branch	STATE BANK OF INDIA					
						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.

Mobile No. : 7042549111

सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Handwritten signature



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1105202307464

Receipt Date 12/05/2023

Received from MAHALUNGE TOWNSHIP DEVELOPERS LLP , Mobile number 9689780088, an amount of Rs.1840/-, towards Document Handling Charges for the Document to be registered on Document No. 9133 dated 12/05/2023 at the Sub Registrar office Joint S.R. Haveli 25 of the District Pune

DEFACED

₹ 1840

DEFACED

Payment Details

Bank Name SBIN

Payment Date 11/05/2023

Bank CIN 10004152023051106947

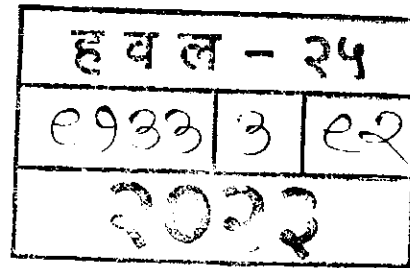
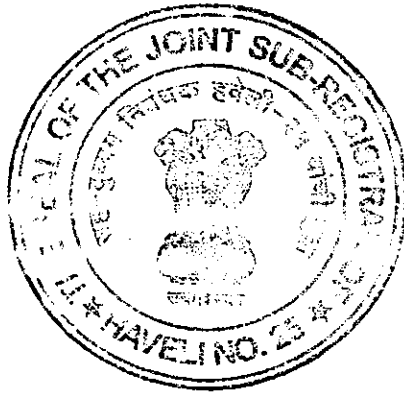
REF No. 313131477100

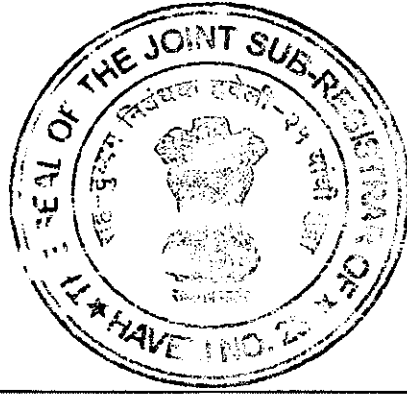
Deface No 1105202307464D

Deface Date 12/05/2023

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

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1105202307464	Date 11/05/2023
Received from MAHALUNGE TOWNSHIP DEVELOPERS LLP , Mobile number 9689780088, an amount of Rs.1840/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 25 of the District Pune.	
Payment Details	
Bank Name SBIN	Date 11/05/2023
Bank CIN 10004152023051106947	REF No. 313131477100
This is computer generated receipt, hence no signature is required.	

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AGREEMENT FOR SALE

This Agreement for Sale ("**Agreement**") made at Pune on this 12th day of May in the year Two Thousand and Twenty Three;

BETWEEN

Mahalunge Township Developers LLP [LLPIN:AAD-7998], a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli, Mumbai 400079 and its regional office at 6th Floor, BSB Capital, S. No. 80, CTS No. 1621 (P), Baner road & Abhimanshree road Junction, Baner road, Pune - 411007 India, Permanent Account Number (PAN) AAOFG3727E, hereinafter referred to as the "**Developer**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **ONE PART**;

AND

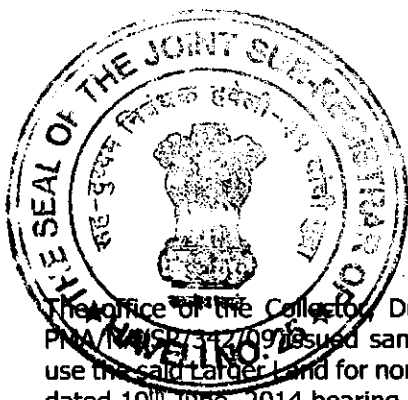
1. Ms. RICHA PATHAK, age 38 years, Occupation **Service**, Permanent Account Number (PAN) **AXRPP6308C**,

Residing at **A-220/3, 4TH FLOOR, TOWER NO-3, MUGHAL COMPOUND, THOKAR NO-3, OKHLA, ABDUL FAZAL, ENCLAVE-I, DELHI (SOUTH) DELHI, 110025 INDIA**, hereinafter collectively referred to as "**the Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an Individual his / her / their heirs, executors, administrators and permitted assigns, in case of a Partnership Firm, the partner or partners for the time being of the said firm, the survivor or survivors of them and the heirs, executors, administrators and permitted assigns of the last surviving partner and in case of a Company its successors and permitted assigns) of the **OTHER PART**;

The Developer and the Purchaser/s are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".

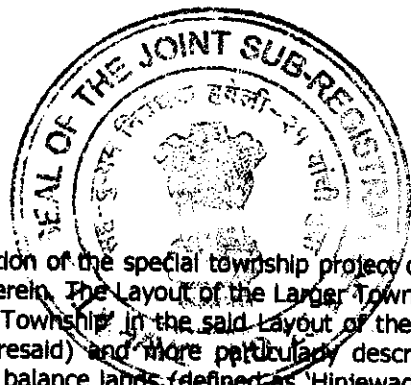
WHEREAS:

- A. River View Properties Private Limited ("**RVPPL**") and Pune Mumbai Realty Private Limited ("**PMRPL**"), pursuant to diverse deeds and documents became entitled to all those pieces and parcels of lands admeasuring 41 Hectares 82.97 Ares bearing Survey Nos. 40/2, 40/3, 40/4, 41/1(part), 41/4, 42/1(part), 42/2A, 42/2B, 42/3, 42/4, 42/5, 42/6, 42/7, 42/8, 42/9, 42/10, 42/13, 43/1(part), 43/2/1, 43/2/2, 44/1, 44/2, 45(part), 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 46/8, 46/9, 46/10, 47/1, 47/2(part) and 47/3(part) situate, lying and being at Village Mahalunge Taluka Mulshi, District Pune within the limits of the Gram Panchayat of Mahalunge and more particularly described in the **First Schedule** hereunder written and hereinafter referred to as the "**said Larger Land**";
- B. RVPPL and PMRPL prepared a layout plan comprising of various properties including the said Larger Land and applied to the Urban Development Department, Government of Maharashtra for implementing a Special Township Project pursuant to the notification dated November 16, 2005, bearing No. TPS/1804/Pune/R.P./DCR/UD/13, issued by the Urban Development Department, Government of Maharashtra sanctioning regulations for development of Special Township in the area under the Pune Regional Plan.
- C. Pursuant to application made in that behalf by RVPPL and PMRPL, Urban Development Department, Government of Maharashtra, vide its Notification dated 4th April, 2008 bearing No. TPS 1808/ 370/ CR - 83/ 08/ UD - 13 read with Corrigendum Order dated 1st July, 2008 granted Locational Clearance dated 31st October 2010 for implementation of a Special Township Project in respect of the properties stated therein including the said Larger Land;
- D. Pursuant to the application of RVPPL and PMRPL, the office of the Collector District Pune issued Letter of Intent dated 7th June, 2008 bearing No. PMA/CR/08/2008 in respect of the Special Township Project proposed to be implemented on the aforesaid properties including the said Larger Land on the terms more particularly provided therein;



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- E. The office of the Collector, District Pune, vide letter dated 30th September, 2010 bearing No. PMA/MSR/147/09 issued sanction to the Master Layout (for zoning) and granted permission to use the said Larger Land for non-agricultural use which came to be subsequently revised vide letters dated 19th June, 2014 bearing no. PMH/TPS/SR/13/2014;
- F. RVPPL and PMRPL commenced implementation of the said scheme of the Special Township Project on a portion of the said Larger Land in a phase-wise manner;
- G. Vide Order dated 30th October 2015 passed in Company Scheme Petition No.432 and 433 of 2015, the Hon'ble Bombay High Court was pleased to sanction the scheme of arrangement and amalgamation between PMRPL and RVPPL whereby the said PMRPL was merged with RVPPL, in the manner more particularly described under the said Scheme of Amalgamation.
- H. By and under a Deed of Conveyance dated 16th April, 2018 registered with the office of the Sub-Registrar of Assurances, Haveli, Pune under Serial No. HVL20-5177-2018, RVPPL (therein referred to as 'Vendor') sold, conveyed and transferred unto Mahalunge Land Developers LLP (therein referred to as 'Purchaser') for the consideration and on such terms and conditions more particularly stated therein, a portion of the Larger Land for the consideration and on such terms and conditions as more particularly detailed therein;
- I. By and under a Deed of Conveyance dated 1st of February, 2019 registered with the office of the Sub-Registrar of Assurances, Haveli, Pune under Serial No. HVL11-8997-2019, Mahalunge Land Developers LLP (therein referred to as the 'Vendor') sold, conveyed and transferred unto the Developer herein (formerly known as Godrej Land Developers LLP (therein referred to as 'Purchaser'), for the consideration and on such terms and conditions more particularly set out therein, a portion of its right, title and interest in the Larger Land under the aforesaid Deed of Conveyance dated 16th April 2018 (registered with the office of the Sub-Registrar of Assurances, Haveli, Pune under Serial No. HVL20-5177-2018) bearing Survey Nos. 40/2, 40/3, 40/4, 41/1(part), 41/4, 42/1(part), 42/2A, 42/2B, 42/3, 42/4, 42/5, 42/6, 42/7, 42/8, 42/9, 42/10, 42/13, 43/1(part), 43/2/1, 43/2/2, 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/9, 46/10, 47/1 and 47/2(part) admeasuring 25 Hectares 01.23 Ares situated, lying and being at Village Mahalunge, Taluka Mulshi, District Pune, hereinafter referred to as the "**said Land**" and more particularly described in the **Second Schedule** hereunder written and delineated in red colour boundary line in the plan annexed hereto as **Annexure "A"**. The 7/12 extracts of the said Land are collectively annexed hereto as **Annexure "B"**;
- J. Pursuant to the acquisition of the said Land by the Developer herein in the manner aforesaid and application submitted to the Urban Development Department, Government of Maharashtra by the developer/s of the township project for addition of other lands to the township project, a revised Location Clearance dated 29th June 2019 bearing no. TPS -1814/484-12/Pu.Ba.Kra.130/14/Pra.Kra.348/14/UD-13 was issued by the Urban Development Department, Government of Maharashtra in favour of person(s)/entity(ies) statutorily responsible for the development of the entire Township Scheme i.e. Mahalunge Land Developers LLP, Ashdan Township Ventures Private Limited, Maan-Hinje Township Developers LLP and the Developer herein ("**Project Proponent**" or "**Project Proponent/s**") in respect of the said lands particularly described therein including the said Larger Land;
- K. The Collector, District Pune, vide letters dated 9th August, 2019 bearing no. PMA/TAS/SR/1316/2019 and 16th February 2022 bearing no. PMA/KV/265/2022 respectively has issued the revised Letter of Intent in respect of the said lands detailed in the Location Clearance with revisions dated 29th June 2019 bearing no. TPS -1814/484-12/Pu.Ba.Kra.130/14/Pra.Kra.348/14/UD-13 and 25th November 2021 bearing no. RPPune/ Village-Mhalunge, Maan & Hinjewadi/ITP/TPV-1/5424 which include the said Larger Land;
- L. Pursuant to the aforesaid, Pune Metropolitan Region Development Authority, District Pune ("**PMRDA**") vide its letter dated 25th November 2021 bearing no. RPPune/ Village- Mhalunge, Maan & Hinjewadi/ITP/TPV-1/5424 revised the Location Clearance dated 29th June 2019. Further to the revised Location Clearance dated 25th November 2021, PMRDA vide its letter dated 22nd November 2019 bearing no. BMA/CRNo.570/19-20 which came to be further revised vide its letters dated 28th July 2020 bearing no. BMU/CRNo.80/20-21, 20th October, 2020 bearing no. BMU/CRNo.178/20-21, 03rd November 2021 bearing no. BMU/CRNo.217/21-22 and 27th January 2022 bearing no. BMU/CRNo.1059/21-22 has issued the revised Proposed Land Use [PLU] for master layout (for zoning) ("**Layout of the Larger Township Land**") in favour of the Project Proponent including the Developer herein granting its sanction to Master/Larger layout plan and permission to use the area stated therein including the said Larger Land for non-agricultural residential purpose for



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Implementation of the special township project on certain terms and conditions more particularly recorded therein. The Layout of the Larger Township Project includes the Larger Land (defined as 'Mahalunge Township' in the said Layout of the Larger Township Land issued by PMRDA in the manner aforesaid) and more particularly described **Firstly in the Third Schedule** hereunder written, the balance lands (defined as 'Hinjewadi Township' and 'Mann Township' respectively in the said Layout of the Larger Township Land issued by PMRDA in the manner aforesaid) are described more particularly **Secondly and Thirdly respectively in the Third Schedule** hereunder written referred to as the "Larger Township Land" which is annexed hereto as **Annexure "C"**;

- M. The Larger Township Land including the Larger Land is being developed in phases by Project Proponent including the Developer in consonance with the ITP/STP policy, Relevant Laws and the sanctions received, from time to time in terms of the extant Integrated Township Project policy approved under Notification bearing no. TPS-1816/CR-368/16/UD-13, dated 8th March, 2019 issued by Urban Development Department, Mumbai under Maharashtra Regional Town and Planning Act, 1966 ("Township Project")
- N. Mahalunge Land Developers LLP was converted to a private limited company pursuant to which Certificate of Incorporation dated 25th November, 2020 was issued by the Ministry of Corporate Affairs in the name of Mahalunge Land Developers Private Limited (hereinafter referred to "MLDPL");
- O. The said Land is presently accessible as shown delineated in thick red colour line in the plan hereto annexed and forming part of **Annexure "D"** ("Access Road");
- P. As per the said Layout of the Larger Township Land approved by PMRDA, the Developer/ Project Proponent is required to provide for amenities as enlisted in **part A of Annexure "E"** as annexed hereto ("**Common Areas and Facilities/Amenities of the Phase and Township Level Amenities**") and such other amenities and common utilities for the entire Township Project required under Relevant Laws including but not limited to township road, security, drainage sewage treatment plant, solid waste management, landscaping, bus stations, storm water system, fire station, hospital, power and water utilities, and any other amenities provided at township level ("**Overall Township Amenities**"/"OTA") and reservation/s as more particularly set out in the said Layout of Larger Township Land. However, the approved Layout of the Larger Township Land and conditions prescribed in relation to the same are subject to further revisions by PMRDA due to amendment in Relevant Laws/revisions in approvals from time to time. The Developer / Project Proponent shall further carryout the changes in the Layout of the Larger Township Land at their discretion and/or as per terms and conditions laid down by the Authorities from time to time.
- Q. The Developer has informed the Purchaser/s about all these aspects pertaining to the ongoing Township Project including applications, sanctions, permissions pertaining to the Township Project and proposed phase-wise / segment-wise development, common amenities, reservations and facilities (if any) for the entire Township Project, and the Purchaser/s agrees and acknowledges the same. It is clarified by the Developer that the Layout of the Larger Township Land is tentative and though the same has been approved by PMRDA, the Developer / Project Proponent reserves the right in its/their absolute discretion to amend/alter/modify the Layout of Larger Township Land from time to time as it may deem fit and also to add and / or delete one or more building/tower/s having one or more wing from the Layout of Larger Township Land and /or also change the location of any of the buildings/towers, amenities, and facilities (if any) in the Layout of the Larger Township Land or change the nature of the buildings/towers proposed to be constructed on the Layout of the Township Land.
- R. In furtherance thereto, the Developer herein, has procured sanction from office of PMRDA for building plans vide letter dated 3rd August 2019 bearing no. BMU/ CR No. 537/ 19-20/ Mouze Mahalunge / S. no 40 and others/ Sector R3 issued in respect of a portion of the said Land bearing Survey Nos. 46/9(part), 46/10 and 47/1 (part) admeasuring in the aggregate **17412.00** square meters being Sector R-3 more particularly described in **Fourth Schedule** hereunder written ("**Phase Land**") and shown delineated by red colour boundary line on the plan annexed hereto as **Annexure "F"** for predominantly residential/commercial use consisting of 4 (four) building(s) /tower(s): (i) Tower 1 (Ground + 24 floors), (ii) Tower 2 (Ground + 24 floors), (iii) Tower 3 (Ground + 24 floors), (iv) Tower 4 (Ground + 4 floors) being a multi-level car parking tower with retail/shops at the ground level (part), under the name and style of "Godrej Hillside 1" (hereinafter called as the "**Phase**");



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- S. Pursuant to the application made by the Developer the PMRDA has issued Commencement Certificate No. B/U/ Mouze Mahalunge/ S. no 40 and others/ Sector R3/ SR No 537/ 19-20 dated 2nd August 2019 permitting construction and development of the Phase on the Phase Land on terms more particularly set out therein. The copy of the said Commencement Certificate is annexed hereto and marked as **Annexure "G"**;
- T. Based on its rights and entitlements in the manner set out hereinabove, the Developer/Project Proponent is developing the Township Project and carrying out the development in a phase-wise and segment-wise manner in consonance with the Relevant Laws and in the manner the Developer may deem fit and proper. For the purpose of this Agreement, Relevant Laws means and includes any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye-laws, etc. including amendment(s)/modifications thereto, any government notifications, circulars, office order, directives, etc. or any government notifications, circulars, directives, order, direction, judgment, decree or order of a judicial or a quasi-judicial authority, etc. ("**Relevant Laws**");
- U. The Purchaser/s is also made aware by the Developer that the Project Proponent is required to provide for and construct an EWS tower (i.e. tower for the economically weaker sections) on a portion of the Larger Township Land along with such other reservations in accordance with the terms as more particularly provided for in the Layout of the Larger Township Land and/or as per Relevant laws.
- V. The Developer has appointed VK:a Architecture (License no CA/2002/29235) registered with the Council of Architects, as their Licensed Architects and entered into a standard Agreement with them and such Agreement is as per the Agreement prescribed by the Council of Architects ("**Developer's Architect**");
- W. The Developer has appointed Melior Structural Solutions Private Limited, as structural Engineer for the preparation of the structural design and drawings of the Building(s)/Tower(s) and the Developer accepts the professional supervision of the Architect and the Structural Engineer till the completion of the Building(s)/Tower(s);
- X. The Developer has registered the Phase under the provisions of the Real Estate (Regulation and Development) Act 2016 ("**Act**") read with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates Of Interest And Disclosures On Website) Rules, 2017 ("**Rules**") with the Real Estate Regulatory Authority at <https://maharera.it.mahaonline.gov.in> under Certificate No P52100022099 authenticated copy is attached in **Annexure "H"**;
- Y. The Developer has sole and exclusive rights to sell the residential flats/ commercial units in the said Building(s)/Tower(s) to be constructed by the Developer in the said Phase and to enter into Agreement/s with the Purchaser/s of the residential flats/ commercial units and receive the sale consideration in respect thereof;
- Z. On demand from the Purchaser/s, the Developer has given inspection to the Purchaser/s of all relevant documents of title, together with the plans, designs and specifications prepared by the Developer's Architects and of such other documents as are specified as per the Act read with the Rules and regulations made thereunder;
- AA. The authenticated copy of Title Certificate dated 31st January 2019 along with Supplemental Title Certificate dated 31st January 2020, 4th May 2021 and 27th October 2021 ("**Title Certificate**") issued by M/s. DSK Legal in respect of Developer's title covering the Phase Land, is annexed and marked as Annexure "I". The Developer has got some of the approvals from the concerned local authority(s) to the plans the specifications, elevations, sections and of the said Building(s)/Tower(s) and shall obtain the balance approvals from various authorities from time to time, including but not limited to Occupancy Certificate of the said Building(s)/Tower(s);
- BB. While sanctioning the layout/plan, concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developer / Project Proponent while developing the Township Project including in relation to the Phase Land and the said Building(s)/Tower(s) and upon due observance and performance of which only the occupancy certificate in respect of the said Building(s)/Tower(s) shall be granted by the concerned local authority;

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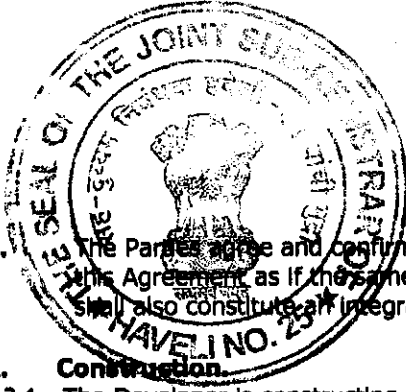
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- CC. The Developer was accordingly commenced construction of the said Building(s)/Tower(s) on the Phase Land in accordance with the approved plans;
- DD. By and under an Indenture of Mortgage executed on 4th December 2020, the Developer has mortgaged the said Land in favour of ICICI Bank Limited (therein referred to as "ICICI" or "Mortgagee") to secure the loan facility on terms better recorded therein;
- EE. The Purchaser/s has applied to the Developer for allotment of Flat/Unit No. **2306** situated on **23rd** floor of Tower **3** ("Flat/Unit") being constructed in the Phase along with **0 (None)** Parking space(s);
- FF. The Carpet Area of the said Flat/Unit is **55.40** square meters and Exclusive Areas of the said Flat/Unit is **15.82** square meters. The said Exclusive Areas of the said Flat/Unit includes balcony admeasuring **13.92** square meters and terrace/open verandah area admeasuring **1.90** square meters. The Carpet Area and Exclusive area aggregates to total area of **71.22** square meters ("**Total Area**"). For the purposes of this Agreement (i) "**Carpet Area**" means the net usable floor area of a Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat and (ii) "**Exclusive areas**" means exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s and other areas appurtenant to the said Flat for exclusive use of the Purchaser/s;
- GG. The authenticated copies of the plan of the Flat/Unit agreed to be purchased by the Purchaser(s), as sanctioned and approved by PMRDA have been annexed and marked as **Annexure "J"**. The specification to be provided in the Flat/Unit is hereto annexed and marked as **Annexure "K"**. The Common Areas and Facilities/Amenities of the said Phase are more particularly described in **part B of Annexure "E"**;
- HH. The Mortgagee has by its letter granted its no-objection / consent for sale for transfer the said Flat/Unit in favour of the Purchaser/s herein. Copy of the ICICI NOC is annexed hereto as **Annexure "M"**;
- II. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all Relevant Laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- JJ. Prior to the execution of these presents the Purchaser/s has paid to the Developer a sum of **Rs. 339054/- (Rupees Three Lakh Thirty Nine Thousand Fifty Four Only)** vide Cheque/DD bearing No. **Wire Transfer dated 26.06.2022, Cheque no. 000047 dated 26.06.2022 drawn on HDFC Bank**, which is exclusive of the applicable taxes and on or before the execution the Purchaser/s has paid to the Developer a sum of **Rs. NIL (Rupees NIL)** vide Cheque/DD bearing No. **NIL** dated **NIL** drawn on **NIL** Bank, **NIL** Branch, which is exclusive of the applicable taxes being part payment of the sale consideration of the Flat/Unit agreed to be sold by the Developer to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Developer doth hereby admit and acknowledge) and the Purchaser/s has/ have agreed to pay to the Developer the balance of the sale consideration in the manner hereinafter appearing;
- KK. Under section 13 of the said Act the Developer is required to execute a written Agreement for Sale of the said Flat/Unit with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908;
- LL. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Developer hereby agrees to sell and the Purchaser/s hereby agrees to purchase the said Flat/Unit;
- MM. The Parties agree and confirm that the Recitals shall form an integral part of the operative part of this Agreement as if the same are incorporated herein verbatim. Schedules and Annexures hereto shall also constitute an integral part of this Agreement.

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

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1. The Parties agree and confirm that the Recitals shall form an integral part of the operative part of this Agreement as if the same are incorporated herein verbatim. Schedules and Annexures hereto shall also constitute an integral part of this Agreement.

2. **Construction**

2.1 The Developer is constructing and developing the said Phase in accordance with the plans, designs and specifications as approved by PMRDA from time to time. Provided that the Developer shall obtain prior consent in writing of the Purchaser/s in respect of any major alteration or addition or variations or modifications which may adversely affect the Flat/Unit of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law. Provided further that in case of any major alteration or variation or modification in the layout of the Phase, the Developer shall obtain prior consent in writing of the Purchaser/s in respect of such alteration or addition or variation or modification except any alteration or addition required by any Government authorities or due to change in law.

2.2 The Developer has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the said Larger Township Land is being developed by the Project Proponent / Developer in a segment-wise / phase-wise manner to be determined by the Project Proponent / Developer in its absolute discretion from time to time. The Purchaser/s further acknowledge/s and confirms that the Project Proponent / Developer may, at any time, vary/ modify the Layout of the Larger Township Land except the said Phase in such manner as the Project Proponent / Developer may deem fit, subject however to the sanction of the concerned authorities, or may undertake any of the aforesaid phase if required by the concerned authorities. The Developer shall be entitled to carry out minor additions due to architectural and structural reason duly recommended and verified by Architect or Engineer and as required under Relevant Laws.

2.3 The Developer has informed and the Purchaser/s acknowledges that certain modifications/amendments are proposed in the said plan subject to obtaining requisite consent/approval from Pune Metropolitan Region Development (PMRDA)/ appropriate authority in accordance with law. The Purchaser/s further confirms and acknowledges that the proposed modifications/ amendments with detailed particulars have been explained to the Purchaser/s by the Developer. The Purchaser/s has accordingly accorded his/her/its consent for the said modifications/ amendments in the MahaRERA prescribed format as per Circular No. 28 of MahaRERA dated 8th March, 2021 and a copy of the same is annexed as **Annexure "L"** hereto.

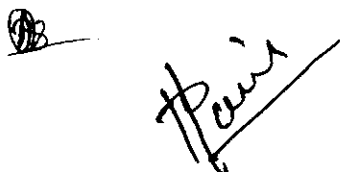
3. **Description of Flat/Unit, Parking Space(s) and Common Areas and Facilities/Amenities for the Phase & Total Consideration**

3.1 At the request of the Purchaser/s, the Developer has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Developer a residential Flat/Unit of the aforesaid Total Area bearing no. **2306**, on the **23rd** floor in the Building/Tower **3** ("**Flat/Unit**") constructed or being constructed in the Phase, which is more particularly described in the **Fifth Schedule** hereunder written and shown in brown hash on the plan annexed hereto as **Annexure "J"** and **0 (None)** parking space(s) ("**Parking Space(s)**") along with the right to use the Common Areas and Facilities/Amenities.

3.2 The specifications, fixtures and fittings like flooring, sanitary fittings, amenities with regard to the said Flat/Unit to be provided by the Developer are set out in **Annexure "K"** below. However, the Purchaser confirms that in the event the Developer is unable to obtain and install the fixtures and fittings in the manner prescribed in **Annexure "K"**, the Developer shall have the option to procure and install the equivalent brand thereof and the Purchaser shall in no manner raise any dispute in respect thereof. The Purchaser/s is/are satisfied about the specifications, fixtures and fittings agreed to be provided by the Developer and undertakes that the Purchaser/s shall not raise any objection in respect thereof hereafter.

3.3 The Carpet Area of the Flat/Unit is **55.40** square meters and the Exclusive Areas of the Flat/Unit is **15.82** square meters aggregating to Total Area of **71.22** square meters. The Carpet Area & Exclusive Areas shall have the meaning ascribed to it in recital FF above.

3.4 In consideration of the above, the Purchaser/s hereby agrees to pay to the Developer a total lump-sum sale consideration of **Rs. 6781075/- (Rupees Sixty Seven Lakh Eighty One Thousand Seventy Five Only)** ("**Total Consideration**"), comprising of the following:-





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Sr. No.	Particulars of consideration	Rupees
(i)	Towards the Carpet Area of the Flat/Unit.	Rs. 5274804/-
(ii)	Towards the Exclusive Areas of the Flat/Unit.	Rs. 1506271/-
(iii)	Towards Covered Parking Space(s)	NA
(iv)	Towards proportionate consideration for Common Areas and Facilities/Amenities of the Phase including club house development charges calculated on the Carpet Area of the Flat/Unit.	NA
(v)	Towards facilities	NA
	Total Consideration	Rs. 6781075/-

20% of the Total Consideration shall be the Earnest Money.

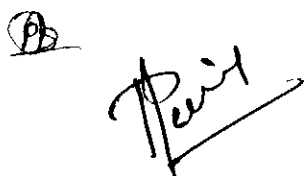
Along with the aforementioned Total Consideration, the Purchaser/s agree(s) and undertake(s) to pay to the Developer, amounts as specified in Clause 8 of this Agreement.

4. VARIATION IN AREA

The Developer shall confirm the final Total Area that has been allotted to the Purchaser/s after the construction of the Building(s)/Tower(s) is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the Total Area. In the event of any variation in the Total Area of the Flat/Unit, consideration payable for the Total Area of the Flat/Unit shall be recalculated upon confirmation by the Developer and in such event only recourse shall be a pro-rata adjustment in the last installment payable by the Purchaser/s towards the Total Consideration under Clause 3.4. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 3.3 of this Agreement.

5. Payment Schedule & Manner of Payment

- 5.1 The Purchaser/s hereby agrees and undertakes to pay to the Developer the Total Consideration of **Rs. 6781075/- (Rupees Sixty Seven Lakh Eighty One Thousand Seventy Five Only)** in the manner prescribed in Annexure "N".
- 5.2 The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones.
- 5.3 The Purchaser/s shall pay the respective payment/Installment as stipulated hereinabove along with applicable taxes strictly within fifteen (15) days of Developer sending notice of the completion of each milestone. Intimation forwarded by Developer to the Purchaser/s that a particular stage of construction is initiated and/or completed shall be sufficient proof that a particular stage is initiated and/or completed and such proof shall be valid and binding upon the Purchaser/s and the Purchaser/s agree/s not to dispute the same. The Purchaser/s hereby understand/s and agree/s that, save and except for the intimation from the Developer as provided under this Clause, it shall not be obligatory on the part of the Developer to send reminders regarding the payments to be made by the Purchaser/s as per the payment schedule mentioned in this Clause, and the Purchaser/s shall make all payment/s to the Developer on or before the due dates, time being the essence of this Agreement.
- 5.4 All payments to be made by the Purchaser/s under this Agreement shall be by cheque/demand draft/pay order/wire transfer/any other instrument drawn in favour of "**GODREJ HILLSIDE 1 COLLECTION ESCROW ACCOUNT**".
- 5.5 In case of any financing arrangement entered by the Purchaser/s with any Bank / financial institution with respect to the purchase of the Flat/Unit, the Purchaser/s undertake/s to direct such bank / financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer through an account payee cheque/demand draft drawn in favour of "**GODREJ HILLSIDE 1 COLLECTION ESCROW ACCOUNT**".





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5.6 For the purpose of permitting funds from abroad by the Purchaser/s, the following are the particulars of the beneficiary.

Beneficiary's Name : **GODREJ HILLSIDE 1 COLLECTION ESCROW ACCOUNT**
Beneficiary's Account No : **777705756504**

Bank Name : ICICI Bank Limited
Branch Name : Wakad, Pune
Bank Address : The Address Commercia,
Survey no 154, Shop no 118,119,120,
Mumbai-Bangalore Highway,Wakad, Pune 411057

IFSC Code : **ICIC0007565**

5.7 In case of any financing arrangement entered by the Purchaser/s with any financial institution with respect to the purchase of the Flat/Unit, the Purchaser/s undertake/s to direct such financial institution to and shall ensure that such financial institution does disburse/pay all such installment of Total Consideration amounts due and payable to Developer through an account payee cheque/demand draft drawn in favour of "GODREJ HILLSIDE 1 COLLECTION ESCROW ACCOUNT". The Purchaser/s agrees that in the event the Purchaser/s avails any loan/or loan facilitation services ("Services") from any external third party, the Purchaser/s shall do so at his/her own cost and expense whatsoever and shall not hold the Developer liable/responsible for any loss / defective service / claims / demands that the Purchaser/s may have incurred due to the Services so availed.

5.8 Further, at the express request of the Purchaser/s, the Developer may at its sole discretion offer a rebate to the Purchaser/s in case the Purchaser desires to give early payments any time hereafter. It is hereby clarified that the foregoing rebate is subject to the Purchaser/s complying with all its obligations under this Agreement including timely payment of the installments. Save as foregoing, the quantum of rebate once offered by the Developer shall not be subject to any change/withdrawal. The Purchaser/s further understands and agrees that the Developer shall have the right to accept or reject such early payments on such terms and conditions as the Developer may deem fit and proper. The early payments received from the Purchaser/s under this Clause shall be adjusted against the future milestone payment due and payable by the Purchaser/s.

5.9 If any of the payment cheques/banker's cheque or any other payment instructions of/by the Purchaser/s is/are not honored for any reason whatsoever, then the same shall be treated as default under Clause 21 below and the Developer may at its option be entitled to exercise the recourse available thereunder. Further, the Developer may, at its sole discretion, without prejudice to its other rights, charge a payment dishonor charge of Rs. 5000/- (Rupees Five Thousand only) for dishonor of a particular payment instruction for first instance and for second instance the same would be Rs. 10,000/- (Rupees Ten Thousand only) in addition to the Interest for delayed payment. Thereafter no cheque will be accepted and payments shall be accepted through bank demand draft(s) only.

5.10 The Total Consideration is escalation-free, save and except escalations / increases / impositions levied by any statutory authority (ies), local bodies/ government, competent/planning authorities ("Authorities") from time to time or any statutory charges/payments including but not limited to development charges, external development charges, infrastructure development charges, premiums and/or all other charges, payments, surcharges, cesses, taxes, levies, duties, etc. payable to Authorities.

6. Taxes

6.1 The Total Consideration above excludes Taxes. Taxes includes Goods and Services Tax (GST), land under construction tax, property tax, or other taxes, duties, cesses, levies, charges which are leviable or become leviable under the provisions of the Relevant Laws or any amendments thereto pertaining or relating to the sale of Flat/Unit.

6.2 For the purpose of this Agreement,

- "GST" means and includes any tax imposed on the supply of goods or services or both under GST Law.
- "GST Law" shall mean and include the Integrated Goods & Service Tax Act, GST (Compensation to the States for Loss of Revenue) Act, Central Goods & Services Tax Act and State Goods & Services Tax Act / UTGST, and all related ancillary legislations, rules, notifications, circulars, statutory orders etc.
- "Cess" shall mean and include any applicable cess, existing or future on the supply of goods or services or both under GST Law or any other relevant laws.

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6.3 Taxes shall be payable by the Purchaser/s on demand made by the Developer within (seven) working days, and the Purchaser/s shall indemnify and keep indemnified the Developer from and against the same.

7. Tax Deducted at Source

The Purchaser/s is aware that the Purchaser/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Developer, whichever is earlier in accordance with the provisions of Section 194IA of the Income Tax Act, 1961. Further, the Purchaser/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.

8. Payment of Other Charges

8.1 The Purchaser/s shall on or before delivery of possession of the said Flat/Unit pay/deposit to/with the Developer, the following amounts, which shall be transferred to the society / limited company / federation / Apex Body:

Sr. No.	Particulars	Rupees
(i)	For share money, application entrance fee of the society or limited company / federation / Apex Body.	Rs. 600/-
(ii)	Estimate amount for deposit towards provisional monthly contribution towards outgoings of the said Phase/Phase Land in respect of the society or limited company / federation / Apex Body for 12 months.	Rs. 33134/-
(iii)	Estimate amounts for deposit towards provisional contribution towards outgoings of township for 5 year.	Rs. 107388/-
(iv)	Estimate amounts towards ad-hoc corpus fund to be deposited with Developer / service provider, as may be directed by the Developer.	Rs. 15000/-
(v)	Estimate amounts towards ad-hoc corpus fund to be deposited with Developer / service provider, as may be directed by the Developer (township level)	Rs. 5000/-
	TOTAL:	Rs. 161122/-

8.2 The Purchaser/s shall on demand pay to the Developer the following amounts:

(i)	Estimate amounts for deposit towards electricity connection charges.	NIL
(ii)	Estimate amount for formation and registration of the society or limited company / federation / Apex Body	Rs. 5000/-
(iii)	Estimate amounts towards legal charges for documentation which shall be payable	NIL

8.3 The Purchaser/s hereto agrees, confirms and acknowledges that all estimated & tentative charges as mentioned above or in any other part of this Agreement are tentative and are subject to change, without notice at the discretion of the Developer.

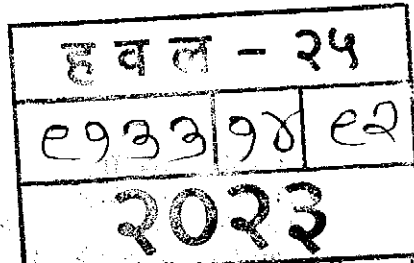
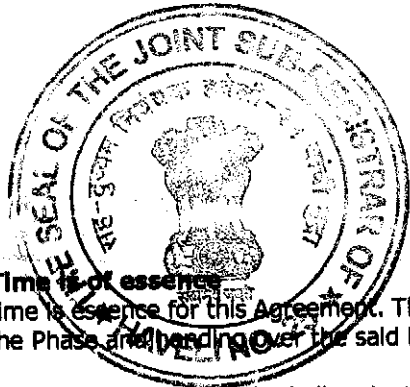
9. Legal charges for formation of society / limited company / federation / Apex Body

The Purchaser/s shall on demand pay to the Developer such sum as mentioned above towards meeting all legal cost, charges and expenses, including professional costs of Advocates/Solicitors of the Developer in connection with formation of the society / limited company / federation / Apex Body and for preparing its rules, regulations, bye-laws, etc. and the cost of preparing and engrossing the conveyance.

10. Developer to appropriate dues

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

(B)



11. Time is of essence

11.1 Time is essence for this Agreement. The Developer shall abide by the time schedule for completing the Phase and handing over the said Flat/Unit to the Purchaser/s.

11.2 Similarly, the Purchaser/s shall make timely payments of the Instalment and other dues payable by him/her and meeting the other obligations under this Agreement subject to the completion of construction by the Developer as provided in Clause 5 herein above.

12. Interest

12.1 All outstanding amounts payable by either Party under this Agreement to the Counter-Party shall carry applicable interest at the rate of (i) 2% (two percent) above the then prevailing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Act / Rules ("Interest") from the date they fall due till the date of receipt/realization of payment by the other Party.

12.2 Any overdue payments so received will be first adjusted against (i) Interest; then (ii) towards statutory dues; and (iii) subsequently towards outstanding principal amounts.

12.3 Without prejudice to the other rights of the Developer hereunder, the Developer shall in respect of any amounts remaining unpaid by the Purchaser/s under this Agreement, have a first charge / lien on the Flat/Unit.

13. Floor Space Index

13.1 The Purchaser/s has/have been informed and is/are aware that the buildable area has been sanctioned vide the Layout of the Larger Township Land as a single project on the basis of the available Floor Space Index ("FSI") on the entire Larger Township Land and accordingly the Project Proponent including the Developer shall develop the Larger Township Land in multiple phases.

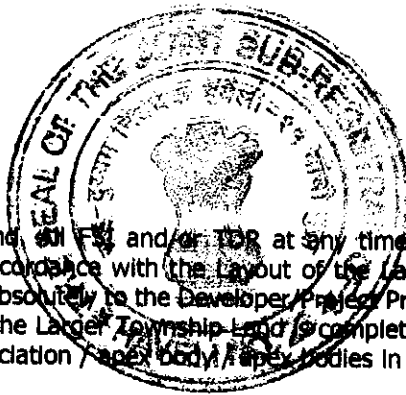
13.2 The Developer declares that the FSI/built-up area proposed to be utilized in the said Phase is about 41144.73 square meters. The Developer may utilize the FSI by availing of FSI available with respect to the Larger Township Land or on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the ITP/STP Policy and/or Development Control Regulations or based on the expectation of increased FSI which may become available in future.

13.3 Further, the Purchaser/s has/have been informed and acknowledge(s) that the FSI proposed to be consumed in the Phase may not be proportionate to the area of the Phase Land on which it is being constructed. The Developer/Project Proponent in its/their sole discretion, may allocate such buildable FSI for each of the building(s)/tower(s) being constructed on the Larger Township Land, as the case may be, as it/they think fit and the purchasers of the apartment(s)/flat(s)/premise(s)/unit(s) in such building(s)/ tower(s) (including the Purchaser/s) are agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the building(s)/ tower(s) on the Phase Land or Larger Township Land.

13.4 The Purchaser/s acknowledge(s) that the Developer alone is entitled to utilize and deal with all the development potential of the said Land including the existing and future FSI and /or transferable development rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings/towers and development of facilities and/or amenities on any part of the said Land or elsewhere as may be permitted and in such manner as the Developer deems fit. Further, the Purchaser/s hereby agrees, acknowledge/s and confirm/s that the Developer/Project Proponent, at its discretion, shall be entitled to add/amalgamate adjoining land parcels to the Larger Township Land and shall be solely entitled to utilise the development potential of such additional land.

13.5 The Purchaser/s further acknowledge(s) that, at its sole discretion (i) the Developer shall also be entitled to freely deal with other phases comprised in the said Land (along with the FSI/TDR or otherwise) including by way of sale/transfer to any entity as the Developer may deem fit (ii) the Developer may also sell/transfer its stake in the other phases to any person as it deem fit, in accordance to the then existing laws. The Purchaser/s has/have entered into this Agreement knowing fully well the scheme of development to be carried out by the Developer.

13.6 Neither the Purchaser/s nor any of the other purchasers of the flat(s)/unit(s) in the buildings/towers being constructed on the Larger Township Land (including the Building(s)/Tower(s)) nor the association / apex body / apex bodies to be formed of purchasers of /flat(s)//unit(s) in such buildings/towers shall be entitled to claim any FSI and/or TDR howsoever available on the said



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Larger Township Land, all FSI and/or TDR at any time available in respect of the said Larger Township Land in accordance with the Layout of the Larger Township Land or any part thereof shall always belong absolutely to the Developer/Project Proponent, till the time the development of the entire Layout of the Larger Township Land is completed and the said Larger Township Land is conveyed to the association / apex body / apex bodies in the manner set out herein below.

- 13.7 The unutilized / residual FSI (including future accretions / enhancement due to change in law or otherwise) in respect of the Phase Land and/or the Land shall always be available to and shall always be for the benefit of the Developer and the Developer shall have the right to deal / use the FSI / TDR as it may deem fit, without any objection/interference from the Purchaser/s / association / apex body / apex bodies. In the event of any additional FSI in respect of the Phase and/or the said Land or any part thereof being increased as a result of any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time, hereafter, the Developer alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built up area on the Phase Land or any other part of the said Land as may be permissible.
- 13.8 The Purchaser/s or the association / apex body / apex bodies of the purchasers shall not alter/demolish/construct or redevelop the building(s) / tower(s) or the Phase Land or any part thereof until and unless the building(s) / tower(s) is/are in a dilapidated condition or unsuitable for habitation or pursuant to any requirement of any law or use any unutilized or increased FSI available on the Phase Land. It is also agreed by the Purchaser/s that even after the formation of the association / apex body / apex bodies, the Developer, if permitted by the PMRDA and/or other authorities, shall be entitled to utilize further development potential (including fungible FSI), by putting up further construction on the Phase Land the said Land and shall thereby continue to retain full right and authority to develop the Phase Land/ said Land and to utilize the entire FSI and / or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Developer who shall be at the liberty to use, dispose off, sell or transfer the same in such manner as the Developer may deem fit.
- 14. Adherence to Sanctioned Plans**
The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning of the said plans or thereafter and shall before offering possession of the Flat/Unit to the Purchaser/s obtain from the concerned local authority occupancy certificate in respect of the Flat/Unit.
- 15. Possession**
- 15.1 The Developer shall offer possession of the Flat/Unit to the Purchaser/s, after obtaining the Occupation Certificate for the said Flat/Unit on or before **30th April 2024** ("**Delivery Date**") alongwith the right to use the Common Areas and Facilities/Amenities within the said Phase as mentioned under **part B of Annexure "E"** which shall be delivered on or before **30th April 2024**; and the right to use the Township Level Amenities falling in future development as mentioned under **part A of Annexure "E"** shall be available on or before December 2027, subject to the Purchaser/s being in compliance of all its obligations under this Agreement including timely payments of amounts. Provided however that the Delivery Date and delivery date of the Common Areas and Facilities/Amenities in the said Phase and Township Level Amenities shall stand extended on account of (i) any force majeure events and/or (ii) reasons beyond the control of the Developer and/or its agents and/or (iii) due to non-compliance on the part of the Purchaser/s including on account of any default on the part of the Purchaser/s ("**Extension Event**"). For the purpose of this Agreement, "**Force Majeure**" event shall include (a) war, civil commotion or act of God; (b) any notice, order, rule, notification of the Government and / or other public competent authority / Court; and (c) epidemic/pandemic.
- 15.2 Further, in the event the Developer is unable to offer possession of the Flat/Unit on or before the Delivery Date for any reasons other than those set out in the foregoing and subject to reasonable extension of time, then on demand in writing by the Purchaser/s, the Developer shall refund the amounts received from the Purchaser/s along with applicable Interest from the date of payment of such amount till refund thereof. Post such refund by the Developer to the Purchaser/s, the Purchaser/s agree(s) and acknowledge(s) that the Purchaser/s shall not have any right, title interest in the Flat/Unit together with any other benefit/ entitlement in respect thereof, and the Developer shall be entitled to deal with the same at its sole discretion without any recourse to the Purchaser/s.
- 16. Manner of Taking Possession**

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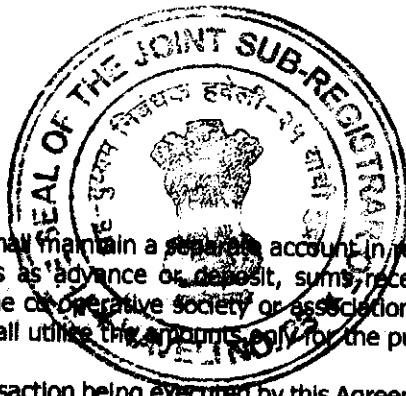


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- 16.1 The Purchaser/s shall take possession of the Flat/Unit within 15 (fifteen) days from the date Developer offering possession of the Flat/Unit (Intimation of Possession), by executing necessary documents, ~~holdings~~, declarations and such other documentation as prescribed in this Agreement, and the Developer shall give possession of the Flat/Unit to the Purchaser/s. Upon receiving possession of the Flat/Unit or expiry of the said 15 (fifteen) days from offering of the possession ("**Possession Date**"), the Purchaser shall be deemed to have accepted the Flat/Unit, in consonance with this Agreement, and shall thereafter, not have or make any claim/s, against the Developer, with respect to any item of work alleged not to have been carried out or completed. The Purchaser/s expressly understands that from such date, the risk and ownership to the Flat/Unit shall pass and be deemed to have passed to the Purchaser/s.
- 16.2 The Purchaser/s hereby agree/s that in case the Purchaser/s fail/s to respond and/or neglects to take possession of the Flat/Unit within the time stipulated by the Developer, then the Purchaser shall in addition to the above, pay to the Developer holding charges at the rate of Rs. 110/- (Rupees One Hundred and Ten only) per month per square meter of the Total Area of the Flat/Unit ("**Holding Charges**") and applicable maintenance charges towards upkeep and maintenance of the common areas and facilities/ amenities (if any) for the period of such delay. During the period of said delay the Flat/Unit shall remain locked and shall continue to be in possession of the Developer but at the sole risk, responsibility and cost of the Purchaser in relation to its deterioration in physical condition.
- 16.3 It is hereby agreed between the Parties that upon receipt of occupation certificate for the said Flat/Unit, the Purchaser/s shall not be entitled to terminate this Agreement. Further, in case the Purchaser/s fail/s to respond and/or neglect/s to take possession of the Flat/Unit within the aforementioned time as stipulated by the Developer then the Developer shall also be entitled along with other rights under this Agreement to forfeit/claim the entire Total Consideration towards the Flat/Unit along with interest on default in payment of instalments (if any), applicable taxes and any other charges/amounts. The Purchaser/s further agree/s and acknowledge/s that the Developer's obligation of delivering possession of the Flat/Unit shall come to an end on the expiry of the time as stipulated by the Developer and that subsequent to the same, the Developer shall not be responsible and/or liable for any obligation towards the Purchaser/s for the possession of the Apartment/Flat/Unit.
- 17. Outgoings**
- 17.1 From the Possession Date, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoings in respect of the Phase Land and Building(s)/Tower(s) (as may be applicable) namely local taxes, betterment charges or such other levied by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, security agency, sweepers and all other expenses necessary and incidental to the management and maintenance of the Phase including Phase Land and building(s)/ tower(s) (as may be applicable) thereon.
- 17.2 From the Possession Date, the Purchaser/s shall also be liable to bear and pay the proportionate share of outgoings with respect to the OTA, the common areas and common facilities/amenities with respect to the Larger Township Land and township level amenities ("**Township Maintenance Charges**" / "**TMC**"). Such TMC shall be payable by the Purchaser/s to Facility Management Company or such agency appointed by the Developer/ Project Proponent for carrying out the said maintenance work of the overall township level amenities and common areas of the Township Land or part thereof ("**Township Management Authority**" / "**TMA**");
- 17.3 Until the conveyance of the structure of the building(s)/ tower(s) to the common organization, the Purchaser/s shall pay to the Developer / Project Proponent / Facility Management Company / TMA such proportionate share of outgoings as may be determined by the common organization. The Purchaser/s further agrees that till the Purchaser/s's share is so determined, the Purchaser/s shall pay to the Developer/Project Proponent/ Facility Management Company / TMA provisional monthly contribution as determined by the Developer /Project Proponent/s Facility Management Company / TMA, as the case may be, from time to time. The amounts so paid by the Purchaser/s in this regard shall not carry any interest and remain with the Developer/Project Proponent until a conveyance in favour of a common organization as aforesaid. On such conveyance being executed, the balance amount of deposits from respective account, if any, shall be paid over by the Developer to such common organization. However, it is clarified that the TMC for OTA payable to the Developer / Project Proponent or entities nominated by it, would continue even after formation/conveyance of particular sector(s) association/ society.

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- 17.4 The Developer shall maintain a separate account in respect of sums received by the Developer from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the cooperative society or association or company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- 17.5 In case the transaction being executed by this Agreement between the Developer and the Purchaser is facilitated by a registered real estate agent/channel partner/broker, all amounts (including taxes) agreed as payable remuneration/fees/charge for services/commission/brokerage to the registered real estate agent/channel partner/broker, shall be paid by the Developer/Purchaser/both, as the case may be, in accordance with the agreed terms of payment.
- 18. Defect Liability Period**
- 18.1 If the Purchaser brings to the notice of the Developer any structural defect in the Flat/ Unit / Building(s) / Tower(s) within a period stipulated under the Relevant Laws, it shall wherever possible be rectified by the Developer without further charge to the Purchaser/s. However, Parties agree and confirm that the decision of the Developer's architect shall be final in deciding whether there is any actual structural defect in the Flat/ Unit / Building(s) / Tower(s) or defective material being used or regarding workmanship, quality or provision of service.
- 18.2 After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to thereto (save and except the defects mentioned in Clause 18.1 above, the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser/s and the Purchaser/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.
- 19. Foreign Exchange Management Act**
- The Purchaser clearly and unequivocally confirm/s that in case remittances related to the Total Consideration and/or all other amounts payable under this Agreement for the Flat/Unit are made by non-resident/s/foreign national/s of Indian origin, it shall be the sole responsibility of the Purchaser/s to comply with the provisions of the Foreign Exchange Management Act, 1999 ("FEMA") or statutory enactments or amendments thereof and the rules and regulations thereunder and/or any other Relevant Laws including that of remittance of payments, acquisition/sale or transfer of immovable property/ies in India and provide to the Developer with such permission/approvals/no objections to enable the Developer to fulfill its obligations under this Agreement. Any implications arising out of any default by the Purchaser/s shall be the sole responsibility of the Purchaser/s. The Developer accepts no responsibility in this regard and the Purchaser/s shall keep the Developer fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a change in the residential status of the Purchaser/s, subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser/s to intimate in writing to the Developer immediately and comply with all the necessary formalities, if any, under the Relevant Laws.
- 20. Anti-Money Laundering**
- The Purchaser/s hereby declare(s), agree(s) and confirm(s) that the monies paid/payable by the Purchaser/s under this Agreement towards the said Flat/Unit is not involved directly or indirectly to any proceeds of the scheduled offence and is/are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and/or amended from time to time (collectively "Anti Money Laundering"). The Purchaser/s further declare(s) and authorize(s) the Developer to give personal information of the Purchaser/s to any statutory authority as may be required from time to time. The Purchaser/s further affirms that the information/ details provided is/are true and correct in all respect and nothing has been withheld including any material facts within his/her/their/its knowledge. The Purchaser/s further agree(s) and confirm(s) that in case the Developer becomes aware and/or in case the Developer is notified by the statutory authorities of any instance of violation of Anti-Money Laundering, then the Developer shall at its sole discretion be entitled to cancel/terminate this Agreement. Upon such termination the Purchaser/s shall not have any right, title or interest in the said Flat/Unit neither have any claim/demand against the Developer, which the Purchaser/s hereby unequivocally agree(s) and confirm(s). In the event of such cancellation/termination, the monies paid by the Purchaser/s shall be refunded by the Developer to the Purchaser/s in accordance with the terms of this Agreement only after the Purchaser/s furnishing to the Developer a no-objection / consent letter from the statutory authorities permitting such refund of the amounts to the Purchaser/s.
- 21. Default By Purchaser/s**





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In the event if the Purchaser/s fails or neglect to (i) make the payment of the Total Consideration in installment in accordance with terms of this Agreement and all other amounts due including but not limited to estimated other charges due from the Purchaser/s as mentioned in this Agreement on due dates and/or (ii) comply with its obligations, terms conditions as set out in this Agreement, the Developer shall be entitled, without prejudice to other rights and remedies available to the Developer including charging of interest for delayed payment, after giving 15 (fifteen) days prior notice to the Purchaser/s, to cancel/terminate the transaction.

21.2 In case the Purchaser/s fails to rectify the default within the aforesaid period of 15 (fifteen) days then the Developer shall be entitled, at its sole option, to terminate this Agreement and forfeit (a) Earnest Money from the amounts paid till such date and (b) Interest on any overdue payments and (c) brokerage paid to channel partners/brokers, if any, (d) administrative charges as per Developer's policy and (e) all taxes paid by the Developer to the Authorities and (f) amount of stamp duty and registration charges to be paid on deed of cancellation of this Agreement, if Agreement is registered and (g) any other taxes which are currently applicable or may be applicable in future and (h) subvention cost (if the Purchaser/s has opted for subvention plan) which the Developer may incur either by way of adjustment made by the bank in installments or paid directly by the Developer to the bank (collectively referred to as the "**Non-Refundable Amounts**"). Balance amounts, if any, without any liabilities towards costs/damages/Interest etc. shall be refunded without interest whatsoever simultaneously upon the Purchaser/s executing and registering the deed of cancellation or such other document ("**Deed**") within 15 (fifteen) days of termination notice by the Developer, failing which the Developer shall be entitled to proceed to execute/register the Deed with the appropriate Sub-Registrar, including as an authorized constituted attorney of the Purchaser/s and the Purchaser/s hereby acknowledges and confirms. The Parties further confirm that any delay or default in such execution/ registration shall not prejudice the cancellation, the Developer's right to forfeit and refund the balance to the Purchaser/s and the Developer's right to sell/transfer the Flat/Unit including but not limited to Parking Space (if any) to any third party. For the sake of clarity, the interest and/or taxes paid on the Total Consideration shall not be refunded upon such cancellation / termination. Further, upon such cancellation, the Purchaser/s shall not have any right, title and/or interest in the Flat/Unit and/or the Phase and/or the Phase Land and/or the Larger Township Land the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer in any manner whatsoever. The Purchaser/s acknowledges and confirms that the provisions of this clause shall survive termination of this Agreement.

21.3 Termination by Purchaser/s prior to receipt of Occupation Certificate:

In the event, the Purchaser/s intends to terminate this Agreement for reasons other than those attributable to the Developer's default, then the Purchaser/s shall give a prior written notice ("**Notice**") of 60 (sixty) working days to the Developer expressing his/her/its intention to terminate this Agreement. Upon receipt of Notice for termination of this Agreement by the Developer, this clause shall be dealt with in accordance with Clause 21.2 and the Developer shall be entitled to forfeit the Non-Refundable Amounts. The Purchaser/s further agrees and undertakes that on occurrence of such event of termination, the Purchaser/s agrees to return all documents (in original) with regards to this transaction to the Developer, comply with all other requirements of the Developer as would be required for effective termination of this Agreement including but not limited to timely execution and registration of the Deed. Upon such termination, the Purchaser/s agree(s) and acknowledge(s) that the Purchaser/s shall not have any right, title and/or interest in the Flat/Unit and/or Parking Space(s) and/or the Phase and/or Phase Land and/or the Larger Township Land and the Purchaser/s waives his/her/their/its right to claim and/or dispute against the Developer in any manner whatsoever. Further, upon such termination, the Developer shall be entitled to deal with the aforementioned Flat/Unit and/or Parking Space(s) at its sole discretion.

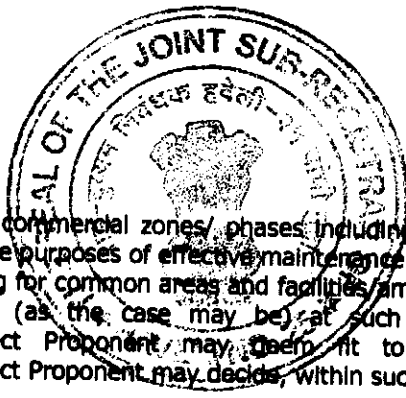
22. Association Structure

22.1 The Developer / Project Proponent shall at its discretion, as prescribed under the Relevant Laws:

- (i) form association of the purchasers of apartment(s) / Flat/Unit(s) / premise(s) / unit(s) in the Building(s)/ Tower(s) (being either a co-operative society / condominium / limited company or combination of them), as it may deem fit and proper in respect of each of the building(s)/tower(s) comprised in the Phase/Township Project known by such name as the Developer may decide, which shall be responsible for maintenance and management of the building(s)/tower(s), within such period as may be prescribed under the Relevant Laws.
- (ii) form an apex organization (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Body**") for the entire development or separate apex association / apex body / apex bodies (being either a co-operative society/condominium/limited company or combination of them) ("**Apex Bodies**") for each of

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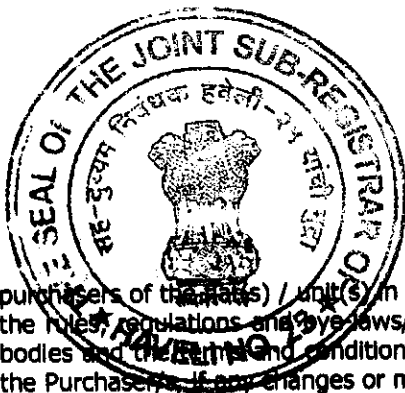
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residential and commercial zones/ phases including the said Phase, as the Developer may deem fit, for the purposes of effective maintenance and management of the entire Township Project including for common areas and facilities/amenities (if any) of the Township Project / Phase/ Towers (as the case may be) at such time and in such a manner as the Developer/Project Proponent may deem fit to be known by such name as the Developer/Project Proponent may decide, within such period as may be prescribed under the Relevant Laws.

- (iii) Since the Phase forms part of the Township Project, and the common areas and facilities/amenities are required to be maintained in accordance with the extant ITP/STP Policy, and with a view to preserve the Intrinsic value of the Township Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, be involved / undertake / conduct either by itself or through Facility Management Company /TMA (in the manner set out in Clause 24 below), the maintenance and management of the Township Project, without any reference to the Purchaser/s and other occupants of the Township Project, even after formation of the association/apex body/apex bodies on such terms and conditions as the Developer/Project Proponent may deem fit and the Purchaser/s hereby gives their unequivocal consent for the same. For this purpose the Developer/Project Proponent may, in its discretion provide suitable provisions in the constitutional documents of the association/apex body/apex bodies.
- (iv) Make provisions for payment of outgoings /TMC to the association & the apex body/apex bodies/Project Proponent for the purposes of maintenance of Building(s) / Tower(s) in which the Flat/Unit is located and the entire Township Project and the township level amenities, as the case may be.

- 22.2 The Purchaser/s hereby declares and confirms that except for the Parking Space(s) allotted by the Developer/ association/ Apex Body, the Purchaser/s do/es not require any parking space/s including open parking space(s) and accordingly the Purchaser/s waives his/her/its/their claim, right, title, interest whatsoever on the areas of parking space(s) in the Phase. The Purchaser/s further agree(s) and undertake(s) that Purchaser/s shall have no concerns towards the identification and allotment/allocation of the parking space(s) done by Developer / association / Apex Body, at any time and shall not challenge the same anytime in future. The Purchaser/s agree(s) and acknowledge(s) that Developer/the association/Apex Body shall deal with the parking space(s) in the manner Developer / association / Apex Body deems fit, subject to the terms of bye-laws and constitutional documents of the association / Apex Body. The Developer acknowledges and accepts the aforementioned waiver and accordingly has given effect to the same while calculating the Total Consideration.
- 22.3 The Purchaser/s hereby acknowledge(s) and agree(s) that the Phase is a part of a layout development and as such the Developer would be conveying only the built-up area of the Building(s)/ Tower(s) to the association formed of the Individual building(s)/ tower(s)/ wing(s) and the underlying Phase Land would be conveyed to the society/Apex Body / Apex Bodies formed of the association, which shall be in accordance with the timelines stipulated under the Relevant Laws. The Developer shall convey its title in respect of the Larger Township Land to the association / Apex Body / Apex Bodies within such period as the Developer may deem fit, however such conveyance shall not be later than 5 (five) years from date of the completion of the entire development of the township by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time and sale of all the apartments/flats/ units /premises / commercial office / units in the said Building(s)/Tower(s) and receipt of the entire consideration in respect thereof. The Purchaser/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Purchaser/s hereby agree(s) and confirm(s) that till conveyance of the building(s)/tower(s) and underlying Larger Township Land to the association or apex body / apex bodies (as the case may be), the Purchaser/s shall continue to pay all the outgoings as imposed by the concerned authorities and proportionate charges to the Developer from time to time.
- 22.4 The Purchaser/s agree(s) and undertake(s), to sign and execute all applications and other papers and documents, including but not limited to the bye-laws/memorandum and articles of association / apex body / apex bodies drafted/adopted by the Developer for the association, necessary for the formation and registration of the association / apex body / apex bodies within 10 (ten) days from intimation by the Developer. The Purchaser/s agree(s) not to object to any changes/amendments made by the Developer in the draft/model bye-laws/memorandum and articles of association / apex body / apex bodies for the association. The Purchaser/s shall also be bound from time to time, to sign all papers, documents and deeds for safeguarding the interest of the Developer and the other

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purchasers of the flat(s) / unit(s) in the Building(s) / Tower(s). The Purchaser/s shall be bound by the rules, regulations and bye-laws/memorandum and articles of association / apex body / apex bodies and the terms and conditions contained in the Indenture. No objection shall be raised by the Purchaser/s, if any changes or modifications are made in the draft bye-law of the association / apex body / apex bodies by the Developer as the case may be or as may be required by the Registrar of Cooperative Societies or any other competent authority. The Purchaser/s hereby authorize(s) the Developer to sign and execute all such forms applications, papers and documents on his/her/their/its behalf as may be required for this purpose.

- 22.5 The conveyance to be executed unto and in favour of the said Society/ association formed of the Individual Building(s)/ Tower(s) shall incorporate wherever relevant and necessary, the terms and conditions of this Agreement, terms and conditions imposed by the Government while granting various sanctions and permissions, and policies, bye-laws, rules and regulations of the ITP, framed by the said FMC/TMA.
- 22.6 The Developer may become a member of the association / apex body / apex bodies to the extent of all unsold and/or unallotted flat/ / unit(s), areas and spaces in the Building(s) / Tower(s).
- 22.7 All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of such deed of assignment/transfer shall be borne and paid by the association/all purchasers of the flat(s)/ unit(s)/premises(s) in the building/s / wing/s in the same proportion as the total area of the flat(s)/ unit(s) bears to the total area of all the flat(s)/ unit(s) /premises(s) in the said building(s) / tower(s).

23. Township Project

23.1 The control and administration of the entire Township Project at all times shall remain with the Project Proponent. The Purchaser is aware and hereby agrees and undertakes to:

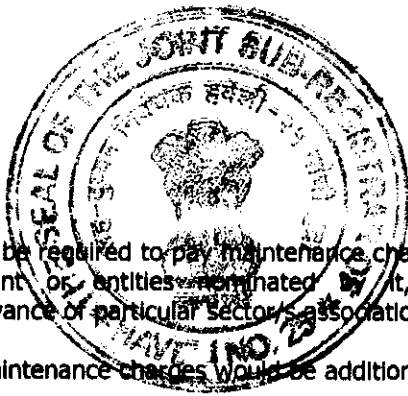
- (i) comply with all directions/ orders/ rules and regulations made by the Project Proponent for the administration and management of the entire Township Project; and
- (ii) Not to raise any claim / objection/ cause any hindrance to development of various other sectors/phases of the Township Project by the Project Proponent or any of its assignees/ nominees i.e. other sector developer & the Developer.
- (iii) Pay maintenance charges for township level amenities to the Project Proponent or entities nominated by it, which would continue even after formation/conveyance of particular sector(s) association/ society.
- (iv) Project Proponent shall be entitled to add additional lands in the Township Project as it may deem fit and upon the addition whereof, the Larger Township Land shall be deemed to include such additional lands.

23.2. The Developer has informed the Purchaser and the Purchaser hereby un-equivocally consents and agrees to the following:

- (i) The Project Proponent shall be entitled to modify / amend the layout (with respect to the Project) without affecting the rights of the Purchaser in the Township Project.
- (ii) The Project Proponent is entitled to add additional lands in the Township Project as it may deem fit and upon the addition whereof, the Larger Township Land shall deem to include such additional lands.
- (iii) Location of the township level amenities are subject to change.
- (iv) Project Proponent also reserves the right to remove or add on any township level amenities in terms of STP/ITP policy having regard to the overall development of the entire township.
- (v) The amenities would be developed by the Project Proponent which shall be in terms of STP/ITP policy, which shall be available for use of public at large including the purchasers of other sectors.
- (vi) The Project Proponent shall develop commercial Club House ('Recreation Club' as set out in part A of Annexure "E") which would be open to public at large on payment of such charges as may be decided by Project Proponent or by any of its assignees/ nominees from time to time.

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(vii) Purchaser would be required to pay maintenance charges for township level amenities to the Project Proponent or entities nominated by it, which would continue even after formation/conveyance of particular sector's association/society.

(viii) Sector level maintenance charges would be additionally paid by the Purchaser.

(ix) The Project Proponent has the exclusive right to appoint TMA and such appointment shall not be challenged or objected to/by any of the Purchaser of the sector (Including the Purchaser herein) or their association or Apex Body.

(x) The township level amenities shall be available for use by the Purchaser as per discretion of the Project Proponent upon payment of such fees as may be levied by the Project Proponent. The said township level amenities shall be available for use of other developer/s, and such persons entitled.



(xi) The Purchaser agrees to provide all the support and cooperation to the Project Proponent and/or TMA for maintenance and management of the Township.

24. Facility Management Company/ TMA

24.1 By executing this Agreement, the Purchaser/s agree/s and consent/s to the appointment by the Developer/Project Proponent of any agency, firm, corporate body, organization or any other person ("Facility Management Company/FMC/TMA") to manage, upkeep and maintain the Building(s)/Tower(s) together with other building(s)/tower(s) as well as Township Project, sewerage treatment plant, garbage, disposal system and such other facilities, that the Developer may require to install, operate and maintain common areas for the Building(s)/Tower(s), Phase and Township Project, amenities, common facilities, parking areas and open spaces within the said Phase and the said Township Project. The Facility Management Company/FMC/TMA shall also be entitled, to collect the outgoings, provisional charges, taxes, levies and other amounts in respect of the building(s)/tower(s) (including the Purchaser's proportionate share of the outgoings as provided under Clause 17 above). It is hereby clearly clarified, agreed and understood that the Facility Management Company/FMC/TMA shall also be entitled to exercise its rights for collecting the charges and expenses mentioned herein, even after formation of the association/ apex body / apex bodies. The Purchaser/s hereby grants his/her/their/its consent confirming such agreement /contract/arrangement that the Developer/Project Proponent has or may have to enter into with the Facility Management Company/TMA. It is hereby clarified and the Purchaser/s agrees and authorizes the Developer / Project Proponent to appoint the first Facility Management Company/TMA for the said Phase as well as for the said Township Project and post formation of the society / association / apex body, as the case may be, the Developer/Project Proponent will novate the facility management agreement/ township management agreement ("FM Agreement/ TM Agreement") in favor of the society / association / apex body, as the case may be and post expiry of the tenure of the FM Agreement/TM Agreement, it shall have the option to either continue with the Facility Management Company appointed by the Developer or appoint a new facility management company as it may deem fit; However, it is clarified that the TMA will be solely and exclusively appointed by the Developer/Project Proponent and the society/ association/apex body will not have an option in this regard and will have to continue with the TMA appointed/ nominated by the Developer/Project Proponent. It is further expressly understood that the Developer/Project Proponent shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s and/or association / apex body / apex bodies for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company/TMA in the due course of such maintenance, management and control of the Building/Tower and/or common areas, amenities and facilities thereto.

24.2 The Purchaser/s agree(s) to pay the necessary fees as may be determined by the Developer/Facility Management Company/FMC/TMA.

24.3 The Purchaser/s further agree(s) and undertake(s) to be bound from time to time to sign and execute all papers, documents, deeds and/or other writings as required, at the sole discretion of the Developer/ Facility Management Company/TMA, for the purposes of framing rules for management of the Building(s) / Tower(s)/ wing(s) and use of the Flat(s)/ Unit(s) by the Purchaser/s for ensuring safety and safeguarding the interest of the Developer/Facility Management Company/TMC and other purchasers of the flat(s) unit(s) in the building(s) / tower(s)/ wing(s) and the Purchaser/s also agree(s) and confirm(s) not to raise any disputes/claims against the Developer/Facility Management Company/TMC and other purchasers of the flat(s)/ unit(s) in this regard.



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24.4 The Purchaser shall have no claim to any other part of the said Land / said Larger Land / Larger Township Land nor can he/she/they make any claim or raise any objection to the development of the other portions of the said Land/said Larger Land/ Larger Township Land nor to any decision that the Developer and/or any of the Project Proponent may take in that regard.

24.5 The Developer shall have total discretion in the matter of development and maximum exploitation of the remaining portions of the said Land and shall be entitled to develop, construct, sell and dispose of flats/units in the said Phase Land/ Land/Larger Township Land as the case maybe.

25. Fit out Manual

25.1 The Purchaser/s agree(s) and undertake(s) that on receipt of possession, the Purchaser/s shall carry out any fit-out/interior work strictly, in accordance, with the rules and regulations framed by the Developer/association / apex body / apex bodies ("**Fit-Out Manual**") and without causing any disturbance, to the other purchasers of the flat/ unit(s) in the Building(s) / Tower(s). The Fit-Out Manual will be shared at the time of handing over possession of the Flat/Unit. Without prejudice to the aforesaid, if the Purchaser/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the Flat/Unit or the Building(s) / Tower(s), the Developer shall be entitled to call upon the Purchaser/s to rectify the same and to restore the Flat/Unit and/or Building(s) / Tower(s) to its original condition within 30 (thirty) days from the date of intimation by the Developer in that behalf. If the Purchaser/s does not rectify the breach within such period of 30 (thirty) days, the Developer may carry out necessary rectification/restoration to the Flat/Unit or the Building(s) / Tower(s) (on behalf of the Purchaser/s) and all such costs/charges and expenses incurred by the Developer shall be reimbursed by the Purchaser/s. If the Purchaser/s fail(s) to reimburse to the Developer any such costs/charges and expenses within 7 (seven) days of demand by the Developer, the same would be deemed to be a charge on the Flat/Unit. The Purchaser/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Developer (I) from and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Developer or which the Developer may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the Flat/ Unit or the Building(s) / Tower(s) and (II) for all costs and expenses incurred by the Developer for instituting any legal proceedings for recovery of such costs/charges and expenses incurred by it for rectification/restoration to the Flat/Unit or the Building(s) / Tower(s).

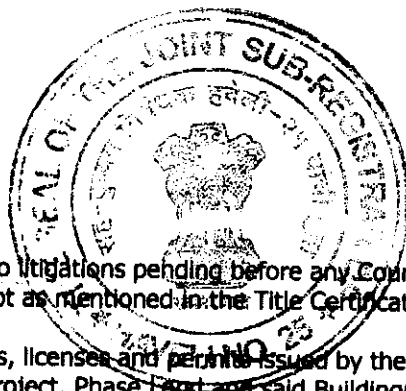
25.2 Upon the possession of the Flat/Unit being delivered to the Purchaser/s, the Purchaser/s shall be deemed to have granted a license to the Developer, its engineers, workmen, laborers or architects to enter upon the Flat/Unit by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the Building(s) / Tower(s) or if necessary any part of the Flat/Unit provided the Flat/Unit is restored to the same condition, as far as possible, after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Purchaser/s or his agents and the Purchaser/s shall reimburse and/or pay to the Developer or any other person the loss or damage suffered by them on account of the act of the Purchaser/s or his agents. The Developer shall not be liable for any theft or loss or inconvenience caused to the Purchaser/s on account of entry to the Flat/Unit as aforesaid. If the Flat/Unit is closed and in the opinion of the Developer any rectification or restoration is necessary in the interest of the Building(s) / Tower(s) and/or purchasers therein, the Purchaser/s consent(s) to the Developer to break open the lock on the main door/entrance of the Flat/Unit and the Developer shall not be liable for any loss, theft or inconvenience caused to the Purchaser/s on account of such entry into the Flat/Unit.

26. Representations and Warranties of the Developer

The Developer hereby represents and warrants to the Purchaser/s to the best of its knowledge as on date as follows:

- (I) The Developer has clear and marketable title with respect to the Phase Land subject to what is set out in the Title Certificate dated 31st January 2019 and 31st January 2020 annexed to this Agreement and what is set out under this Agreement and has the requisite rights to carry out development upon the Phase Land and also has actual, physical and legal possession of the Phase Land for the implementation of the Phase;
- (II) The Developer has lawful rights and requisite approvals from the competent authorities to carry out development of the Phase and shall obtain requisite approvals from time to time to complete the development of the Phase;
- (III) There are no encumbrances upon the Flat/Unit or Phase Land or Phase except those disclosed in the Title Certificate/RERA Website/this Agreement;

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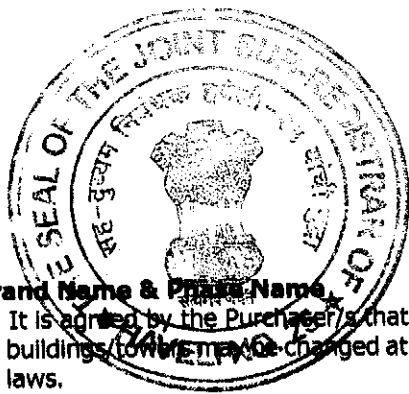
- (iv) There are no litigations pending before any Court of law with respect to the Phase Land or Phase except as mentioned in the Title Certificate/RERA Website;
- (v) All approvals, licenses and permits issued by the competent authorities with respect to the Township Project, Phase Land and said Building(s)/ Tower(s) are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Township Project, Phase Land and said Building(s) / Tower(s) /wing shall be obtained by following due process of law and the Developer has been and shall, at all times, remain to be in compliance with all Relevant Laws in relation to the Township Project, Phase Land, Building(s)/ Tower(s) and common areas for the Building(s) / Towers(s), Phase and Township Project;
- (vi) The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected;
- (vii) The Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the Phase Land and the said Flat/Unit which will, in any manner, adversely affect the rights of Purchaser/s under this Agreement;
- (viii) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Flat/Unit to the Purchaser/s in the manner contemplated in this Agreement;
- (ix) At the time of execution of the conveyance deed of the structure to the association of Purchaser/s the Developer shall handover lawful, vacant, peaceful, physical possession of the common areas of the Building(s) / Tower(s) to the association of the Purchaser/s in the form and manner the Developer may deem fit;
- (x) The Developer has/have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Phase to the competent authorities till handing over possession of the Flat/Unit to the Purchaser/s;
- (xi) No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Developer in respect of the Phase/Phase Land except those disclosed in the Title Certificate.

27. It is clearly understood and agreed by the Parties that –

27.1 The Developer reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the Phase Land any common rights of ways with the authority to grant such rights to the Purchaser/s and/or users of the flat/unit(s) in the Building(s) / Tower(s) being constructed on the Phase Land (present and future) at all times and the right of access to the Phase Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the Phase Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the Phase Land and if necessary to connect the drains, pipes, cables etc. under, over or along the Phase Land appurtenant to each and every building/tower to be constructed on the Phase (including the Building(s)/ Tower(s)) without in any way obstructing or causing nuisance to the ingress and egress of the Purchaser/s /other occupants of the flat/ unit(s) in building(s) / tower(s) constructed on the Phase Land till such time the Larger Township Land is handed over to the association/society/condominium/limited company/Apex Body/Apex Bodies.

27.2 Necessary provisions for the above shall be made in the transfer documents such as deeds of transfer/assignment/declaration/deeds of Flat/Unit to be executed in respect of the sale/transfer of the / Flat(s) / Unit(s) in the building(s)/tower(s) to be constructed on the Phase Land. The Purchaser/s hereby expressly consents to the same.

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28. Brand Name & Phase Name

28.1 It is agreed by the Purchaser/s that the name of the Phase "Godrej Hillside 1" or of the individual buildings/towers may be changed at the sole discretion of the Developer in accordance to the relevant laws.

28.2 It is further agreed by the Purchaser/s that the association of the brand name "Godrej" (in its registered logo form) or a combination of words with prefix as "Godrej" ("Brand Name") shall at all times be subject to the sole control of Godrej Properties Limited ("GPL") which is one of the partners of the Developer herein. It is agreed and accepted by the Purchaser/s that the Brand Name shall always be used in the form in which it is registered with the concerned authorities and the color combination, the design, the appearance shall not be changed under any circumstances, unless GPL has itself informed in writing about any change in the logo/Brand Name. The Brand Name will be associated with the Phase Land, and the Building(s) / Tower(s) However, it shall be the sole discretion of GPL to associate its name/ Brand name with the association / apex body / apex bodies (which would be formed gradually), on such terms and conditions as may deem fit by GPL. It is further agreed that the association of the Brand Name shall not, under any circumstances, be construed as a license or any other interest granted to any person in the Brand Name and all Intellectual property rights in and arising out of or connected with the Brand Name and ownership of the Brand Name shall at all times vest in and be held exclusively by the GPL. The Purchaser/s further agree/s to not use the Brand Name and / or any Intellectual property in the Brand Name in any manner and for any purpose whatsoever except as otherwise permitted by GPL. The Purchaser/s and the association / apex body / apex bodies of the Flat/Unit purchasers shall not be entitled to change the name of the Phase / Building(s)/ Tower(s) without written consent of GPL.

29. Representations by Third Parties

The Purchaser/s acknowledge(s), agree(s) and undertake(s) that the Purchaser shall neither hold the Developer or any of its sister concerns/ affiliates liable/ responsible for any representation(s)/ commitment(s)/offer(s) made by any third party to the Purchaser/s nor make any claims/demands on the Developer or any of its sister concerns/ affiliates with respect thereto.

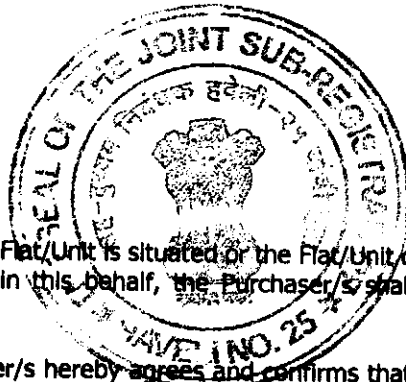
30. Transfer

Only after (i) payment of minimum 50% (fifty percent) of the Total Consideration by the Purchaser/s and (ii) a term of 1½ years (i.e. eighteen months) has elapsed from the date of Allotment Letter whichever is later the Purchaser/s may transfer his rights, title and interest in the Flat/Unit under this Agreement to any third person / entity after obtaining prior written consent of the Developer. Any such transfer by the Purchaser/s shall be subject to the terms and conditions of this Agreement, Relevant Laws, notifications/ governmental directions, the Purchaser/s submitting documentary proof as may be required by the Developer, payment of the monies due and payable by the Purchaser/s under this Agreement and payment of applicable transfer / administrative fee of Rs. 1,000/- (Rupees One Thousand only) per square meter plus taxes as applicable on the Total Area of the Flat/Unit to the Developer. However, in the case of first transfer, no transfer charges will be applicable. On such transfer recorded / endorsed by the Developer, the Purchaser(s) along with third party transferee shall furnish requisite undertakings and indemnities, as may be required by the Developer, to abide by all the terms and conditions of this Agreement. The Purchaser (s) shall solely be liable and responsible for all legal and other consequences that may arise due to acceptance of application for such transfer/ assignment.

31. Obligations, Covenants, Representations of Purchaser/s

The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the Flat/Unit may come, hereby covenants, represents with the Developer as follows :-

- (i) To maintain the Flat/Unit at the Purchaser/s's own cost in good and tenantable repair and condition from the date of possession of the Flat/Unit is taken and shall not do or suffer to be done anything in or to the building/ tower in which the Flat/Unit is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building/ tower in which the Flat/Unit is situated and the Flat/Unit itself or any part thereof without the consent of the local authorities, if required.
- (ii) Not to store in the Flat/Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building/tower in which the Flat/Unit is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building/ tower in which the Flat/Unit is situated, including entrances of the building/ tower in which the Flat/Unit is situated and in case any damage is caused to the building/ tower



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in which the Flat/Unit is situated or the Flat/Unit on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

- (iii) The Purchaser/s hereby ~~agrees and~~ confirms that in the event of non-availability of water or insufficient water supply from the concerned water department/local authority/gram panchayat (as the case maybe) for any reason, if water supply/connection is required to be obtained from outside sources or through private vendor(s), such as water tankers or otherwise, the Purchaser/s shall not raise any objection in this regard and further agrees and undertakes to bear all costs and expenses towards such procurement, treatment and distribution of water supply on pro-rata basis. The Purchaser/s further agrees and undertakes to bear and pay all such charges towards his/her proportionate share from the date of possession in the manner as may be demanded by the Developer/society/association/apex body from time to time.
- (iv) To carry out at his own cost all internal repairs to the said Flat/Unit and maintain the Flat/Unit in the same condition, state and order in which it was delivered by the Developer to the Purchaser/s and shall not do or suffer to be done anything in or to the building/ tower in which the Flat/Unit is situated or the Flat/Unit which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- (v) Not to demolish or cause to be demolished the Flat/Unit or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Unit or any part thereof, nor any alteration in the elevation and outside colour scheme of the building/ tower in which the Flat/Unit is situated nor shall demand partition of the Purchaser's interest in the Flat/Unit and shall keep the portion, sewers, drains and pipes in the Flat/Unit and the appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the building/ tower in which the Flat/Unit is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the Flat/Unit without the prior written permission of the Developer and/or the society or the limited company or federation or Apex Body.
- (vi) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Phase Land and the building(s)/ tower(s) in which the Flat/Unit is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (vii) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Unit in the compound or any portion of the Phase Land and the building(s)/ tower(s) in which the Flat/Unit is situated.
- (viii) That the dry and wet garbage shall be separated and the wet garbage generated in the building(s)/ tower(s)/ wing(s) shall be treated separately on the Phase Land by the residents/occupants of the building(s)/ tower(s) in the jurisdiction of PMRDA.
- (ix) Pay to the Developer within (15) fifteen days of demand by the Developer, his share of security deposit demanded by the concerned local authority or Government or giving water, drainage, telephone, gas, electricity or any other service/utility connection to the building(s)/ tower(s) in which the Flat/Unit is situated.
- (x) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat/Unit by the Purchaser/s for any purposes other than for the purpose for which it is sold.
- (xi) Not cause any nuisance, hindrance, disturbance and annoyance to other purchasers of the flat(s) unit(s) in the building(s)/ tower(s)/ wing(s) or other occupants or users of the building(s)/ tower(s), or visitors to the building(s)/ tower(s), and also occupiers of any adjacent, contiguous or adjoining properties;

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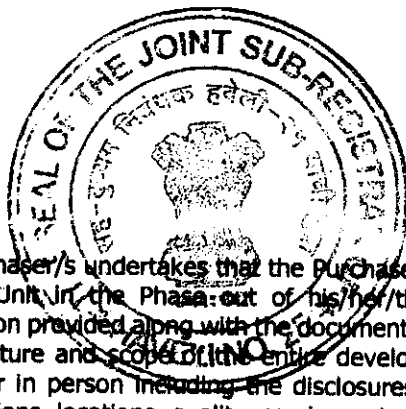
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(xii) Permit the Developer and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Flat/Unit or any part thereof, to view and examine the state and condition thereof or to repair the same, at the cost of the Purchaser/s.

- (xiii) Not to cover or enclose in any manner whatsoever, the open terrace/s, the open balcony/ies, verandah, parking space/s or other open spaces forming a part or appurtenant to the Flat/Unit/s in the Building, without the prior written permission of the Developer/association/concerned authorities;
- (xiv) After possession of the Flat/Unit is handed over the Purchaser/s, the Purchaser/s may insure the Flat/Unit from any loss, theft, damage caused due to human intervention or due to any act of god or other force majeure incident including fire, riot, strikes, earthquakes, natural calamity or any other cause beyond reasonable human control, and the Developer shall not be responsible for any loss/damage suffered thereafter.
- (xv) The Purchaser/s and/or the Developer shall present this Agreement and / or any other document as may be required, in accordance to the provisions of the Registration Act, 1908.
- (xvi) Unless otherwise permitted under these presents, the Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/Unit until all the dues payable by the Purchaser/s to the Developer under this Agreement are fully paid up.
- (xvii) The Purchaser/s shall observe and perform all the rules and regulations which the society or the limited company or apex body or federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building(s) /tower(s) and the Flat/Units therein and for the observance and performance of the Building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society/limited company/apex body/federation regarding the occupancy and use of the Flat/Unit in the building/ tower and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- (xviii) Till a conveyance of all structures of the building/towers in the Phase is executed in favour of society/limited society, the Purchaser/s shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building(s)/ tower(s) or any part thereof to view and examine the state and condition thereof.
- (xix) Till a conveyance of the Phase Land/ Township Land is executed in favour of Apex Body or federation the Purchaser/s shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Phase Land/ Township Land or any part thereof to view and examine the state and condition thereof.
- (xx) Usage of Flat/Unit Areas and Parking Space(s) by Purchaser
The Purchaser/s agree(s) to use the Flat/Unit or any part thereof or permit the same to be used only for the purpose of residence. The Purchaser/s further agree(s) to use the garage (if any) or Parking Space(s) only for the purpose of keeping or parking his/ her/ its/ their vehicle. The Purchaser/s is further aware and agrees that the said Parking Space(s) shall either be independent / mechanical / stack / puzzle or otherwise and the exact location of the Parking Space(s) shall be finalised at the time of completion of the Phase.
- (xxi) The Purchaser/s hereby confirms/s and acknowledge/s that the specifications mentioned in the advertisement / communications or the sample flat/unit and/or mock flat/unit and its colour, texture, the fitting(s) / fixture(s) or any installations depicted therein are only suggested and the same are not intended to be provided as a standard specifications and/or services or cannot be construed as the same. The Purchaser/s has/have not relied on the same for his/her/their/its decision to acquire Flat/Unit in the Phase and also acknowledges that the Purchaser/s has/have seen all the sanctioned layout plans and the time schedule of completion of the Township Project.

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- (xxii) The Purchaser/s undertakes that the Purchaser/s has/have taken the decision to purchase the Flat/Unit in the Phase out of his/her/their own free will, based solely upon the information provided along with the documents enclosed, after giving careful consideration to the nature and scope of the entire development explained to the Purchaser/s by the Developer in person including the disclosures contained herein and on the basis of the specifications, locations, quality, services, etc. contained in this Agreement.
- (xxiii) Save and except the information / disclosure contained herein the Purchaser/s confirm/s and undertake/s not to make any claim against Developer or seek cancellation of the Flat/Unit or refund of the monies paid by the Purchaser/s by reason of anything contained in other information / disclosure not forming part of this Agreement including but not limited to publicity material / advertisement published in any form or in any channel.
- (xxiv) The Purchaser/s agrees and undertakes that the Developer shall not be responsible in any manner whatsoever in case of any attachment or other proceedings that may be made or taken in respect of the Flat/Unit and/or Parking Space(s) by concerned authorities due to non-payment by the Purchaser/s or any other Flat/Unit purchaser of their respective proportion of the taxes / outgoings payable to the concerned authorities on account of default in making such payments.
- (xxv) To comply with all the terms and conditions as mentioned in this Agreement including but not limited to payment of all such amounts within the timelines stipulated under Clause 5.1 of this Agreement or as and when demanded by the Developer.

32. Rights of the Developer

32.1 Developer's obligation for obtaining Occupation Certificate ("OC")/ Completion Certificate ("CC")

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

32.2 Hoarding rights

The Purchaser/s hereby consents that the Developer may and shall always continue to have the right to place/erect hoarding/s on the Phase Land, of such nature and in such form as the Developer may deem fit and the Developer shall deal with such hoarding spaces as its sole discretion until conveyance to the association / Apex Body / Apex Bodies and the Purchaser/s agree/s not to dispute or object to the same. The Developer shall not be liable to pay any fees / charges to the association / apex body / apex bodies for placing / putting up the hoarding/s; provided that if any municipal taxes become payable for such use, then the same shall be borne and paid by the Developer and/or by the transferee (if any).

32.3 Retention

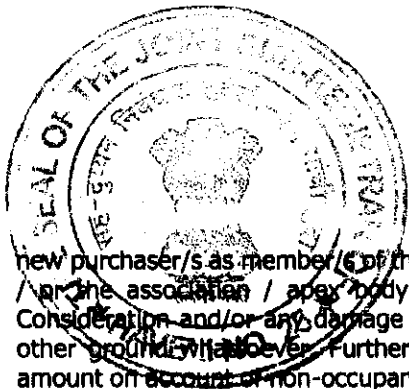
Subject to, and to the extent permissible under the Relevant Laws, the Developer may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/ flat/units in the Township Project which may be subject to different terms of use, including as a guest house / corporate apartment / Flats.

32.4 Unsold Flat/Unit(s)

32.4.1 All unsold and/or un-allotted flat/ unit(s), areas and spaces in the Building(s)/Towers(s) / Phase, including without limitation, parking spaces and other spaces anywhere else in the Building(s)/Towers(s)/ Phase Land shall always belong to and remain the property of the Developer at all times and the Developer shall continue to remain in overall possession of such unsold and/or unallotted apartment(s)/flat(s)/premises(s)/unit(s) and shall be entitled to enter upon the Phase Land and the building / tower/ Phase to enable it to complete any unfinished construction work and to provide amenities and facilities as the Developer may deem necessary.

32.4.2 The Developer shall without any reference to the Purchaser/s, association / apex body / apex bodies, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted apartment(s)/Flat/Unit(s)/premises(s)/unit(s) and spaces therein, as it deems fit. The Developer shall be entitled to enter in separate agreements with the purchasers of different premises in the Building / Tower/ Phase on terms and conditions decided by the Developer in its sole discretion and shall without any delay or demur enroll the

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new purchaser/s as member/s of the association / apex body / apex bodies. The Purchaser/s and / or the association / apex body / apex bodies shall not claim any reduction in the Total Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Developer shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the association / apex body / apex bodies.

32.5 Assignment

The Developer may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the Township Project in accordance with the Relevant Laws. On such transfer, the assignee or transferee of the Developer shall be bound by the terms and conditions herein contained.

32.6 Additional Construction

The Purchaser hereby consents that the Developer shall be entitled to construct any additional area/structures in the Township Project as the Developer may deem fit and proper and the Developer shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser/s and/or the association / apex body / apex bodies, upon its formation/registration, as the case may be, in accordance with the terms of the Relevant Laws and the Purchaser/s agrees not to dispute or object to the same. The right hereby reserved shall be available to the Developer until the complete optimization of the Layout of the Larger Township Land.

32.7 Mortgage & Security

In addition to what is set out under this Agreement, the Developer, if it so desires, shall be entitled to create security on the Phase Land together with the building(s)/ tower(s) being constructed thereon (including the Building/ Tower) by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the Flat/Unit allotted hereunder. The Developer shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the Flat/Unit, provided the Developer shall be the principal debtor and it shall be the sole responsibility of the Developer to repay such loan amount with interest, charges and expenses thereon, in any case on or before the assignment/transfer of the Larger Township Land (or any part thereof) and building(s)/ tower(s) constructed thereon in favour of the association / apex body / apex bodies in accordance with Clause 22 above. The Purchaser/s hereby gives express consent to the Developer/Project Proponent to raise such financial facilities against security of the Township Project together with the building(s)/ tower(s) being constructed thereon (including the Building/Tower) and mortgage the same with banks/financial institutions as aforesaid, save and except the Flat/Unit agreed to be transferred hereunder.

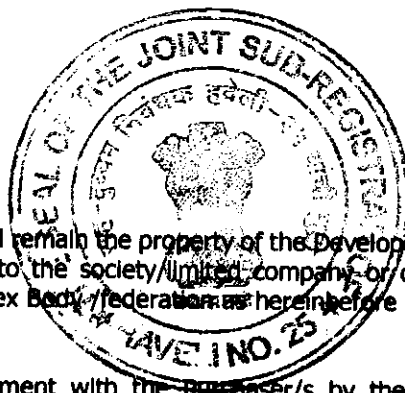
33. Appointment of vendors for internet and cable facility

The Developer has informed the Purchaser/s and the Purchaser/s is/are aware & agree that in order to provide a common and better quality service the Developer shall decide on the specifications and vendors for providing T.V./Internet - Cable and dish antennae network in the Building/ Tower and other building(s)/ tower(s) constructed / to be constructed upon the Phase Land. The aforesaid rights are retained by the Developer until transfer of the Township Land to the apex body and the Developer shall be entitled to deal with and dispose of and/or assign the said rights in favour of such person or corporate body as the Developer may determine. In view thereof, the Purchaser/s and /or other occupants of flat(s) unit(s) in the building(s) / tower(s)/ wing(s) shall not have a right to obtain T.V. / Internet and or other dish antenna network facilities either alone or jointly with others through any other agents but shall obtain the T.V. / Internet and or other dish antenna network facilities from the Developer or the assignee(s) of the Developer save and except in case of relinquishment as aforesaid. The Purchaser/s and/or occupants of flat (s) /unit(s) in the building(s) / tower(s)/ wing(s) and/or the association / apex body / apex bodies shall pay the charges (including deposits) as may be charged by the Developer and/or such assignee(s) as aforesaid for availing the transmission facilities and network as aforesaid and shall give to them all necessary co-operation of enabling them install, maintain and repair the equipment thereof and shall not be entitled to charge the Developer and/or their assignee(s) as aforesaid any amount for the said rights or incidental thereto.

34. Right of Purchaser/s to the Flat/Unit and Common Areas

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/Unit or of the said Phase Land and Building(s)/ Tower(s) or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat/Unit hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces

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recreation spaces, will remain the property of the Developer until the said structure of the building tower is transferred to the society/limited company or other body and until the Phase Land is transferred to the Apex Body/federation as hereinbefore mentioned.

35. Binding effect

Executing this Agreement with the Purchaser/s by the Developer does not create a binding obligation on the part of the Developer until the Purchaser/s appears for registration of this Agreement before the concerned sub-registrar as and when intimated by the Developer.

36. Entire agreement

This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Purchaser/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Developer and/or its agents to the Purchaser/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Purchaser/s in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.

37. Provisions of this Agreement applicable to the Purchaser/s / subsequent Purchaser/s

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Phase and Township Project shall equally be applicable to and enforceable against any subsequent purchaser/s of the Flat/Unit, in case of a transfer, as the said obligations go along with the Flat/Unit for all intents and purposes.

38. Severability

Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the residual terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.

39. Waiver

Any delay tolerated or indulgence shown by the Developer, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Purchaser/s by the Developer, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Developer of any breach, violation, non-performance or non-compliance by the Purchaser/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights/remedies of the Developer.

40. Method of calculation of proportionate share wherever referred to in the Agreement

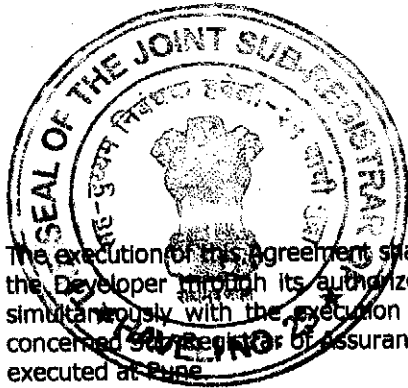
Wherever in this Agreement it is stipulated that the Purchaser/s has to make any payment, in common with other purchaser/s in Phase / Township Project, the same shall be in proportion to the Carpet Area of the Flat/Unit to the carpet area of all the Flat/Units in the Phase / Township Project.

41. Further assurances

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

42. Place of execution

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The execution of this Agreement shall be complete only upon its execution by the Purchaser/s and the Developer through its authorized signatory on the Developer's Office and simultaneously with the execution the said Agreement shall be registered at the office of the concerned Sub-Registrar of Assurances at Pune and this Agreement shall be deemed to have been executed at Pune.

43. Present for registration

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

44. Notices

44.1 Any notice, demand or other communication including but not limited to the Purchaser's default notice to be served under this Agreement may be served upon any Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-mail or at such other address as it may from time to time be notified in writing to the other Party.

To the Purchaser:

Name: Ms. RICHA PATHAK

Address: A-220/3, 4TH FLOOR, TOWER NO-3, MUGHAL COMPOUND, THOKAR NO-3, OKHLA, ABDUL FAZAL, ENCLAVE-I, DELHI (SOUTH) DELHI, 110025 INDIA

Notified E-mail ID: rich.pathak@gmail.com

To the Developer:

Name: Mahalunge Township Developers LLP

Kind Attention: Mr. Abhishek Sahaya

Address: Godrej Hillside, Nande- Balewadi Road, Off Hinjewadi, Behind Balewadi Stadium, Mahalunge, Pune 411045

Notified E-mail ID: notice_hillside-1@godrejproperties.com

44.2 In case of more than one Purchaser/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Purchaser/s onto the above mentioned address or any address later notified by the first mentioned Purchaser/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Purchaser/s and the same shall fully and effectively discharge the Developer of its obligation in this regard.

In case of change of address of the Purchaser/s, the same shall be informed to the Developer well in advance by the Purchaser/s.

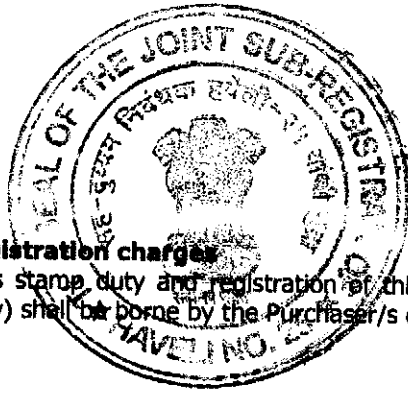
45. Satisfied with the Developer's title

The Purchaser/s hereby declare/s that he/she/they/It has gone through this Agreement and all the documents relating to the Phase Land / Building/ Tower / Special Township Project and the lands thereunder and has expressly understood the contents, terms and conditions of the same and the Developer has entered into this Agreement with the Purchaser/s relying solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfill and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser/s to be observed, performed and fulfilled and complied with and therefore, the Purchaser/s hereby jointly and severally (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Developer and their successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser/s.

46. Joint Purchaser/s

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

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47. Stamp duty and Registration charges

The charges towards stamp duty and registration of this Agreement (including stamp amount and/or penalty, if any) shall be borne by the Purchaser/s only.

48. Arbitration

In case the Parties are unable to settle their disputes within 15 (fifteen) days of intimation of dispute by either Party, the Parties shall in the first instance, if permitted under Relevant Laws, have the option to settle through arbitration in accordance to the procedure laid down under the Relevant Laws. Costs of arbitration shall be shared equally by the parties. The award of the Arbitrator shall be final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English only and be held at an appropriate location in Mumbai.

49. Governing Law

That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Pune courts will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 ("Act") and the Rules and Regulations made thereunder ("Rules and Regulations") and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.



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FIRST SCHEDULE		

(DESCRIPTION OF 'LARGER LAND'):

All that piece and parcel of land bearing Survey Nos. 40/2, 40/3, 40/4, 41/1(part), 41/4, 42/1(part), 42/2A, 42/2B, 42/3, 42/4, 42/5, 42/6, 42/7, 42/8, 42/9, 42/10, 42/13, 43/1(part), 43/2/1, 43/2/2, 44/1, 44/2, 45(part), 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 46/8, 46/9, 46/10, 47/1, 47/2(part) and 47/3(part) totally admeasuring 41 Hectares 82.97 Ares situated, lying and being at Village Mahalunge Khurd, Taluka Mulshi, District Pune.

SECOND SCHEDULE

(DESCRIPTION OF 'SAID LAND'):

All that piece and parcel of land bearing Survey Nos. 40/2, 40/3, 40/4, 41/1(part), 41/4, 42/1(part), 42/2A, 42/2B, 42/3, 42/4, 42/5, 42/6, 42/7, 42/8, 42/9, 42/10, 42/13, 43/1(part), 43/2/1, 43/2/2, 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/9, 46/10, 47/1 and 47/2(part) admeasuring 25 Hectares 01.23 Ares situated, lying and being at Village Mahalunge, Taluka Mulshi, District Pune.

THIRD SCHEDULE

(DESCRIPTION OF 'LARGER TOWNSHIP LAND')

FIRSTLY - "MAHALUNGE TOWNSHIP"

All that piece and parcel of land bearing Survey Nos. 40/2, 40/3, 40/4, 41/1(part), 41/4, 42/1(part), 42/2A, 42/2B, 42/3, 42/4, 42/5, 42/6, 42/7, 42/8, 42/9, 42/10, 42/13, 43/1(part), 43/2/1, 43/2/2, 44/1, 44/2, 45(part), 46/1, 46/2, 46/3, 46/4, 46/5, 46/6, 46/7, 46/8, 46/9, 46/10, 47/1, 47/2(part) and 47/3(part) totally admeasuring 41 Hectares 82.97 Ares situated, lying and being at Village Mahalunge, Taluka Mulshi, District Pune.

SECONDLY - "HINJEWADI TOWNSHIP"

All that piece and parcel of land bearing Survey Nos. 177/3, 178/1, 187(part), 187/3A, 189/3, 189/4, 190/2, 191/1(part), 191/3(part), 192/1/1, 192/1/2, 192/1/3, 192/3, 193/3, 193/5, 194, 195/1, 195/2, 196/3, 198/1/1, 199/1, 199/2, 199/3, 199/4, 200/1/3, 200/1/2, 200/1/1(part), 200/3/2, 201/1, 201/2, 201/3, 201/4, 202(part), 203/1, 203/2, 203/4, 203/3, 204/2(part), 204/3, 204/4, 204/5, 204/6, 205/1, 205/2, 206/1, 206/2/2, 206/2/3, 207, 208/1(part), 208/2/2(part), 208/5, 208/6/1(part), 208/6/3, 215/1(part), 216/2, 216/3(part), 217/1(part), 218/1/1, 218/1/2, 188/1, 202/2 totally admeasuring 35 Hectares 50.25 Ares situated, lying and being at Village Hinjewadi, Taluka Mulshi, District Pune.

THIRDLY - "MANN TOWNSHIP"

All that piece and parcel of land bearing Survey Nos. 49/1(part), 50/1A, 50/2A, 52/2A, 52/2C, 52/2D, 52/2E, 52/2F totally admeasuring 7 Hectares 03.13 Ares situated at Village Maan, Taluka Mulshi, District Pune.

FOURTH SCHEDULE

(DESCRIPTION OF 'PHASE LAND'):

All that piece and parcel of land bearing Survey Nos. 46/9(part), 46/10 and 47/1(part) admeasuring 17412.00 square meters all situate, lying and being at Village Mahalunge, Taluka Mulshi, District Pune and demarcated by its boundaries as follows-

- On or towards the East : Survey No. 47/ 2 (part)
- On or towards the West : Survey No. 45 (part)
- On or towards the North : 36.00 M wide MDR road
- On or towards the South : Adjoining Survey No. 38

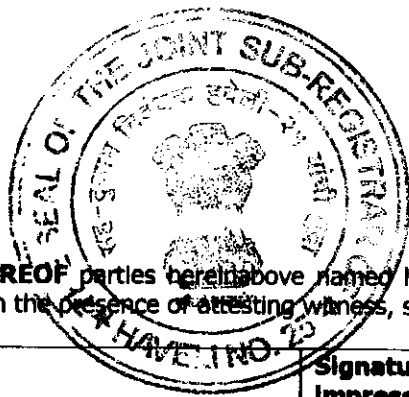
FIFTH SCHEDULE

(DESCRIPTION OF FLAT/UNIT)

Residential Flat/Unit No.	2306
Floor No.	23rd
Tower No.	3
Carpet Area of the Flat/Unit (In square meters)	55.40
Exclusive Area of the Flat/Unit (In square meters)	15.82
Total Area of the Flat/Unit (In square meters)	71.22




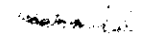

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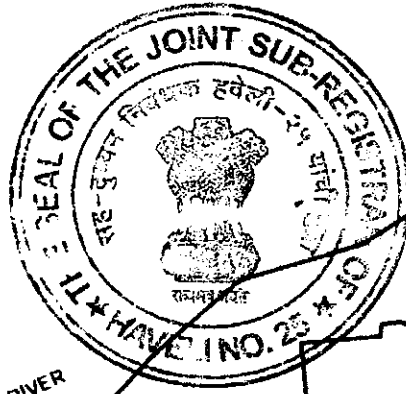
IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement at Pune in the presence of attesting witness, signing as such on the day first above written.

Party	Signature / thumb Impression	Photograph
SIGNED, SEALED & DELIVERED BY Within named Developer: Mahalunge Township Developers LLP through its authorized signatory <u>Avinash Pagere.</u> vide resolution dated 02.08.2021	 <u>Pagere</u>	 
SIGNED & DELIVERED BY Within named Purchaser/s: 1. Ms. RICHA PATHAK	 <u>Pathak</u>	
Witness:		
Divya Deshmukh Pimpri Pune 411018		<u>Divya</u>
Ankita Akarte Chinchwad Pune 411033		<u>Akarte</u>

Pathak

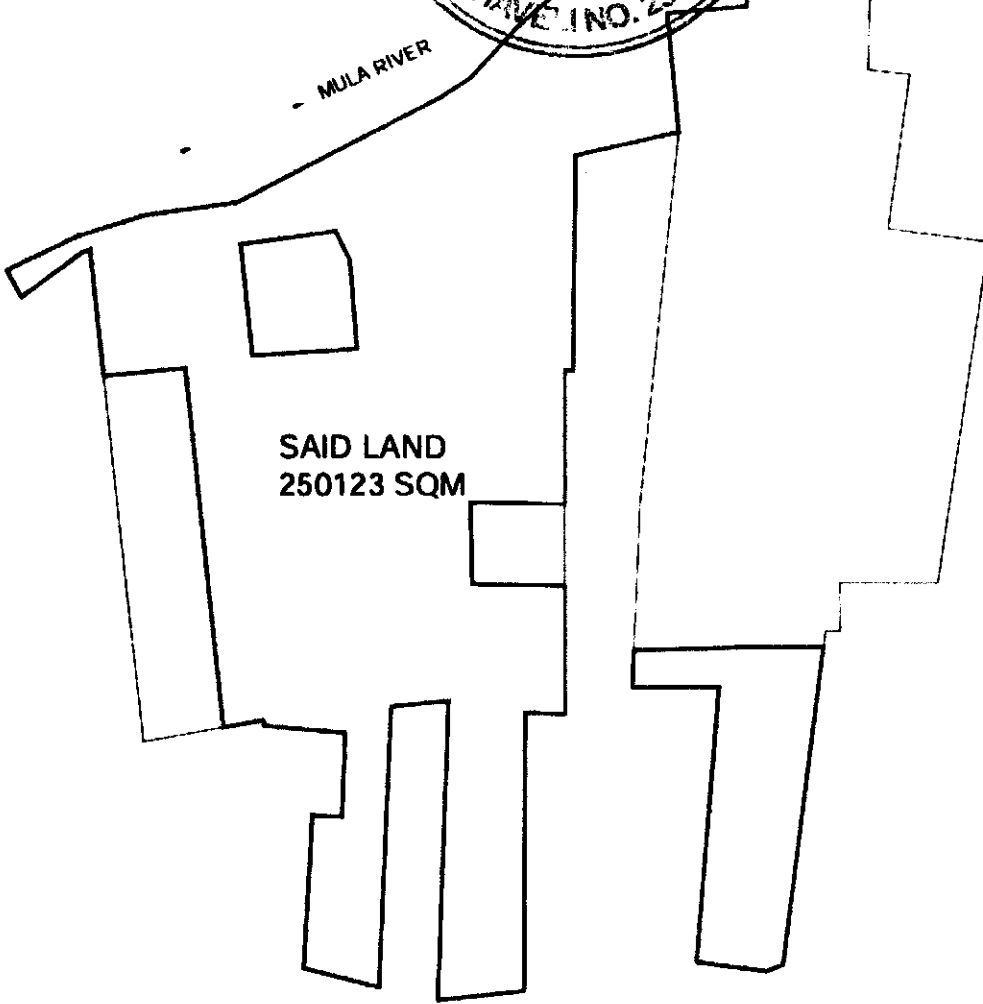
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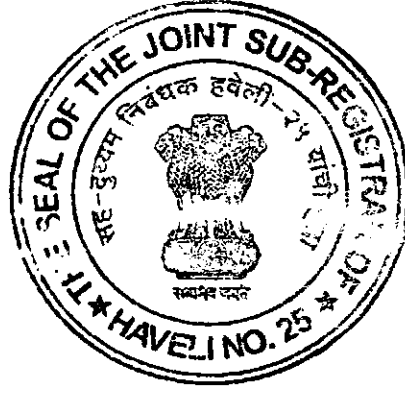
- MJLA RIVER



SAID LAND
250123 SQM

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ANNEXURE - E

Common Areas & Facilities

A. List of Common Amenities in Township:

Township Amenities	Users	Expected Date of Completion
School	Public At Large	Existing
Play ground (Public/ specific)	School and Public at Large	Dec'2027
Central Park	Public At Large	Dec'2027
Recreation Club (Membership Based)	Public At Large	Dec'2027
Urban Street Retail	Public At Large	Dec'2027
River Bridge (Heritage)	Public At Large	Dec'2027
River Front Park	Public At Large	Dec'2027

B. List Of Common Amenities

1. Retail Boulevard
2. Hill Facing Pool & Deck
3. Changing Rooms
4. Hop- Scotch Play Area
5. Youth Plaza
6. Play Area
7. Meet & Greet Plaza
8. Play Court
9. Kids Park
10. Tree House
11. Club House
12. Deck
13. Outdoor Yoga Area
14. Kids Play Area
15. Multipurpose Court

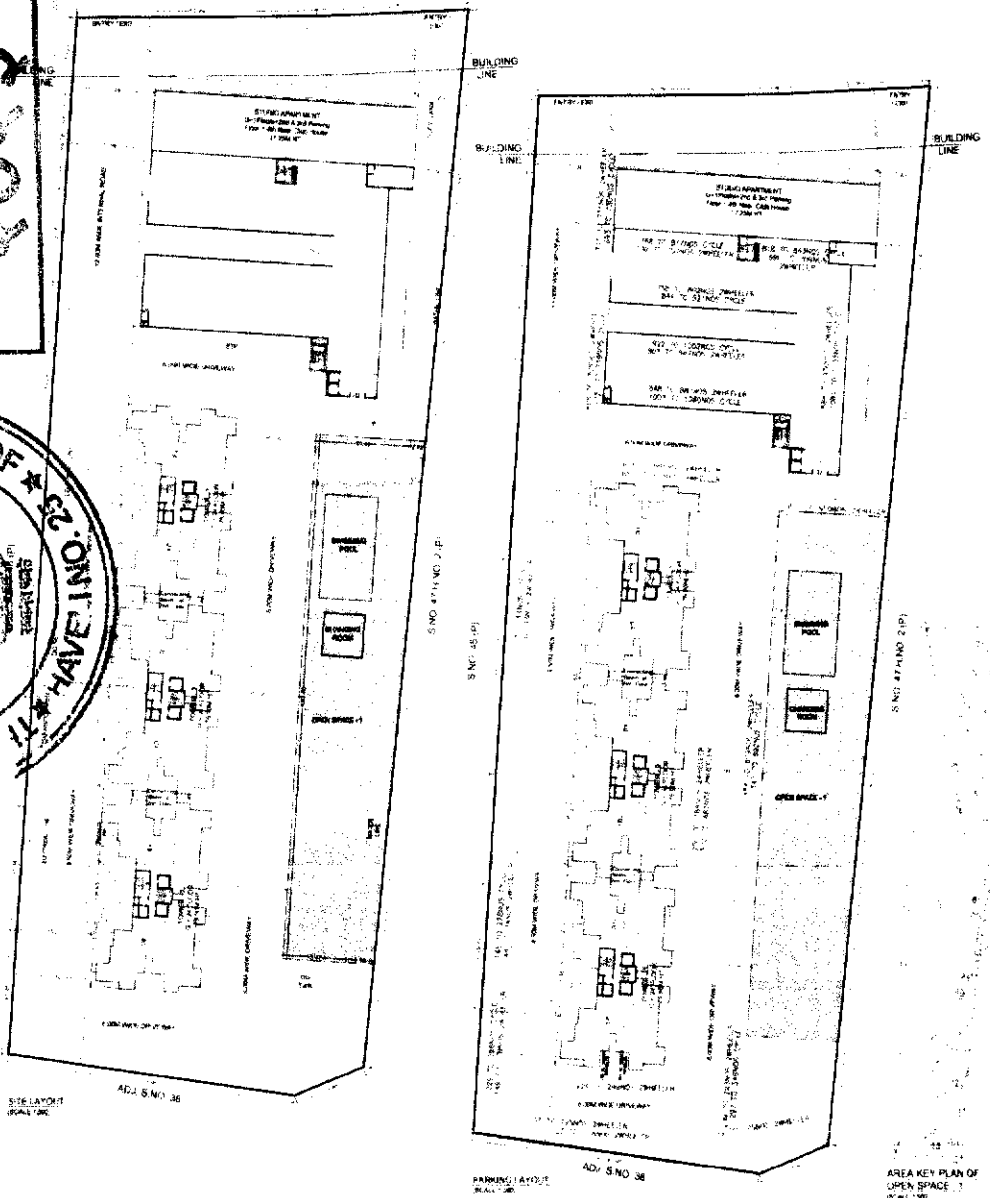
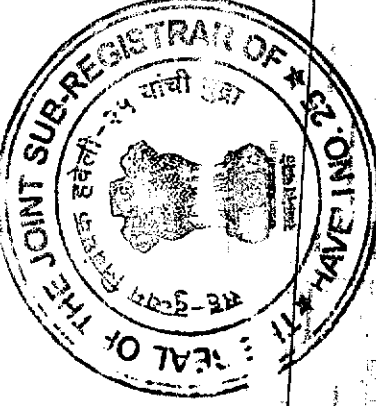
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ANNEXURE - F

BLDG NAME	BLDG FLOORS	SLOPE (%)	CONCRETE AREA	ROOFING AREA	PERMISSIBLE BALCONY	PROPOSED BALCONY		PROPOSED TERRACE		LFT AREA	PRT LFT	LMT AREA	TERRACE AREA	GRASSY COVERAGE	TOTAL
						AREA	PERCENT	AREA	PERCENT						
F-01	0-24	75.00	0.00	12810.79	1982.31	1982.31	780.76	436.30	11.70	4.00	34.10	44.72	384.80	136	
F-02	0-24	75.00	0.00	12810.87	1982.31	1982.31	780.76	436.30	11.70	4.00	34.10	44.72	384.80	136	
F-03	0-24	75.00	0.00	12810.79	1982.31	1982.31	780.76	436.30	11.70	4.00	34.10	44.72	384.80	136	
STAIRS	0-24	75.00	0.00	2081.34	341.54	341.54	136.70	73.00	2.50	0.80	21.77	28.27	240.70	88	
TOTAL AREA			0.00	48713.29	6186.46	6186.46	2367.92	1281.20	326.14	44.10	17.80	134.24	1382.29	2463.33	888.00
TOTAL BLDG AREA	REP AREA	LY AREA	LMT AREA												
68879.29	68879.29	64.10	126.34												

36 M. WIDE ROAD (MDR)

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TOTAL PARKING AREA STATEMENT

VEHICLE TYPE	NO. OF VEHICLES	REQUIRED PARKING AREA (SQ. M)
2 WHEELER	100	100.00
4 WHEELER	100	400.00
SCOOTER	100	100.00
CYCLE	100	100.00
TOTAL		700.00

TOTAL PARKING AREA STATEMENT

VEHICLE TYPE	NO. OF VEHICLES	REQUIRED PARKING AREA (SQ. M)
2 WHEELER	100	100.00
4 WHEELER	100	400.00
SCOOTER	100	100.00
CYCLE	100	100.00
TOTAL		700.00

WATER AREA CALCULATION

ITEM	REQUIREMENT	AREA (SQ. M)
FOR COMMERCIAL	10%	1000.00
FOR RESIDENTIAL	10%	1000.00
FOR PLATE BUILDING	10%	1000.00
FOR WATER TOWER	10%	1000.00
FOR WATER TANK	10%	1000.00
TOTAL		5000.00

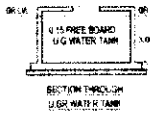
AREA KEY PLAN OF PLOT

NO.	AREA (SQ. M)	PERCENT
1	1000.00	10.00
2	2000.00	20.00
3	3000.00	30.00
4	4000.00	40.00
5	5000.00	50.00
6	6000.00	60.00
7	7000.00	70.00
8	8000.00	80.00
9	9000.00	90.00
10	10000.00	100.00
TOTAL	50000.00	500.00

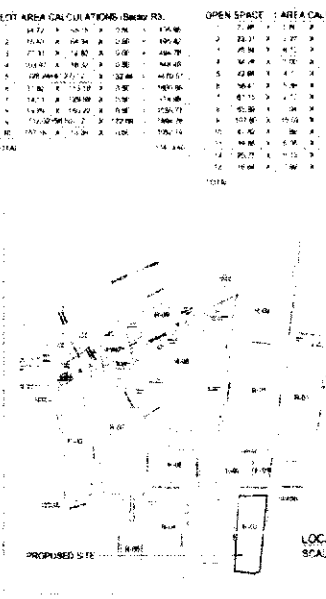
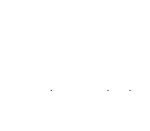
OPEN SPACE AREA CALCULATION

NO.	AREA (SQ. M)	PERCENT
1	1000.00	10.00
2	2000.00	20.00
3	3000.00	30.00
4	4000.00	40.00
5	5000.00	50.00
6	6000.00	60.00
7	7000.00	70.00
8	8000.00	80.00
9	9000.00	90.00
10	10000.00	100.00
TOTAL	50000.00	500.00

SECTION THROUGH U.G. WATER TANK



SECTION THROUGH U.G. WATER TANK



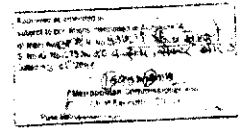
DATE & STAMP OF APPROVAL

01/16

1) MASTER LAYOUT SANCTION BY PMRDA
 VIDE NO - CR185/19-20. DATED - 12/07/2019.

Sector-R3
 Layout

2) AVIATION NOC BY MINISTRY OF DEFENSE
 VIDE NO. AIR HQ'S 17726/41/AT/SPC-MCL/JD NO 270/F/D
 (AIR-1), DATED. 13MAY, 2013



SUBMITTED AS PER DOPR 2013

A AREA STATEMENT

NO.	DESCRIPTION	AREA (SQ. M)
01	Area of Plot	17412.00
02	Net GROSS Area of the plot	17412.00
03	Projections for	
04	Net Area of the Plot (03)	17412.00
05	Total Permissible FS (as per Plot)	41144.75
06	Total Proposed BUILT UP Area	24633.98
07	Balance Residential Built UP Area	17412.00

B TENEMENT STATEMENT

NO.	DESCRIPTION	AREA (SQ. M)
01	NET AREA of Plot (net of 02) above	17412.00
02	Commercial Area (Shaded area)	0.00
03	Area for Tenements (01 - 02)	17412.00
04	Tenements PROPOSED	698

PROPOSED BUILDING FOR SECTOR R3 AT S NO. 402, TO 404, 411(P), 414, 421(P), 42/2A, 42/2B, 42/3 TO 42/10, 42/13, 43/1(P), 43/2/1, 43/2/2, 44/1, 44/2, 45(P), 46/1 TO 46/10, 47/1, 47/2(P), 47/3(P) OF VILLAGE MAHALUNGE, TALUKA MULSHI, DIST. PUNE

C CERTIFICATE OF AREA

This is to certify that the above information was surveyed by me or by the authority of whom I am an agent and the same is correct and true and the same is in accordance with the provisions of the Act and the Rules thereunder and the same is in accordance with the provisions of the Act and the Rules thereunder.

D LEGEND

Symbol	Description
—	Plot Boundary
—	Proposed Area
—	Decharge Area

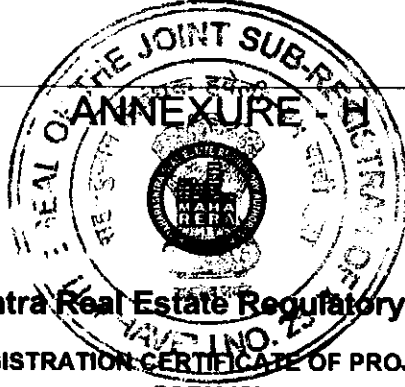
E OWNERS DETAILS

Source of All the data is by the owner of the plot. The owner of the plot is Mr. V.K. A. and the same is in accordance with the provisions of the Act and the Rules thereunder.

VK:A

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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 :
P52100022099

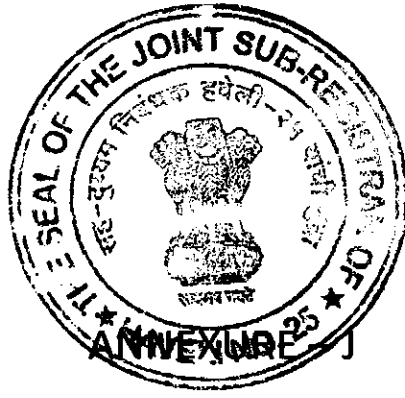
Project: Godrej Hillside 1, Plot Bearing / CTS / Survey / Final Plot No.: Survey No 40 and others Sector R3 at Mahalunge, Mulshi, Pune, 410501;

- Mahalunge Township Developers Llp** having its registered office / principal place of business at *Tehsil: Kurta, District: Mumbai Suburban, Pin: 400079.*
- 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 **27/08/2019** and ending with **31/10/2023** 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.

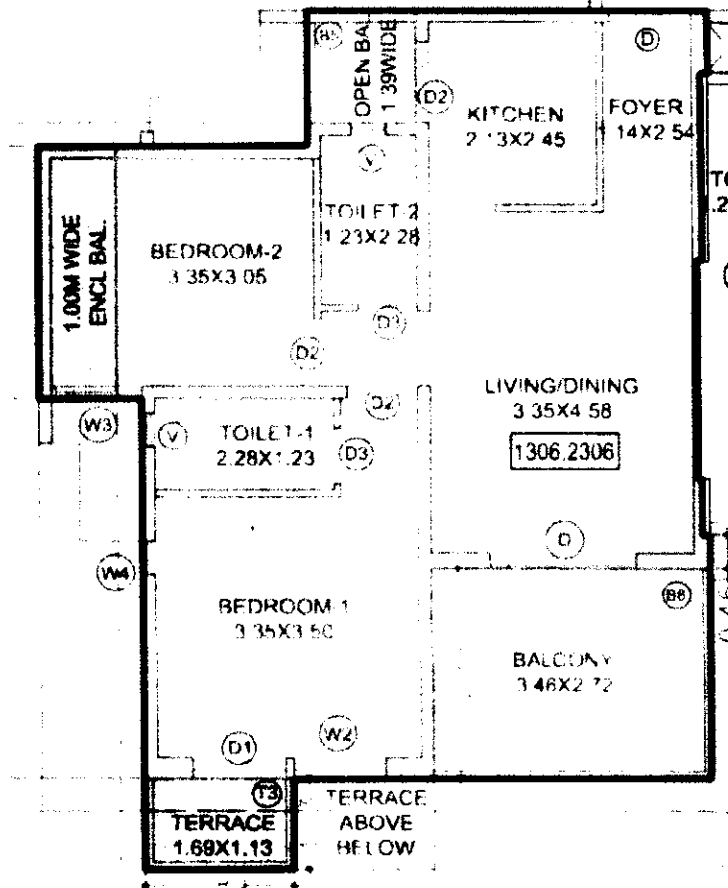
Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 8/27/2019 10:38:18 AM

Dated: 27/08/2019
Place: Mumbai

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

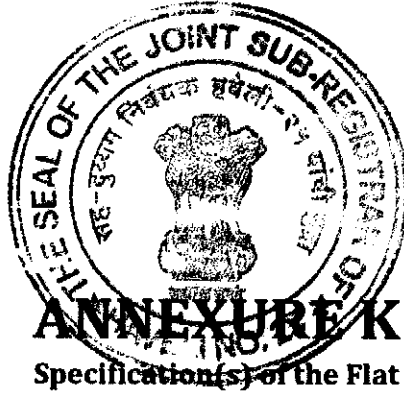


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Specification
Structure
Earthquake resistant framed RCC structure- Aluform
Internal - Oil bound distemper with gypsum plaster
External walls-smooth finish with texture paint
Doors/windows
Main entrance- pre fabricated doors
Other doors- pre fabricated doors
Windows- powder coated aluminum windows with mosquito mesh
Kitchen
Granite counter top + SS sink
Wall cladding with tiles above counter upto 2 ft
Toilet
Sanitary ware- Hindware/ Parryware/ Cera/ Jaguar/equivalent
CP fittings- Hindware/ Parryware/ Cera/ Jaguar/ equivalent
counter top- granite counter top
Wall cladding (all toilets)- glazed tiles
False ceiling in toilets
Electricals
Modular switches - Legrand/Anchor/Precision/Equivalent- shockproof
provision for Cable TV, telephone, AC points- Shockproof
Flooring
Living/ dining- vitrified tiles
master bedroom- vitrified tiles
other bedrooms- vitrified tiles
Balconies- coarse Anti-skid tiles
Utility area- coarse Anti-skid tiles
Master Toilet- coarse Anti-skid tiles
Other toilet- coarse Anti-skid tiles
Kitchen-vitrified tiles
Special features
IP series Video door phone
Solar water (in master bed toilet)
Safety features
Parapet wall, MS railings- Kids safe
Panic button
hand railings in one toilet
temperature controlled geyser in one toilet
Biometric digital lock- Home main door
shuttle services
RFID tags- 1 per apartment
Safety features
auto vault- one per sector
biometric access in clubhouse
access card access for tower entrance
art gallery tower entrance lobby
CCTV surveillance
visitor management system
RFID boom barrier and tyre buster

*The following are the tolerable limits for materials. The Developer shall not be held liable for the said limits.

- Tiles: +/- 3mm in warpage & bent.
- Granite: Granites are natural stones, so there may be variations in colours/shades and/ or grains.

**As per prevailing NBC regulations

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ANNEXURE-M



CRF234642038100

April 26, 2023

To
 Mahalunge Township Developers LLP
 Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway,
 Vikhroli(East)
 Mumbai 400079
 Maharashtra, India

Dear Sir/Madam,

Re: Consent for release of mortgage over units as per List of the Project "Godrej Hillside 1", at survey no. Survey/Gat Nos. 40/2, 40/3, 40/4, 41/1, 41/4, 42/1, 42/2A, 42/2B, 42/3, 42/4, 42/5, 42/6, 42/7, 42/8, 42/9, 42/10, 42/13, 43/1, 43/2/1, 43/2/2, 44/1, 44/2, 45, 46/1, 46/2, 46/3, 46/9, 46/10, 47/1, 47/2 admeasuring approx. 25 Hectares 1.23 Ares thereabouts including FSI of 417,302.08 square metres & excluding RGU land of 9,580 square meters out of the aforesaid at Village Mahalunge, Taluka- Mulshi, District- Pune, mortgaged to ICICI Bank Limited ("ICICI Bank") against the Facility amount provided by ICICI Bank, by way of a Facility Agreement executed by the Borrower in favour of ICICI Bank.

You have informed ICICI Bank that you have agreed to sell the captioned unit (hereinafter the "said unit") to the persons listed as below ("the Purchasers").

Name of the Customer	Tower No.	Flat No.	Total Carpet Area (Sq. Mt.)	Agreement Value (Rs.)
Mr Richa Pathak	T3	2306	71.22	6,781,075.02

You have requested us to release our mortgage right on the said units to enable sale of the said units to the Purchasers.

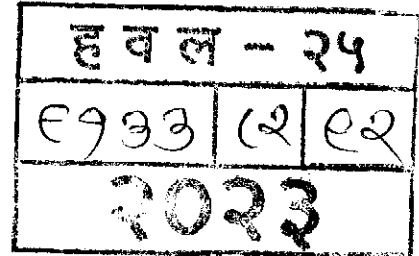
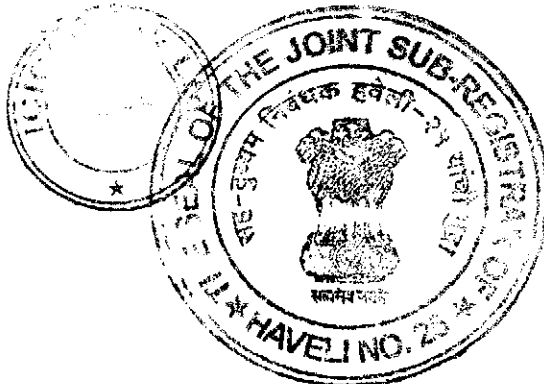
We state that consent is hereby accorded and the mortgage right over the said units is hereby released, and that ICICI Bank shall have no claim, right title or interest in respect of the said units whatsoever subject to the following conditions:

- This consent hereby granted is restricted to release of mortgage over the units described above in the project "Godrej Hillside 1" of Mahalunge Township Developers LLP in order to enable sale of the said units to the Purchasers. Notwithstanding anything contained herein above, the consent hereby granted shall not authorize Mahalunge Township Developers LLP to sell any other unit in the said project without applying to ICICI Bank for its consent.
- The consent hereby granted is subject to the Purchasers depositing all the sale proceed payable by him to Mahalunge Township Developers LLP as consideration for purchase of the said units into the RERA account no. 777705756504 opened by the Mahalunge Township Developers LLP with ICICI Bank. In case of default by the Purchaser in depositing the sale proceeds in the Escrow account, ICICI Bank shall not be bound by the consent given hereby and shall retain all rights and claims over the property mortgaged to ICICI Bank.
- In the event the sale to the Purchaser is cancelled for any reason, the consent above accorded shall stand revoked forthwith and you shall have to apply for a fresh consent in relation to sale of the said unit to any other person.

Yours faithfully,

For ICICI Bank Limited

Authorised Signatory

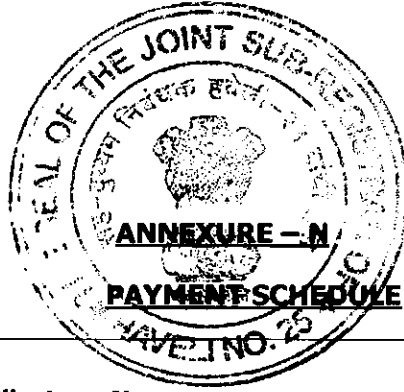
**ICICI Bank Limited**

Plot No. 84, Brilliant Chambers,
 Mayur Colony, Kothrud,
 Pune - 411 038,
 Maharashtra, India.

Website www.icicibank.com
 CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chakli Circle,
 Old Padra Road, Vadodara 390 007,
 India.

Corp. Office : ICICI Bank Towers, Bandra-Kurla
 Complex, Mumbai 400051, India.



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Sr.No	Milestone Name	Amount Percent	Total Amount Due
1	ALLOTMENT DAY/ BOOKING	5.5	372959/-
2	WITHIN 30 DAYS FROM THE DATE OF BOOKING	4.5	305148/-
3	ON COMPLETION OF EXCAVATION	10	678108/-
4	30 DAYS FROM THE DATE OF COMPLETION OF EXCAVATION	12.5	847634/-
5	ON COMPLETION OF PLINTH	12.5	847634/-
5	ON COMPLETION OF HABITABLE SLAB 1	10	678108/-
6	ON COMPLETION OF HABITABLE SLAB 8	5	339054/-
7	ON COMPLETION OF HABITABLE SLAB 17	5	339054/-
8	ON COMPLETION OF SUPERSTRUCTURE	5	339054/-
9	ON COMPLETION OF WALLS, INTERNAL PLASTER, FLOORING, DOORS AND WINDOWS	5	339054/-
10	ON COMPELTION OF STAIRCASES & LIFTS	5	339054/-
11	ON COMPLETION OF TERRACES WITH WATERPROOFING	5	339054/-
13	ON COMPLETION OF EXTERNAL, PAINTING, ELECTRICAL FITTINGS	5	339054/-
14	ON COMPLETION OF WATER PUMPS, PAVING OF AREAS	5	339054/-
15	ON NOTICE OF POSSESSION	5	339052/-
	TOTAL	100	6781075/-

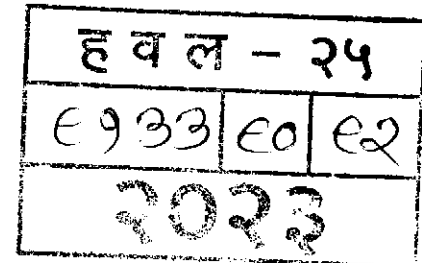
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मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	20230331245	31 March 2023.08:41:56 AM			
हवल	25				
मूल्यांकनाचे वर्ष	2022				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : मुळशी विभागाचे नाव : (वि.क्र.66) म्हाळुंगे नव्याने समाविष्ट (पुणे महानगरपालिका)				
उप मूल्य विभाग	66/11-रिव्हरव्यूह निवासी प्रकल्प				
क्षेत्राचे नांव	Pune Municipal Corporation	सर्व्हे नंबर /न. भू क्रमांक :	सर्व्हे नंबर#42		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
13690	70050	83390	91410	0	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	60.94 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा	आहे	मजला -	21st and Above	कार्पेट क्षेत्र-	55.4 चौ. मीटर
Sale Type -	First Sale				
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 110 / 100 Apply to Rate= Rs.77055/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर) = (((77055-13690) * (100 / 100)) + 13690) = Rs.77055/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 77055 * 60.94 = Rs.4695731.7/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	1.9 चौ. मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 1.9 * (77055 * 40/100) = Rs.58561.8/-				
I) बंदिस्त बाल्कनी जागेचे क्षेत्र	13.92 चौ. मीटर				
बंदिस्त बाल्कनी जागेचे मूल्य	= 13.92 * 77055 = Rs.1072605.6/-				
Applicable Rules	= 3, 9, 18, 19, 4(i), 14				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघसाचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4695731.7 + 0 + 0 + 0 + 0 + 58561.8 + 0 + 0 + 1072605.6 + 0 = Rs.5826899/- = . अष्टावन्न लाख सव्वीस हजार आठ शे नव्याण्णव /-				

Home

Print



526/9133

शुक्रवार, 12 मे 2023 11:50 म.पू.

दस्त गोषवारा भाग-1

हवल25

दस्त क्रमांक: 9133/2023

दस्त क्रमांक: हवल25 /9133/2023

बाजार मूल्य: रु. 58,26,899/-

मोबदला: रु. 67,81,075/-

भरलेले मुद्रांक शुल्क: रु.3,05,200/-

मुद्रांक शुल्क माफी अमल्याम तपशिल :-

1) The Special Township Project : Mudrank-2006/UOR 53/CR536/M1 Dated 15.01.2008. and Mudrank 2012/R.R. 36/C.R. 22/M1 dated 06.01.2015

द. नि. सह. द. नि. हवल25 यांचे कार्यालयात

पावती:9412

पावती दिनांक: 12/05/2023

अ. क्र. 9133 वर दि.12-05-2023

मादरकरणाराचे नाव: मिस. रिचा पाठक -

रोजी 11:47 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1840.00

पृष्ठांची संख्या: 92

एकुण: 31840.00

दस्त हजर करणाऱ्याची मही:

Joint S.R. Haveli 25

Joint S.R. Haveli 25

दस्ताचा प्रकार: करारनामा

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

शिक्का क्रं. 1 12 / 05 / 2023 11 : 47 : 01 AM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 12 / 05 / 2023 11 : 48 : 57 AM ची वेळ: (फी)

प्रामाण्यपत्र

आमर दस्तऐवज हा नोंदणी क्रमांक ११०८ अंतर्गत असलेल्या, दस्तऐवजात नोंदणीत आलेल्या दस्तातील संपूर्ण मजकूर, शिक्का, पत्रांक, पत्रांक व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील संपूर्ण, वैध कागदपत्रांची सख्खी वस्तु निष्पादक वस्तुपत्रांची संपूर्णपणे पडताळणी संपन्न.

शिक्का देणारे :

१)

२)

शिक्का देणारे :

१)

२)

