

4/13852

पावती

Original/Duplicate

Friday, June 14, 2024

नोंदणी क्र.: 39म

2:13 PM

Regn.: 39M

पावती क्र.: 14264

दिनांक: 14/06/2024

गावाचे नाव: महाळुंगे

दस्तऐवजाचा अनुक्रमांक: हवल4-13852-2024

दस्तऐवजाचा प्रकार: अॅग्रीमेंट टू सेल

मादर करणाऱ्याचे नाव: धनंजय कुमार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

वाजार मूल्य: रु.6036642.81 /-

मोवदला रु.6900000/-

भरलेले मुद्रांक शुल्क : रु. 483000/-

सह दुय्यम निबंधक  
हवेली क्र. ४, पुणे.

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0624134517077 दिनांक: 14/06/2024

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003561633202425E दिनांक: 14/06/2024

वॅकेचे नाव व पत्ता:

मुळ दस्त मिळाला.  
दि. / / २०२४



13/06/2024

सूची क्र. 2

दुय्यम निबंधक मंडळ वृत्ति, हवेली 4

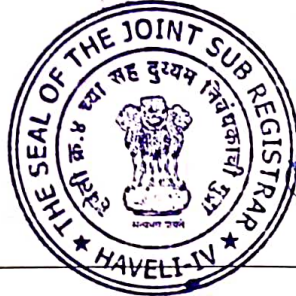
रजि. क्रमांक : 13852/2024

नोंदणी :

Regn 63m

## माहितीचा ताव : महासुंगी

(1) विविधाभाषा प्रकार	अरीयंत वृत्त
(2) भोवट्या	6900000
(3) बाजारभाषा (आहे पडत याच्या बाबत पडत आकारणी देतो की पडत नाही ते नमूद करावे)	6036642 81
(4) भू-भाषण, पोटशिष्टा व परकभाषा (भयल्याम)	1) पाविनेचे ताव गिपरी-चिन्नर म त या इतर वर्णन , इतर साहित्यी ताव सौते इलाहू, तावुका मुळणी, विन्हा पुणे येथील मळें तं, 40/2, 40/3, 40/4, 41/1 (भाग), 41/4, 42/1 (भाग), 42/2 अ, 42/2 ब, 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) यांनी एकूण क्षेत्र 41 हेक्टर 82 97 आर यापैकी मळें/पट तं 40/2, 40/3, 40/4, 41/1, 41/4, 42/1, 42/2 अ, 42/2 ब, 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, 46/4, 46/5, 46/6, 46/7, 46/8, 46/9, 46/10, 47/1 आणि 47/2 यांनी एकूण क्षेत्र 25 हेक्टर 01 23 आर यापैकी एकूण क्षेत्र 26 99 (भाग), 46/10 आणि 47/1 (भाग) म्हणजेच मेक्टर आर 3 यांनी एकूण क्षेत्र 17412.00 चौ. मीटर या विळकतीचे बांधण्यात आलेल्या फेज मधील मोदरेज हिलसाईड 1 वा पोजेक्ट मधील इतर नंबर 3 मधील विविधाभाषा मजल्यावरील फर्नट नंबर 2306 यांनी क्षेत्र 55.40 चौ. मी. बायगट मरिया व एकमकुमिळ एरिया यांनी क्षेत्र 15.82 चौ मी (पैकी बाळकी एरिया यांनी क्षेत्र 13.92 चौ मी. आणि रेगम एरिया/ ओपन ज्गरां यांनी क्षेत्र 1.90 चौ मी) असे एकूण क्षेत्र 71.22 चौ. मी. आणि एक ओपन कार पार्किंग सह ही विळकत ( Survey Number : 40 (भाग ), 41 (भाग ), 42 (भाग ), 43 (भाग ), 44 (भाग ), 45 (भाग ), 46 (भाग ), 47 (भाग ) : )
(5) क्षेत्रफल	1) 71.22 चौ मीटर
(6) आकारणी किंवा जुडी देण्यात प्रयत्न केला	
(7) दस्तावेज करून देणा-या पक्षांमध्ये नाव किंवा दिवाणी व्यावाहाराचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकारिते नाव व पत्ता.	1) नाव:- रिषा पाडक बय:- 39, पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:- 220/3, 4 था मजला, टॉवर नंबर-3, गुपन रुपाडंड, टोकर नंबर-3, ओपलना, अय्युन फजल, मन्कनेळ-आय , दिल्ली (दक्षिण) दिल्ली, ब्रॉक नं. -, रोड नं. -, दिल्ली, दक्षिण दिल्ली. पिन कोड:- 110025 पिन नं.- AXRPP6308C
(8) दस्तावेज करून देणा-या पक्षांमध्ये व किंवा दिवाणी व्यावाहाराचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकारिते नाव व पत्ता	1) नाव:- धनंजय कुमार बय:- 42, पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:- 943, काशिनाथ सेन, पूर्वी लोहानीपूर, कदमकुआन, पटना, बिहार., ब्रॉक नं. -, रोड नं. -, बिहार, पटना. पिन कोड:- 800003 पिन नं.- APCPK3881N
(9) दस्तावेज करून देणा-या दिनांक	14/06/2024
(10) रजि नोंदणी केल्याचा दिनांक	14/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	13852/2024
(12) बाजारभाषापमाणे मुद्रांक शुल्क	483000
(13) बाजारभाषापमाणे नोंदणी शुल्क	30000
(14) शेरग	



दस्तावेजतची प्रत

रि. दुय्यम निबंधक (वर्ग-२)  
हवेली क्र.०४, पुणे शहर, पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारनाला निवडलेला अनुच्छेद :-

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



San  
6:23



हवल-४		
93642	9	४५
२०२४		



MTK Form Number-6

GRN	MH003561633202425E	BARCODE					Date	14/06/2024-12:11:41	Form ID	25.1
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)	APCPK3881N					
Location	PUNE			Full Name	DHANANJAY KUMAR					
Year	2024-2025 One Time			Flat/Block No.	Flat No. 2306 TOWER 3 GODREJ HILLSIDE 1					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	483000.00		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=AXRPP6308C~SecondPartyName=RICHA PATHAK~					
				Amount In	Five Lakh Thirteen Thousand Rupees Only					
Total	5,13,000.00			Words						
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	02300042024061467449		007145215		
Cheque/DD No.				Bank Date	RBI Date	14/06/2024-12:13:16		Not Verified with RBI		
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA					
Name of Branch				Scroll No. , Date	Not Verified with Scroll					

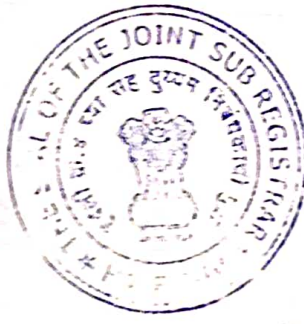
Department ID :

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

Mobile No. : 9451758827

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





हवल-४		
93	८५२	३ ४५
२०२४		



||SHREE GAJANAN PRASANNA||

**AGREEMENT TO SALE**

THIS AGREEMENT TO SALE IS MADE AND EXECUTED ON THE 14<sup>th</sup> DAY OF JUNE 2024 AT PUNE.

BETWEEN

**MS. RICHA PATHAK**

Age: 39 Years

Occupation: Service,

Pan No. AXRPP6308C

AADHAR NO: 6225 62537397

**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** called as "**THE SELLER**" (which expression shall unless it is repugnant to the context or meaning thereof to be deemed to mean and include her legal heirs, executors, administrator and assigns)

...PARTY OF THE FIRST PART

AND

**MR. DHANANJAY KUMAR**

Age: 42 Years

Occupation: Service,

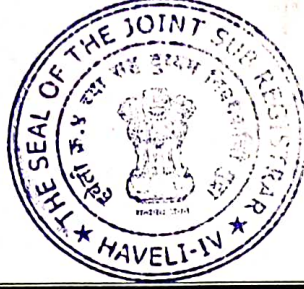
Pan No. APCPK3881N

AADHAR NO: 6276 6885 6462

**Residing At:** 943, Kashinath Lane, Purvi Lohanipur, Kadamkuan, Patna, Bihar-800003.

**HEREINAFTER** called "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns)

...PARTY OF THE SECOND PART



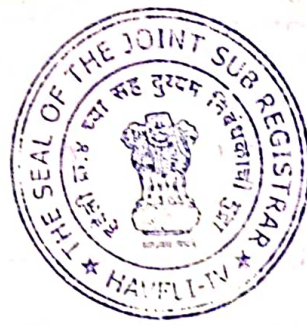
हवेली-४		
१३८५२	४	४५
२०२४		

**A.** River View Properties Private Limited was the owner of and absolutely seized and possessed of or otherwise well and sufficiently entitled to the contiguous block of lands admeasuring 41 Hectares 82.97 Ares formed of the and bearing Survey Nos. 40/2, 40/3, 40/4, 41/1 (part), 41/4, 42/1(part), 42/2A, 42/28, 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) all situate, lying and being at Village Mahalunge within the Registration Sub-District of Taluka Mulshi, District Pune and within the limits of the Gram Panchayat of Mahalunge and whereas the said contiguous block is more particularly described in the First Schedule hereunder written and the same is hereinafter referred to as the "said Larger Land":

**B.** River View Properties Private Limited was desirous of implementing a "Special Township Scheme" on the said Larger Land as contemplated under the Notification bearing No. TPS-1804/PUNE/RP/DCR/ UD-13 dated 16 November, 2005 issued by the Government of Maharashtra, Urban Development Department under Section 20 (4) of Maharashtra Regional & Town Planning Act, 1966 and Addendum thereto dated 6 January, 2006;

**C.** Pursuant to Application made in that behalf by the said River View Properties Private Limited, the Government of Maharashtra, Urban Development Department vide its Notification dated 4 April, 2008 bearing No. TPS 1808/370/ CR-83/08/UD-13 read with Its Corrigendum Order dated 1<sup>st</sup> July, 2008 and read with letter dated 31 October, 2008 granted Locational Clearance to the said River View Properties Private Limited for implementation of a Special Township Scheme/Project on the lands contained in the said Notification read with the said Corrigendum Order read with the said letter. The lands contained in the said Notification read with the said Corrigendum Order read with the said letter are hereinafter referred to as "Township Land". The Township Land included the said Larger Land;

**D.** Pursuant to Application made in that behalf, the office of the Collector District Pune issued its 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 said Larger Land. The term originally stipulated in the said Letter of Intent dated 7 June, 2008 was extended from time to time from the office of the Collector, Dist. Pune on application made by River View Properties Private Limited;



हवल-४		
१३८५२	५	४५
२०२४		

**E.** River View Properties Private Limited has complied with the conditions stipulated in the said "Location Clearance" and the said "Letter of Intent" so far as the same pertains to procuring permissions/Consents/ NOC of various Departments of the Government of India, Government of Maharashtra pertaining to setting up of the said Special Township Project on the said Larger Land by River View Properties Private Limited

**F.** The abovementioned Location Clearance and Letter of Intent was issued by the Government of Maharashtra/ office of Collector, District Pune in the joint names of River View Properties Private Limited and Pune Mumbai Realty Private Limited (a company forming Part of the Kul Group of Companies, of which River View Properties Private Limited is also a constituent);

**G.** River View Properties Private Limited procured the sanction from office of the Collector, District Pune for master layout (for zoning) in respect of the said Larger Land vide Letter dated 30 September, 2010 bearing No. PMA/NA/SR/342/09 and thereafter vide letter dated 19 June, 2014 PMH/TPS/SR/13/2014;

**H.** River View Properties Private Limited decided to implement the said scheme of Special Township Project on the entire Township Land in a Phase-wise manner:

**I.** River View Properties Private Limited has procured sanction from office of the Collector, District Pune for building plans, vide letter dated 19th June, 2014 bearing no.PMH/TPS/SR/13/2014 in respect of construction of buildings containing residential flats on a portion out of the entire Township Land as contemplated under regulation 6 of the regulations for development of special townships made by the Government of Maharashtra;

**J.** By and under a Sale Deed dated 16 April, 2018 and executed by River View Properties Private Limited in favour of Mahalunge Land Developers LLP, River View Properties Private Limited sold transferred conveyed assured and assigned in favour of Mahalunge Land Developers LLP, all that piece and parcel of land admeasuring in the aggregate 38 Hectare 82.23 Ares along with FSI thereon as contained in detail therein being part of the Township Land. The aforesaid Sale Deed dated 16 April, 2018 is duly stamped and registered in



हवेली-४		
93८५२	E	४५
२०२४		

the office of Sub-Registrar of Assurances, Haveli, under Serial No. HVL20-5177 of 2018;

**K.** Mahalunge Land Developers LLP got the Proposed Land Use(PLU) sanctioned from the office of PMRDA Pune for master layout[for zoning] vide letter dated 28 February, 2019 bearing no.BMU/CRNo.145/18-19 which was thereafter revised and duly sanctioned from the office of PMRDA Pune vide letter dated 12 July, 2019 bearing no. BMU/CRNo.185/19-20;

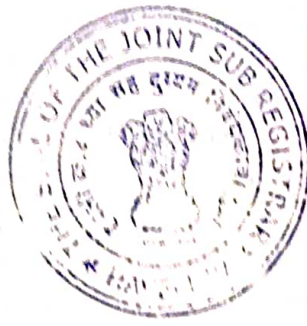
**L.** Mahalunge Land Developers LLP submitted building plan for sanction with the office of the Collector District Pune in respect of the construction of buildings containing residential flats on a portion of the Township Land totally admeasuring 4,18,297 square meters (revised PLU);

**M.** By and under a Deed of Conveyance dated 1 February, 2019 registered in the office of the Sub- Registrar of Assurances, Haveli, under Serial No. HVL11-8997-2019, and executed by and between Mahalunge Land Developers LLP (therein referred to as the Vendor) and the Developer herein formerly known as Godrej Land Developers LLPJ, the Vendor therein sold, transferred, conveyed, assured and assigned in favour of the Developer herein land bearing Survey/Gat 40/2, 40/3, 40/4, 41/1, 41/4, 42/1, 42/2A, 42/28, 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 and 47/2, admeasuring in the aggregate 2,50,123 square meters and situate, 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 thick black colour boundary line in the plan annexed hereto as Annexure "A" at or for the consideration and in the manner set out therein. The 7/12 extracts of the said Land is collectively annexed hereto as Annexure.

**N.** Accordingly, the Developer became the lawful owner and is thus seized and possessed of and otherwise well and sufficiently entitled to the said Land. The part of the said Land bearing Survey/Gat Nos 46/9(part), 46/10 and 47/1 (part)admeasuring in the aggregate 17412.00 square meters being Sector R-3 is hereinafter referred to as the "said Property":

**O.** Pursuant to the application made in that behalf, the office of the Collector District Pune issued a Letter of Intent dated 9 August, 2019 bearing No.





हवल-४		
93642	6	84
२०२४		

PMA/TAS/SR/1316/2019 granting permission for the purpose of development of the Integrated Township Scheme proposed to be implemented on inter-alia the said Larger Land with certain other land parcels situate at Village Hinjewadi and Mann described therein and on the terms and conditions set out therein:

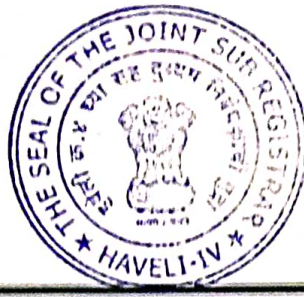
**P.** The aforesaid Letter of Intent dated 9 August, 2019 was issued in favour of Shri Atul Ashok Chordiya, Mahalunge Land Developers LLP, the Developer, Ashdan Township Ventures Private Limited and Mann- Hinje Township Developers LLP, with respect to the lands forming part of the Integrated Township Project including inter-alia the said Property and the aforesaid Letter of Intent is valid and subsisting;

**Q.** The Government of Maharashtra, Urban Development Department vide its Notification dated 29<sup>th</sup> June, 2019 bearing No.TPS-1814/484-12/Pu.Ba.Kra. 130/14/ Fra. Kra. 348/14/UD-13 granted revised Locational Clearance for implementation of an Integrated Township Scheme on the lands contained in the said Notification and hereinafter referred to as "Integrated Township Lands";

**R.** Thereafter the Proposed Land Use [PLU] was sanctioned by the office of PMRDA Pune for master layout [for zoning] vide Letter dated 22 November, 2019 bearing no. BMA/CRNo.570/19-20 for the entire Integrated Township Lands including inter-alia the said Property, the Master Layout/Layout of which Integrated Township Lands is annexed hereto as Annexure "B";

**S.** The Developer proposed a layout plan ("Layout") and building plan for the development of the Property. The Developer has made an application to the Pune Metropolitan Region Development Authority (PMRDA) for the sanction, which has been sanctioned by PMRDA, Pune on 3 August, 2019 bearing Commencement Certificate No.BMU/Village Mahalunge/ S.no 40 and others/Sector R-3/SR No 537/19-20 for permitting construction and development of buildings on the Property (being Sector R 3) on terms and conditions as mentioned therein. The copy of the sanctioned Layout plan of the Property is annexed hereto and marked as Annexure "C" and copy of the said Commencement Certificate is annexed hereto and marked as Annexure "D".

**T.** Based on its right and entitlement in terms of the Deed of Conveyance above referred, the Developer is developing the said Land including the said Property



हवेली-४		
१३८५२	C	४५
२०२४		

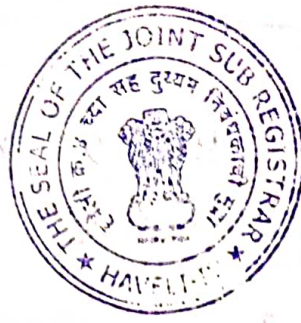
and carrying out the development in a phase-wise and segment-wise manner in consonance with the Relevant Laws in the manner the Developer may deem fit. For the purpose of this Agreement, "Relevant Laws" means and includes any applicable Central, State or local law(s), statute(s), ordinance(s), rule(s), regulation(s), notification(s), order(s), bye- Laws, ITP/ STP Policy, Notifications, Rules and Regulations of the Government of Maharashtra, 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. whether in effect on the date of this Agreement;

**U.** The Developer presently has commenced the development as per the approved Layout, which phase is to be developed on the Property ("Project Land") admeasuring in aggregate 00 square meters more particularly described in Third Schedule hereunder written and shown delineated by red colour boundary line on the plan annexed hereto as Annexure "C" in the name and style of "Godrej Hillside 1" for predominantly residential/commercial use consisting of 4(four) building(s) /towers(s), comprising of (i) Tower 1 (Ground + 24 floors), (ii) Tower 2 (Ground + 24 floors), (III) Tower 3 (Ground + 24 floors) and (iv) Tower 4 (Ground + 5 floors) being a multi-level car parking tower with retail/shops at the ground level (part) (the "Phase") on the said Property/the Project Land. The PURCHASER/s is made aware by the Developer that an EWS Tower (I.e. Tower for the economically weaker sections) is to be constructed on a portion of the Integrated Township Lands in accordance with the terms of the Relevant laws. The access to the Phase is shown delineated in Blue colour line in the plan hereto annexed and marked as Annexure "L":

**V.** The Integrated Township Lands are being developed in phases by multiple developers/Project Proponent (as defined hereinafter) including the Developer in terms of ITP/STP Policy ("Project");

**W.** 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;

**X.** The Developer has appointed Melior Structural Solutions Private Limited, as structural Engineer for the preparation of the structural design and drawings of the buildings/Towers and the Developer accepts the professional



हवल-४		
93042	e	84
२०२४		

supervision of the Architect and the Structural Engineer till the completion of the buildings/Towers;

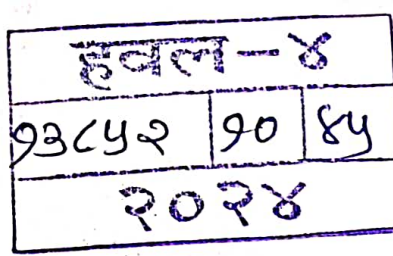
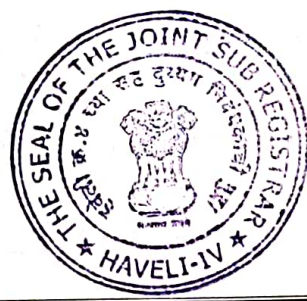
**Y.** The Environment Department (SEIAA) has provided its clearance in its SEIAA 151 meeting, held on January 16, 2019, vide SEIAA-EC-0000000640- on January 19, 2019. Though the sanctioned layout plan is for the said Larger Land /Township Land, the Developer is in the process of constructing the Phase on the Project Land. The Developer is also seeking revised clearance in accordance with the present sanction from PMRDA for the Project Land:

**Z.** 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 "E";

The Developer has obtained Occupancy Certificate from the Pune Metropolitan Region Development Authority (PMRDA) on **21.03.2023** bearing reference no. DP/बीएमयु/मौ.म्हाळुगे/स.नं.४० व इतर/सेक्टर आर ३/प्र. क. १३८८/२२-२३/६४८.

The PURCHASER/s has applied to the Developer for allotment of an apartment being **Flat No. 2306** situated on **23<sup>rd</sup> Floor** in **Tower 3** being constructed in the Phase;

The Carpet Area of the said Flat/s is 55.40 square meters and Exclusive Areas of the said Flat is 15.82 square meters. The said Exclusive Areas of the said Flat includes balcony area admeasuring 13.92 square meters and terrace 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



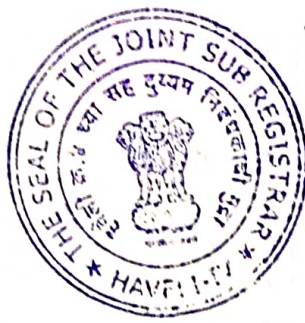
to the said Flat for exclusive use of the PURCHASER/s and other areas appurtenant to the said Flat for exclusive use of the PURCHASER/s.

**AND WHEREAS,** the Developers **M/s. MAHALUNGE TOWNSHIP DEVELOPERS LLP** (FORMERLY KONOWN AS GODREJ LAND DEVELOPERS LLP) are well and sufficiently entitled to the ownership rights in respect of all that piece and parcel of parcel of land known as Survey Nos Survey Nos. 40/2, 40/3, 40/4, 41/1 (part), 41/4, 42/1 (part). 42/2A, 42/28, 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) all situate, lying and being at Village Mahalunge within the Registration Sub-District of Taluka Mulshi, District Pune totally admeasuring 41 Hectare 82.97 Ares which is within the limits of the registration District of Pune. Hereinafter referred to as Said Land.

**AND WHEREAS,** the developers carry out Development and construction on the said entire land over a span of period under the name and style /known as **"GODREJ HILLSIDE 1"**.

**AND WHEREAS,** after satisfying in all respects of the Developers title and rights to develop the said property the SELLER herein showed their willingness to the Developers for the purchase of **Flat Bearing No. 2306**, located on **23<sup>rd</sup>** Floor, admeasuring about **55.40 Sq. Meters in carpet area** and exclusive area **15.82 Sq. Meters** (Out of which balcony area **13.92 Sq. Meters** & **Terrace area 1.90 Sq. Meters**), total area admeasuring **71.22 Sq. Meters** along with **TOWER 3** in project known as **"GODREJ HILLSIDE 1"** (hereinafter referred to as "the said Building").

**AND WHEREAS,** in response to the same Developers therein had agreed to sell, transfer and assign **Flat Bearing No. 2306**, located on **23<sup>rd</sup>** Floor, admeasuring about **55.40 Sq. Meters in carpet area** and exclusive area **15.82 Sq. Meters** (Out of which balcony area **13.92 Sq. Meters** & **Terrace area 1.90 Sq. Meters**), total area admeasuring **71.22 Sq. Meters** in **TOWER 3** in project known as **"GODREJ HILLSIDE 1"** and entered into an **Agreement to Sell** dated **12/05/2023** with **Ms.RICHA PATHAK** the **SELLER** herein, to sell the said flat. The said **Agreement to Sell** is registered in the office of Sub Registrar, Haveli-25 Pune, at **Sr. No.9133/2023, as on 12/05/2023.**



हदत-४		
93642	99	84
२०२४		

**AND WHEREAS**, the **SELLER** has paid full and final amount of consideration to the Developers and the Developers have given the vacant and peaceful possession of said flat on **26/11/2023** to the **SELLER** .

**AND WHEREAS**, the developer has allotted one car parking slot bearing No. GHS1P120 ("Parking Space") tagged against your Flat No. GHS1T32306 in the project known as "Godrej Hillside 1" on 13/12/2023.

**AND WHEREAS**, since then the **SELLER** is the absolute owner and is absolutely well seized and possessed of or otherwise well and sufficiently entitled to the said flat.

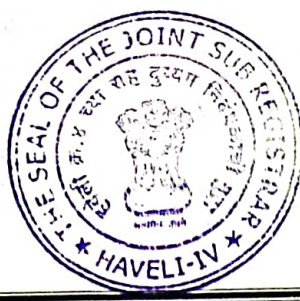
**AND WHEREAS**, the **SELLER** wanted to sell the said flat as it was no longer suitable to them and hence **SELLER** decided to sell the said flat.

**AND WHEREAS**, the **PURCHASER** were in search of an accommodation for themselves in the nearby vicinity approached the **SELLER** .

**AND WHEREAS**, after mutual negotiations between the **SELLER** and the **PURCHASER** , and after physical inspection and many visits by **PURCHASER** on the said flat, **PURCHASER** offered to purchase the said flat on as is where is basis, at the below mentioned consideration which **SELLER** found fair, reasonable and according to the prevailing market price in the said area.

**AND WHEREAS**, the **SELLER** is the absolute owner and in possession of the said Flat having absolute right to sell, assign, transfer or convey their rights, title, and interest in the said Flat. By virtue to the above said factual position the **SELLER** herein is vested with all the legal rights to sell, assign, transfer or to convey the said Flat and therefore has right to transfer the same.

The **SELLER** has decided to sell the said Flat, to such persons who would pay the entire amount to them in the stipulated period, time being essence, as they want to buy other immovable property and **PURCHASER** were in search of a Flat for their residence and came to know that the **SELLER** has decided to sell the said Flat on "**AS IS WHERE IS BASIS**" and to such persons who would make the payment of entire consideration within stipulated period. The **PURCHASER** visited the said Flat, physically inspected it; the **SELLER** is going to hand over the copies of documents of rights, interest and title to the **PURCHASER** of the said Flat at the time of Deed of Assignment.



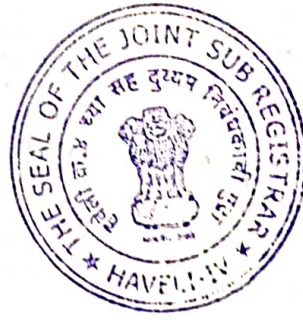
हवेली-४		
१३८५२	१२	४५
२०२४		

The PURCHASER after inspecting the said Flat and thoroughly satisfying themselves about the condition of the said Flat, area of the said flat, its surroundings and after verifying the title and rights of the SELLER on the basis of all original documents and possession with SELLER and satisfying themselves, with the help of experts about all the said matters and other things relating the said Flat, offered to purchase the same at and for the consideration of **Rs. 69,00,000/- (Rupees Sixty Nine Lakhs Only)**.

As the PURCHASER offered the SELLER and expressed their intention to purchase the said flat on AS IS WHERE IS BASIS, the SELLER accepted the offer of the PURCHASER and agreed to sell, transfer, assign, convey all their right, title and interest in the said Flat to the PURCHASER.

**NOW THIS AGREEMENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

1. In consideration of sum of **Rs. 69,00,000/- (Rupees Sixty Nine Lakhs Only)** paid by the PURCHASER to the SELLER prior to the execution of this deed in the manner aforesaid, (the payment and receipt whereof the SELLER both hereby admits and acknowledges and thereby exonerates the PURCHASER of and from the same, no separate receipt is necessary), the SELLER **Flat Bearing No. 2306**, located on **23<sup>rd</sup>** Floor, admeasuring about **55.40 Sq. Meters in carpet area** and exclusive area **15.82 Sq. Meters** (Out of which balcony area **13.92 Sq. Meters & Terrace area 1.90 Sq. Meters**), total area admeasuring **71.22 Sq. Meters** in **TOWER 3** in project known as "**GODREJ HILLSIDE 1**" along with the membership & shares in the said Society, rights of common amenities and facilities, electricity connection/ meter , Piped Gas Connection/meter, fixtures and appliances, all collectively called and referred to herein below as "said Flat" to the PURCHASER , and the PURCHASER have purchased the same forever.

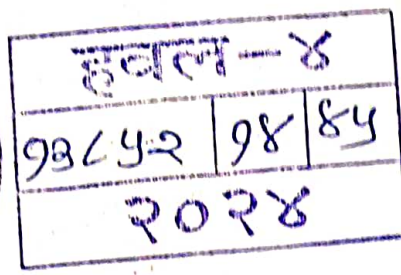
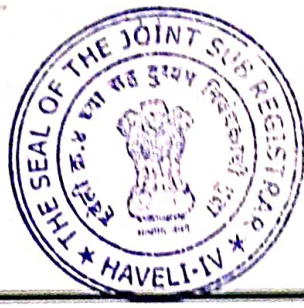


हवल-४		
9342	93	84
२०२४		

**2. PAYMENT SCHEDULE:-**

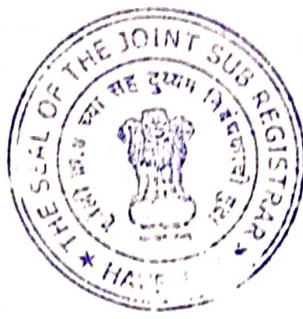
- 1.Rs. 50,000/- Paid by the PURCHASER to the SELLER through IMPS Reference No. IMPS00254832826 State Bank Of India Branch Khalilabad District Sant Kabir Nagar UP dated 16/05/2024.
2. Rs. 50,000/- Paid by the PURCHASER to the SELLER through IMPS Reference No. IMPS00254896179 Bank Of India Branch Khalilabad District Sant Kabir Nagar UP dated 17/05/2024.
3. Rs. 2,50,000/- Paid by the PURCHASER to the SELLER through IMPS Reference No. IMPS00256934068 Bank Of India Branch Khalilabad District Sant Kabir Nagar UP dated 13/06/2024.
- 4.Rs. 69,000/- To be Paid by the PURCHASER @1% of the total consideration value on behalf of the SELLER and shall produce the challan on or before the registration of the final sale deed.
- 5.Rs. 64,81,000/- To be Paid by the PURCHASER to the SELLER out of their own contribution or by borrowing Home Loan from Bank/Financial Institution towards any dues of seller financial institution.

**Rs. 69,00,000/- (Rupees Sixty Nine Lakhs Only)**



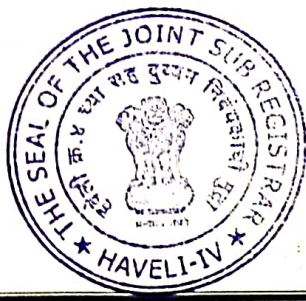
3. The **PURCHASER** have undertaken physical visits and inspection of the said flat and have satisfied themselves about the condition of the said flat, fixtures and have agreed to purchase the said flat on "**AS IS WHERE IS BASIS**" along with the fixtures and appliances.
4. The **SELLER** hereby agrees to transfer and assign the said flat and every part thereof in favour of the **PURCHASER** only after receiving full and final consideration amount from the **PURCHASER**.
5. The possession of the said FLAT shall be handed over to the **PURCHASER** only after the **SELLER** receive full and final payment at the time of registration of the sale deed.
6. The **PURCHASER** have agreed to make the arrangement of balance amount of consideration of Rs. 69,00,000/- (Rupees Sixty Nine Lakhs Only) within the period of 45 days from the date of this Agreement. It is agreed between the parties hereto that if the **PURCHASER** fail to pay the balance consideration within the period mentioned aforesaid, in that event the **SELLER** shall have a right to cancel/terminate this agreement and after deducting the cancellation penalty of Rs. 1,00,000/- the balance amount paid by **PURCHASER** will be returned without any interest to the **PURCHASER**. In case the **SELLER** does not co-operate with the **PURCHASER** with respect to the fulfilling their part of the contract, then in that event, the **PURCHASER** shall have a right to cancel/terminate this agreement and the **SELLER** shall be liable to refund the amount which is paid by the **PURCHASER** at a rate of interest of 7% p.a. provided always that the power of termination/cancellation of this agreement shall not be exercised by either party unless the party intended to terminate/cancel the agreement gives to the other party 15 days prior notice in writing of their intention to terminate/cancel this Agreement pointing out the breach or breaches of the terms and conditions on account of which they are intending to terminate/cancel this agreement.
7. The Transferors/Sellers hereby declares that:
  - a) It has not entered into any agreement with any other person or persons in respect of the said Flat & Membership of Society.





हवल-४		
9342	94	84
२०२४		

- b) It has not transferred and/or assigned its rights, title, interest, membership & ownership in respect of said Flat & Membership of Society to any person/ persons, body and/or company.
- c) It has mortgaged, alienated the above said Flat & Membership of Society with Godrej Capital (Financial Institution) and agreed & undertakes to obtain NOC & Loan clearance certificate of free from all the encumbrances in respect of said Flat by paying outstanding dues on or before execution of Sale Deed. Furthermore, the Transferor/Sellers shall make the nil outstanding balance of lien standing with Godrej Capital (Financial Institution) in respect of said Flat before execution of Sale Deed and handing over peaceful possession of said Flat to Transferees/ Purchasers.
- d) Except the Transferor/Sellers, no other person or persons has or have any rights, title, claim & interest in the above said Flat & Membership of Society.
- e) Transferors/Sellers is not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act and/or any other statute from transferring, disposing off the said Flat & Membership of society.
8. The **SELLER** does hereby subject to compliance of terms in the present Agreement and without any reservation, agrees to transfer to the **PURCHASER** the said flat with all rights, title and interest thereof. The **SELLER** will grant, sell, assign, release, convey, assure, unto the **PURCHASER** forever all that said flat and also together with all the deeds, documents, writings and other evidence relating to the said flat and all the estate, rights, title, interest, use, inheritance, property, benefit, claim and demand whatsoever at law and in equity of the **SELLER** in or upon the said flat or any part thereof, **TO HAVE AND TO HOLD FOREVER** the said flat hereby granted, conveyed and assured to the **PURCHASER**.
9. **The PURCHASER** shall be entitled on payment of consideration price, hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said flat and to receive the rents, profits etc. there from without any suit, lawful eviction, claim or demand whatsoever from the **SELLER** or anybody claiming under them.
10. (a) **The PURCHASER** covenant to bear all taxes, charges, cess, levies, MSEDCL electric consumption charges, maintenance charges of

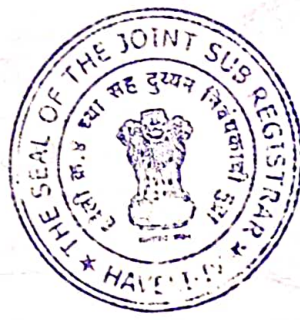


हवेली-४		
93642	9E	84
२०२४		

the society with effect from the date of final sale deed. All such outgoing are paid up to date by the **SELLER** and there are no dues payable.

(b) The parties further agree to execute and sign all necessary documents required for the compliances referred to hereinabove.

11. All the expenses relating to this agreement, such as stamp duty, registration fees, typing, Xerox, and incidentals thereto, have been, as agreed, shall be borne and paid by the **PURCHASER** only.
12. **The PURCHASER** hereby agree to pay maintenance charges of the said Building regularly and also all the taxes, water charges or any other charges of the Society or any other local authority in respect of the said flat from the date of the final sale deed.
13. **The SELLER** has disclosed and given inspection of original documents in their possession relating to the title of **SELLER** to the said flat and **the PURCHASER** are fully satisfied about the clean, clear and marketable title of the said flat.
14. **The SELLER** has represented to the **PURCHASER**(i) that they are the absolute owner of the said flat and no other person has any interest therein, (ii) that there is no encumbrances of any nature on the said flat, (iii) that they are in exclusive and peaceful possession and occupation of said flat since it was allotted to them, (iv) that the Developer who developed the said property and constructed the building has no claim against the said flat or the **SELLER** of whatsoever nature, (v) that on taking possession of the said flat the **PURCHASER** are entitled to occupy the same without any claim or interruption from the **SELLER** or anybody claiming under them.
15. **The SELLER** undertakes and shall sign any document, declaration undertaking application, indemnity bond, affidavit or any other paper to perfect the title of the **PURCHASER** and do all other necessary acts for the transfer of said flat to the **PURCHASER**. **The SELLER** has agreed and consented to the **PURCHASER** to give all necessary co-operations i.e. oral or written statement before



हयम-४		
१३८५२	१७	४५
२०२४		

appropriate authorities and the signatures as and when requires for transfer of their rights, shares and interest in the said flat and the transfer of the same in the concerned Government, Semi Government department records and to the M.S.E.B. for the transfer of electricity meter and the deposits with the M.S.E.B. for the consideration received as above as well as same for the MNGL Gas pipeline connection and meter.

16. If any premium or fee is required to be paid to the Society / Developers for its consent to the transfer of the said flat and if fee is required to be paid the same will be born and paid by the **SELLER** and **PURCHASER** equally.
17. **The SELLER** shall handover all required original documents to **PURCHASER** at the time of execution of **Sale Deed/Deed of Assignment** for the said flat only after receiving full and final payment as mentioned in this agreement.
18. The agreement shall always be subject to the provision of The Maharashtra Ownership Flats. (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made there under.
19. The stamp duty, registration charges, legal fees and other charges and miscellaneous expenses of this Agreement and the Sale Deed/Deed of Assignment shall be borne and paid by the **PURCHASER** only.
20. The terms and conditions of this Agreement shall be binding upon both the parties.
21. The agreed value of the said flat premises between the parties is **Rs. 69,00,000/- (Rupees Sixty Nine Lakhs Only)** and the stamp duty of **Rs. 4,83,000/-** and registration charges **Rs. 30,000/-** are borne and paid for by the **PURCHASER** only on this document.

**NOTE :-** It is to be noted that we the parties herein i.e. The **SELLER** and the **PURCHASER** do hereby state and declare that each recital of this said **INDENTURE of AGREEMENT TO SALE** is made as per the terms and conditions negotiated between us. That we have gone



हवल-४		
१३८५२	१८	४५
२०२४		

through each important recitals 'of this indenture agreement to sale, and hence we have signed herein under unto the day and month set forth as above.

**SCHEDULE- I**

**(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, 42/28, 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) all situate, lying and being at Village Mahalunge within the Registration Sub-District of Taluka Mulshi, District Pune totally admeasuring 41 Hectare 82.97 Ares.

**SCHEDULE- II**

**(DESCRIPTION OF SAID LAND):**

All that piece and parcel of land bearing Survey/Gat Nos. 40/2, 40/3, 40/4, 41/1, 41/4, 42/1, 42/24, 42/28, 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 and 47/2 admeasuring 25 Hectares 01.23 Ares situated, lying and being at Village Mahalunge, Taluka Mulshi, District Pune.

**SCHEDULE-III**

**(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, 42/28, 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 plece 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,



हवल-४		
१३८५२	१९	४५
२०२४		

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 Muishi, 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.

#### **SCHEDULE-IV**

##### **(DESCRIPTION OF 'PHASE LAND'):**

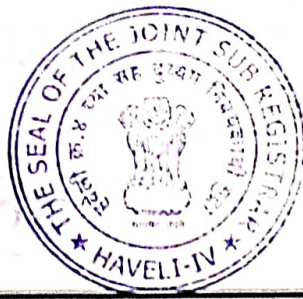
All that piece and parcel of land bearing Survey Nos. 46/9(part), 46/10 and 47/1(part) admeasuring 17412.00 square meters all situate, lying and being at Village Mahalunge, Taluka Mulshi, District Pune and demarcated by Its boundaries as follows-

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,

#### **SCHEDULE- V**

##### **(DESCRIPTION OF THE FLAT ABOVE REFERRED AS SAID FLAT)**

All that piece and parcel of a **Flat Bearing No. 2306**, located on **23<sup>rd</sup> Floor**, admeasuring about **55.40 Sq. Meters in carpet area** and exclusive area **15.82 Sq. Meters** (Out of which balcony area **13.92 Sq. Meters** & **Terrace area 1.90 Sq. Meters**), total area admeasuring **71.22 Sq. Meters in TOWER 3** in project known as "**GODREJ HILLSIDE 1**".



हवेली-४  
93042 20 84  
२०२४

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED, SEALED AND DELIVERED THIS AGREEMENT TO SALE ON THE DATE AND AT THE PLACE HEREIN BEFORE FIRST MENTIONED.

SIGNATURE	THUMP IMPRESSION	PHOTOGRAPH
<b>MS. RICHA PATHAK</b> <b>SELLER</b>		

SIGNATURE	THUMP IMPRESSION	PHOTOGRAPH
<b>MR. DHANANJAY KUMAR</b> <b>PURCHASER</b>		

WITNESSES	SIGNATURE
Name :	
Address : Marunji pune. 57	
Name :	
Address : Marunji pune. 57	



12/05/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 25  
 दस्त क्रमांक : 9133/2023  
 मोहणी :  
 Regn.63m

गावाचे नाव : घराळुंगे



- (1) विविधाचा प्रकार करारनामा
- (2) मोहवना 6781075
- (3) बाबाराबाब (बाबेपट्टेबाब्या बाबतितपट्टेबाब्या आकारणी देतो की पट्टेबाबत ते मसुदा करावे)

(4) घू-भावन,पोटहिस्ता व परकमांस(समन्वय) 1) घाविकेचे नाव:पुणे स.न.पा. इतर वर्णन :- इतर माहिती: गाव मीचे म्हाळुंगे,सातुका मुळशी,विन्हा पुणे येथील सर्व्हे नं. 40/2,40/3,40/4,41/1(भाग),41/4,42/1 (भाग),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),48/1,48/2,48/3,48/4,48/5,48/6,48/7,48/8,48/9,48/10,47/1,47/2(भाग)आणि 47/3(भाग)याही एकूण क्षेत्र 41 हेक्टर 82.97 आर बापणी सर्व्हे/गट नं.40/2,40/3,40/4,41/1,41/4,42/1,42/2ब,42/3,42/4,42/5,42/6,42/7,42/8,42/9,42/10,42/13,43/1,43/2/1,43/2/2,44/1,44/2,45,48/1,48/2,48/3,48/4,48/5,48/6,48/7,48/8,48/9,48/10,47/1 आणि 47/2 याही एकूण क्षेत्र 25 हेक्टर 01.23 आर बाविकेची पैकी सर्व्हे/गट नं. 46/9(भाग),48/10 आणि 47/1(भाग)म्हणजेच हेक्टर आर 3 याही एकूण क्षेत्र 17412.00 चौ. मीटर या निकळीवर बांधकाम बेगा-बा फेज मधील मोहरेज हिलसाईड 1 वा प्रोजेक्ट मधील टॉवर नंबर 3 मधील तेलिशाच्या मजल्यावरील फ्लॅट नंबर 2308 याही क्षेत्र 65.40 चौ.मी. कार्पेट एरिया व एक्सक्यूझिभ एरिया याही क्षेत्र 15.82 चौ.मी.पैकी बाविकेची एरिया याही क्षेत्र 13.02 चौ.मी. आणि टरेल एरिया/ ओपन म्हराबा याही क्षेत्र 1.30 चौ.मी)जेथे एकूण क्षेत्र 71.22 चौ.मी (दारा नंबर -पी52100022099)(सासन निर्णय क्र. टिपीएस-1814/484-12/पु.बा. क्र.130/14/प.क्र.348/14/मि-13 विनांक 29/06/2019 व महाराष्ट्र शासन महसूल व धनविभाग बाबते अर्केत क्र. मुद्रांक-2006/पु.ओ.आर 53/प.क्र.536/प-1,मुद्राई मुद्रांक अधिनियम 1958 विनांक 15/01/2008 बळबते विजेच नगर वसाहत म्हणजेच सध्याची एकाल्पीकृत नगर वसाहत प्रकल्पासाठी 60% मुद्रांक शुल्क संचलत). ( 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 सुटी देण गत असेल तेव्हा.

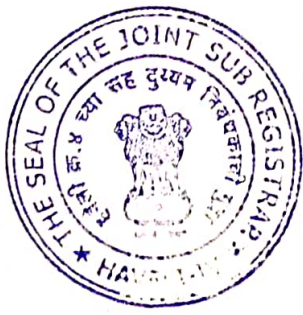
(7) दस्तावेज करून देणा-बापविहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी म्हायलासबाबा हुकुमनामा किंवा अर्देस असल्यास,प्रतिबादिचे नाव व पत्ता. 1) नाव:-म्हाळुंगे टाऊनशीप डेव्हलपर्स एन एन पी सर्व्हे अधिभूत स्वासदीकार अविनाश पागेरे सर्व्हे मोहणीकरिता कुलमुळतार कोणेन बाबगणकर वच:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: सहाय्या मजला, बीएसबी सॅपिटम, स. नं. 80, सी टी एन नं. 1821 (पी), बागेर रोड बँड अधिमागधी रोड अंजना, बागेर रोड, पुणे, इंडिया , रोड नं. -, महागाड, पुणे. पिन कोड:-411007 पॅन नं:-AAOFG3727E

(8)दस्तावेज करून देणा-बा पत्रकाराचे व किंवा दिवाणी म्हायलासबाबा हुकुमनामा किंवा अर्देस असल्यास,प्रतिबादिचे नाव व पत्ता. 1) नाव:-सिव. रिवा पाठक - बच:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं: ए 220/3 कोरब फ्लोवर टॉवर नं.3 मुचल कंपाऊंड डोकर नं 3 ओबना अस्तुत फजल एन्वयेन विल्डी (माऊज) दिल्ली इंडिया, रोड नं. -, दिल्ली, दक्षिण दिल्ली. पिन कोड:-110025 पॅन नं:-AXRPP6308C

- (9) दस्तावेज करून दिव्याचा दिनांक 12/05/2023
- (10)दस्त मोहणी केन्वाचा दिनांक 12/05/2023
- (11)अनुक्रमांक,बंड व पुठ 9133/2023
- (12) बाबाराबापमाणे मुद्रांक शुल्क 305200
- (13) बाबाराबापमाणे मोहणी शुल्क 30000
- (14)सेरा

सह. दुय्यम निबंधक  
 हवेली क्र. २५, पुणे

मुल्यांकनासाठी विचारात घेतलेना तपशील:-  
 मुल्यांकनाची आवश्यकता नाही कारण शासकीय/निमशासकीय किंमत कारलाबा तपशील विजेच नगर वसाहत म्हणजेच सध्याची एकाल्पीकृत नगर वसाहत प्रकल्पासाठी 50 मुद्रांक शुल्क संचलत  
 मुद्रांक शुल्क आकारतामा निवडलेना अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any other authority area annexed to it.

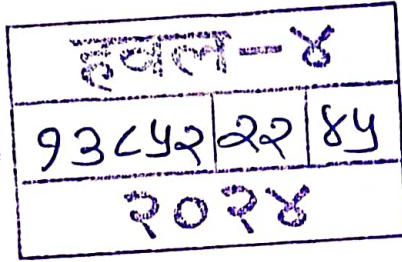
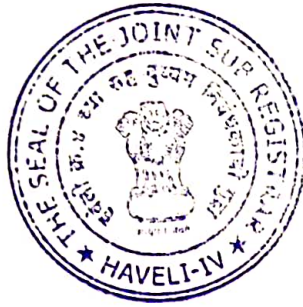


हवेली-४  
 9342 29 84  
 २०२४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Richa Pathak	eChallan	10000502022082100580	MH006643594202223P	305200.00	SD	0001024796202324	12/05/2023
2		DHC		1105202307464	1840	RF	1105202307464D	12/05/2023
3	Richa Pathak	eChallan		MH006643594202223P	30000	RF	0001024796202324	12/05/2023

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







PUNE METROPOLIS

## पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune Metropolitan Region Development Authority, Pune

नवीन प्रशासनिय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे - ४११०३५

New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune - 411035

Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४ / ३५६ / ३३३ Email: comm@pnrda.gov.in

अंतिम भोगवटा प्रमाणपत्र

( गंजूर विनास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.७.६ नुसार )

जा.क्र. : DP / वीएमयु/मौ.म्हाळुंगे/स.नं.४० व इतर/सेक्टर आर ३/ प्र.क्र.१३८८/२२-२३/६४८ दि. २७/०३/२०२३

प्रति,

मे.म्हाळुंगे लॅन्ड डेव्हलपर्स प्रा.लि.,

म्हाळुंगे टाऊनशिप डेव्हलपर्स एलएलपी

अॅशडन टाऊनशिप व्हेनर्स प्रा. लि. व

माण - हिंजे टाऊनशिप डेव्हलपर्स एलएलपी तर्फे श्री.अतुल चोरडीया.

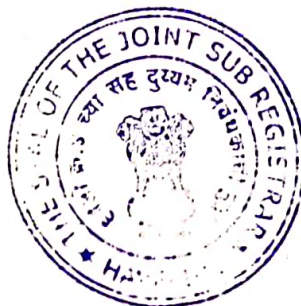
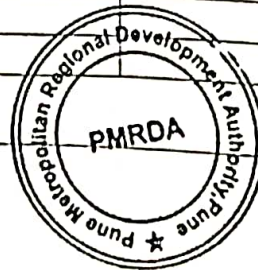
रा.८ वा मजला, सॉलिटीयर वर्ल्ड, वाणेर, पुणे - ४५

मौजे- म्हाळुंगे, तालुका- मुळशी, जिल्हा- पुणे येथील स.नं.४०/२ व इतर मधील एकात्मिकृत नगर वसाहत प्रकल्पामधील सेक्टर आर-३ क्षेत्र- १७४१२.०० चौ.मी. या जागेवर इमारतीचे बांधकाम करण्यासाठी प्राधिकरणाकडील क्र.वीएमयु/मौ.म्हाळुंगे/स.नं.४० व इतर/सेक्टर आर ३/ प्र.क्र.१३८८/२१-२२, दि.३१/३/२०२२ अन्वये आपणास सुधारित बांधकाम परवानगी देण्यात आली आहे. तसेच प्राधिकरणाकडील क्र.वीएमयु/मौ.म्हाळुंगे/स.नं.४० व इतर/सेक्टर आर ३/ प्र.क्र.५३७/२१-२२, दि.३१/३/२०२२ अन्वये भागशः भोगवटा प्रमाणपत्र देण्यात आले आहे.

उपरोक्त परवानगी प्रमाणे आर-३ सेक्टर मधील इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना अंतिम भोगवटा प्रमाणपत्र मिळणेबाबत अर्ज केल्यावरून आपणास खालील इमारतींना सोबतच्या परिशिष्ट ' व ' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस गंमती देण्यात येत आहे .

उपयोगात आणावयाच्या इमारतीचे वर्णन

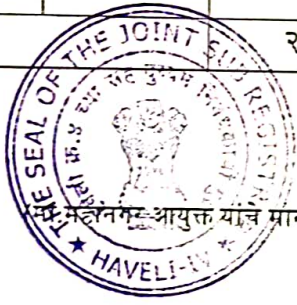
इमारत क्रमांक	मजला	मंजूरीनुसार सादनिका	उपयोगात आणावयाच्या सादनिका
टॉवर क्र.१	तळ	१, २, ३, ६, ७, ८	१, २, ३, ६, ७, ८
	टेरेस	टेरेस	टेरेस
टॉवर क्र.२	तळ	१, २, ३, ६, ७, ८	१, २, ३, ६, ७, ८
	टेरेस	टेरेस	टेरेस
टॉवर क्र.३	तळ	१, २, ३, ६, ७, ८	१, २, ३, ६, ७, ८
	पहिला	१०१, १०२, १०३, १०६, १०७, १०८	१०१, १०२, १०३, १०६, १०७, १०८
	दुसरा	२०१ ते २०८	२०१ ते २०८
	तिसरा	३०१ ते ३०८	३०१ ते ३०८
	चौथा	४०१ ते ४०८	४०१ ते ४०८
	पाचवा	५०१ ते ५०८	५०१ ते ५०८
	साहवा	६०१ ते ६०८	६०१ ते ६०८
	सातवा	७०१ ते ७०८	७०१ ते ७०८
	आठवा	८०१ ते ८०८	८०१ ते ८०८
	नववा	९०१ ते ९०८	९०१ ते ९०८



हवल-४		
93452	23	84
२०२४		

Scanned with CamScanner

दाहवा	१००१ ते १००८	१००१ ते १००८	
आनगावा	११०१ ते ११०८	११०१ ते ११०८	
वारावा	१२०१ ते १२०८	१२०१ ते १२०८	
तेरावा	१३०१ ते १३०८	१३०१ ते १३०८	
चौदावा	१४०१ ते १४०८	१४०१ ते १४०८	
पंधगावा	१५०१ ते १५०८	१५०१ ते १५०८	
सोळावा	१६०१ ते १६०८	१६०१ ते १६०८	
सतरावा	१७०१ ते १७०८	१७०१ ते १७०८	
आठगावा	१८०१ ते १८०८	१८०१ ते १८०८	
एणेणिसावा	१९०१ ते १९०८	१९०१ ते १९०८	
वीसावा	२००१ ते २००८	२००१ ते २००८	
एकवीसावा	२१०१ ते २१०८	२१०१ ते २१०८	
बावीसावा	२२०१ ते २२०८	२२०१ ते २२०८	
तेविसावा	२३०१ ते २३०८	२३०१ ते २३०८	
चौवीसावा	२४०१ ते २४०८	२४०१ ते २४०८	
टेरेस	टेरेस	टेरेस	
एमएलसीपी	तळ	पार्कींग व ९ दुकाने	पार्कींग व ९ दुकाने
	पहिला	पार्कींग व ८ दुकाने	पार्कींग व ८ दुकाने
	चौथा	क्लब हाऊस	क्लब हाऊस
	टेरेस	टेरेस	टेरेस
चेंजींग रुम (खुल्या जागेतील)	तळ	चेंजींग रुम	चेंजींग रुम
एकूण	२०८ सदनिका व १७ दुकाने	२०८ सदनिका व १७ दुकाने	



२०८ सदनिका व १७ दुकाने

९३८५२ २४ ८५

२०२४

*Maheshwar Patil*

महानगर आयुक्त  
तथा,  
मुख्य कार्यकारी अधिकारी  
पुणे महानगर प्रदेश विकास प्राधिकरण,  
पुणेकरिता

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.  
ग्रामसेवक, मांजे म्हाळुंगे, ता.मुळशी जि.-पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.



- १) अर्जदार/मदनिता धारक/गाळे धारक यांना उक्त इमारतीमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंधिस्त करता येणार नाही, अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांचे बंधनकारक राहिल.
- २) अर्जदार/मदनिता धारक यांना मदनिता लगतचा दोन मजले उंचीचा टेरेस बंधिस्त करता येणार नाही.
- ३) रेग्युलेशनील रूम्स, गटारे, गृही जागा इत्यादी अर्जदारांनी मदनिता वितरित करण्यापूर्वी जागेवर स्वयंचालित व समाधानकारकरीत्या विकसित करणे आवश्यक आहे.
- ४) महाराष्ट्र प्रदुषण महामंडळाचे Consent to Operate प्रमाणपत्र मिळणेसाठी दि. २२/०२/२०२२ रोजीच्या अर्जातील अटी व शर्ती अर्जदार/विकासक/जमिनमालक यांचेवर बंधनकारक राहिल.
- ५) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार नुरक्षिततेच्या सर्व निकषांचे पालन करून नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक/विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार/जमीन मालक/विकासक मे. म्हाळुंगे वॅण्ड डेव्हलपर्स प्रा. लि. व इतर यांनी दि. २६/०३/२०२२ रोजी रुपये- ५००/- स्टॅम्प पेपरवर तसे नोटसाईज्ड हमीपत्र क्र. ६१/२०२२ सादर केलेले आहे. त्यास अधिन राहून अंतिम भोगवटा प्रमाणपत्र देण्यात येत आहे.
- ६) बांधकाम मंजूरीच्या आदेशातील तसेच अदृष्टिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहिल.
- ७) प्रस्तुत गृहप्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद नक्षम प्राधिकरणाने/ग्रामपंचायतीने मिण्याच्या पाण्याचा पुरवठा न केलेला या गृहप्रकल्पातील मदनिता हस्तांतरणापूर्वी मिण्याच्या पाण्याची आवश्यक ती पूर्तता स्वयंचालित करणे अर्जदार/जमीन मालक/विकासक यांचेवर बंधनकारक राहिल.
- ८) सदर प्रकरणी टॉवर क्र. १, २, ३ व MLCP क्विटा अग्निशमन विभागाकडील पत्र क्र. FFM/२४२/२०२२, दि. २९/१२/२०२२ रोजी अंतिम अग्निशमनने सादर केलेले प्रमाणपत्र प्राप्त असून सदर सादर केलेले प्रमाणपत्रातील अटी व शर्ती अर्जदार/विकासक यांचेवर बंधनकारक राहिल.
- ९) केंद्र शासनाच्या MINISTRY OF CIVIL AVIATION ची अधिगुन्ना क्र. G.S.R ७५१ (E) दि. ३०/०५/२०१५ अन्वये इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. AVIATION विभागाच्या COLOR CODE नुसार प्रस्तावाच्यातील जागा N6 झोन मध्ये समाविष्ट आहे. N6 झोन मध्ये ७१२ मी. AMSL पर्यंत NOC घ्यावयाची आवश्यकता नाही. प्रस्तावाच्यातील जागा या कार्यालयीच्या अभियेगानुसार जमिनीची AMSL ५७५ मी. आहे. इमारतीची एकूण उंची ८० मी असल्याने इमारतीची टॉप नेव्ह AMSL ६५५ मी इतकी येत आहे. केंद्र शासनाच्या संरक्षण विभागाने पत्र क्र. Air HO/S 177726/4/ATS (PC - MCL) Dy. No. 270/F/DI(Air-II) दि. १३/०५/२०१३ च्या पत्राने १३२.४५ मी. उंची च्या इमारतीसाठी ना हरकत दिलेले आहे. सदर नाहरकत पत्रातील अटी/शर्ती अर्जदार यांचेवर बंधनकारक राहिल.
- १०) एताव्ही नगर वसाहत प्रकल्पाकरिता विभागाकडून पर्यावरण विभागाकडील क्र. EC22B039MH120370, दि. २९/०८/२०२२ रोजी अन्वये मिळालेल्या Environmental Clearance मधील अटी/शर्तीचे पालन करणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल.



हयल-४		
93642	24	84
२०२४		

- ११) सदर प्रकरणी अर्जदाराने, MPCB कडून Consent to Operate हे प्रत्यक्ष ग्राहकांना सदनिका हस्तांतरण करणेपूर्वी सादर करणेबाबत हमीपत्र क्र. १०७१/२०२३, दि. १६/०३/२०२३ रोजी दिलेल्या हमीपत्रास अधिन राहून भोगवटा प्रमाणपत्र देण्यात आले आहे. सदर हमीपत्र उल्लेख केलेल्या बाबी अर्जदार / विकासक यांचेवर बंधनकारक राहतील.
- १२) प्रस्तुत प्रकरणी भविष्यात छाननी शुल्क, प्रिमियम शुल्क, विकास शुल्क व कामगार कल्याण उपकर इ. बाबतीच्या रकमेची बाकी उद्भवल्यास सदर रकम प्राधिकरणाकडे जमा करणे अर्जदार / विकासक यांचेवर बंधनकारक राहिल.
- १३) सदर प्रकरणी फेज प्रोग्राम प्रमाणे पुढील विकासनाचे काम करणे विकासक यांचेवर बंधनकारक राहिल.
- १४) सुधारित वृहत आराखडा दि. ०६/१२/२०२२ रोजीच्या मंजूर विकास परवानगी प्रारंभ प्रमाणपत्रातील तसेच अट क्र. २० नुसार दि. ०८/०३/२०१९ रोजीच्या एकात्मिक नगर वसाहतीतील तरतूद क्र. ७.५ नुसार बाबीव क्षेत्राच्या २% ११८३७ चौ.मी सेक्टर यु १५ व यु १६ जागेवरील परिस्थितीनुसार leveling व कंपाउंड बॉल करून प्राधिकरणास हस्तांतरित करणे बंधनकारक राहिल.

(मा.महानगर आयुक्त यांचे मान्यतेने)

*(Handwritten Signature)*

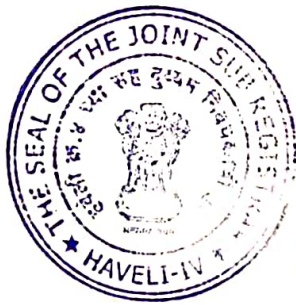
महानगर आयुक्त

तथा,

मुख्य कार्यकारी अधिकारी

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणेकरिता



हवेली-४		
9342	2E	84
२०२४		

**Mahalunge Township Developers LLP**  
(Formerly known as Godrej land Developers LLP)

Regd. Office: Godrej One,  
5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E) Mumbai - 400079, India.  
Tel.: +91-22-6169 8500  
Fax: +91-22-6169 8888  
LLPIN : AAD-7998  
(Registered with Limited Liability)

## Possession Letter

Dated: 26/ 11/ 2023

To,

Ms. Richa Pathak

**Subject:** Possession of Flat No. **GHS1T32306** admeasuring **71.22** square meters\* of Total Area (the "said Flat") on the **23<sup>TH</sup>** Floor, in the **T3** Wing/Building ("said Building") of the project known as "**Godrej Hillside 1**" situated at Village Mahalunge, Taluka Mulshi, District Pune ("said Property").

Dear Sir/Madam,

We refer to the Agreement for Sale dated "**12/05/2023**" executed between us and duly registered before Sub-Registrar **HVL15**, vide document no. **HVL25/9133/2023** ("Agreement") and upon the assurances and representations made by you in Annexure 1 attached hereto and in Possession Intimation Letter dated **31/10/2023**. we are pleased to handover quiet, vacant, and peaceful possession of the said Flat to you. The Terms and Conditions mentioned in Annexure 1 forms an integral part of this Possession Letter and shall always be read together with this Possession Letter and be construed accordingly.

Thanking you,

Yours sincerely,

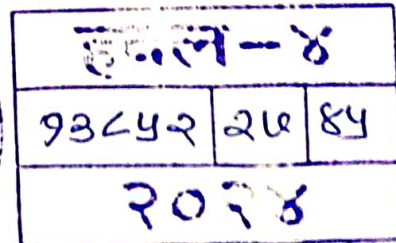
For Mahalunge Township Developers LLP

Authorised Signatory

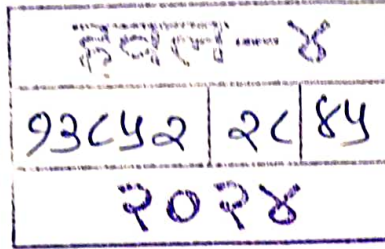
The contents of this Letter are agreed and accepted by the Purchaser/s

  
Ms. Richa Pathak

\*1 square meter is equal to 10.7639 square feet.



**Godrej | PROPERTIES**



**Mahalunge Township Developers LLP**  
(Formerly known as Godrej Land Developers LLP)

Regd. Office: Godrej One,  
5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E) Mumbai - 400079, India.

Tel.: +91-22-6169 8500

Fax: +91-22-6169 8888

LLPIN : AAD-7998

(Registered with Limited Liability)

### ANNEXURE 1

#### TERMS AND CONDITIONS

The Purchaser agrees, acknowledges, confirms, and covenants that:

1. I/We have inspected the said Flat on 26/11/2023 and found the same to be complete in all respects, including the amenities and facilities agreed to be provided by you as detailed in the agreement. After fully satisfying ourselves with regard to the measurements, construction quality, specifications and fittings/ fixtures provided therein, I/we have taken peaceful possession of the said Flat and am/are satisfied with the same.
2. I/We have taken the inspection of copies of the documents such as Occupation Certificate and revised layout plan and have satisfied myself/ourselves about your title and approvals in respect of the said Property and the said Building thereon and the said Flat and confirm that they being in order, I/We have no issues or objections.
3. I/We confirm that the snags notified by me/us have been rectified to my/our satisfaction.
4. I/We hereby further acknowledge the receipt of keys of the said Flat and confirm that there is no issue or obligation pending on your part under the Agreement or any other document. I/We do not have any claim against you in respect of the said Flat.
5. I/We agree and consent to the appointment of Godrej Living Private Limited appointed by you and as informed in the Intimation of Possession dated 16th March 2023.
6. I/We further agree, confirm and undertake that:
  - a) I/We will abide by the Terms and Conditions of the Agreement.
  - b) I am /We are aware that you are developing the said Property in a phased manner by consuming the entire FSI, TDR and any other developmental potential that may be permitted in respect of the said Property save and except FSI already utilized.
  - c) If I/We breach any of the conditions on which I/we am/are taking possession of said Flat, then you shall be entitled to take necessary action and claim the damages for such breach.
  - d) I/ We state that I/we have paid the entire consideration towards the said Flat and further acknowledge and confirm that there are no obligations pending on your part under the said Agreement.

**Godrej** | PROPERTIES

**Mahalunge Township Developers LLP**  
(Formerly known as Godrej Land Developers LLP)

Regd. Office: Godrej One,  
5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E) Mumbai - 400079, India.

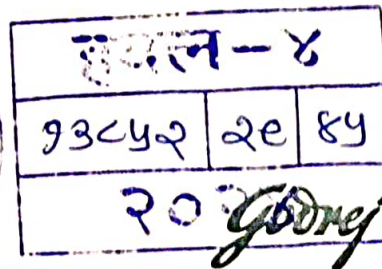
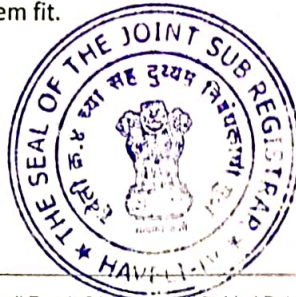
Tel.: +91-22-6169 8500

Fax: +91-22-6169 8888

LLPIN : AAD-7998

(Registered with Limited Liability)

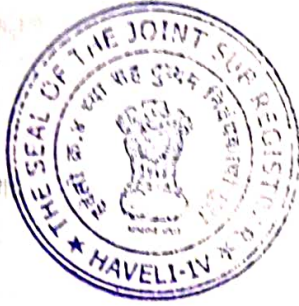
- e) I/We confirm that and I/we have no other claim including financial against you in respect to the said Flat and all such claims are settled before the possession of the said Flat to my complete satisfaction.
- f) I/We shall pay our share of taxes/ statutory dues, municipal taxes and other outgoings as specified in the Agreement in respect of the said Flat from the date they become due and payable or as may be demanded by you or Governmental authority, including but not limited to water procurement charges, electricity charges, property taxes, land under construction tax, etc payable to Governmental authority as the case may be from the date they become due and payable or as and when intimated by you/society/association / apex body/ apex organization. For ease of reference, society / company / condominium / association / apex body / apex organization are hereinafter referred to as "Common Organization".
- g) the conveyance of the land with said Building shall happen in favour of Common Organization at such time as the Developer may deem fit or only after completion of entire development and sale of all the flats/units/premises in the said Property.
- h) You shall have the right / entitlement to use the FSI / TDR in accordance to the Agreement and applicable laws.
- i) Save and except the said Building in which the said Flat is situated, you are entitled without our permission/intimation to modify building plans of all other buildings in accordance to the applicable laws.
- j) You may in your absolute discretion be entitled to amalgamate the said Property with any of the adjoining property / sub-divide at any time and utilize FSI/TDR in respect thereof in accordance to the applicable laws.
- k) Till the formation of the society/association/Apex Body and handover of the common area to the society/association/Apex Body, the common area will be under your management and control and I/we agree/s and undertake to pay my/our share for monthly maintenance and related charges as may be determined by you.
- l) After handover of the possession of the said Flat to me/us, I/we will not make any addition/alteration amounting to structural changes as well as demolition of any of the walls, niche area within the said Flat/any part thereof.
- m) I/We hereby agree all unassigned and/or unallotted premises, areas and spaces in the Building shall always belong to you and you shall be at the liberty to deal with the such premises in the manner you may deem fit.



PROPERTIES

Site Address: Godrej Hillside, Nande-Balewadi Road, Off Hinjewadi, Behind Balewadi Stadium, Mahalunge, Pune, Maharashtra 411 045.

Regional Office: Godrej Properties Ltd., Godrej Etemia C, 10th Floor, Office A, 3 Old Mumbai Pune Highway, Wakdewadi, Shivajinagar, Pune 411 005.  
The project is registered with MahaRERA under registration No. Godrej Hillside 1-P52100022099 and Godrej Hillside 2-P52100022153 (<http://maharera.mahaonline.gov.in>)



हवल-४		
१३८५२	३०	४५
२०२४		

**Mahalunge Township Developers LLP**  
(Formerly known as Godrej Land Developers LLP)

Regd. Office: Godrej One,  
5<sup>th</sup> Floor, Pirojshanagar,  
Eastern Express Highway,  
Vikhroli (E) Mumbai - 400079. India.

Tel.: +91-22-6169 8500  
Fax: +91-22-6169 8888

LLPIN : AAD-7998  
(Registered with Limited Liability)

n) The contents of this Possession Letter including this Annexure 1 is binding on me/us, my/our heirs, executors, successors, and administrators and/or any other person claiming title through me/us.

Yours faithfully,

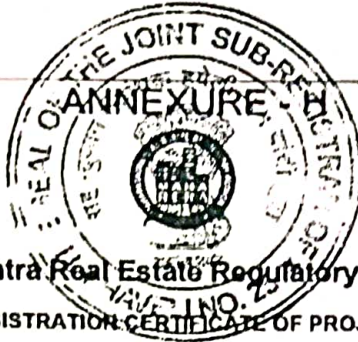
  
Ms. Richa Pathak

Purchaser No.1

Date: 21/11/2023

**Godrej** | PROPERTIES





हवल - २५		
९३३	५२	९२
२०२३		

**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.



हवल - ४		
९३८५२	३९	४५
२०१९		

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

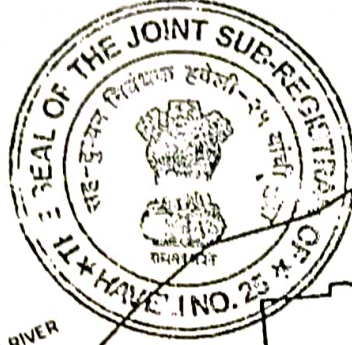
Dated: 27/08/2019  
Place: Mumbai

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



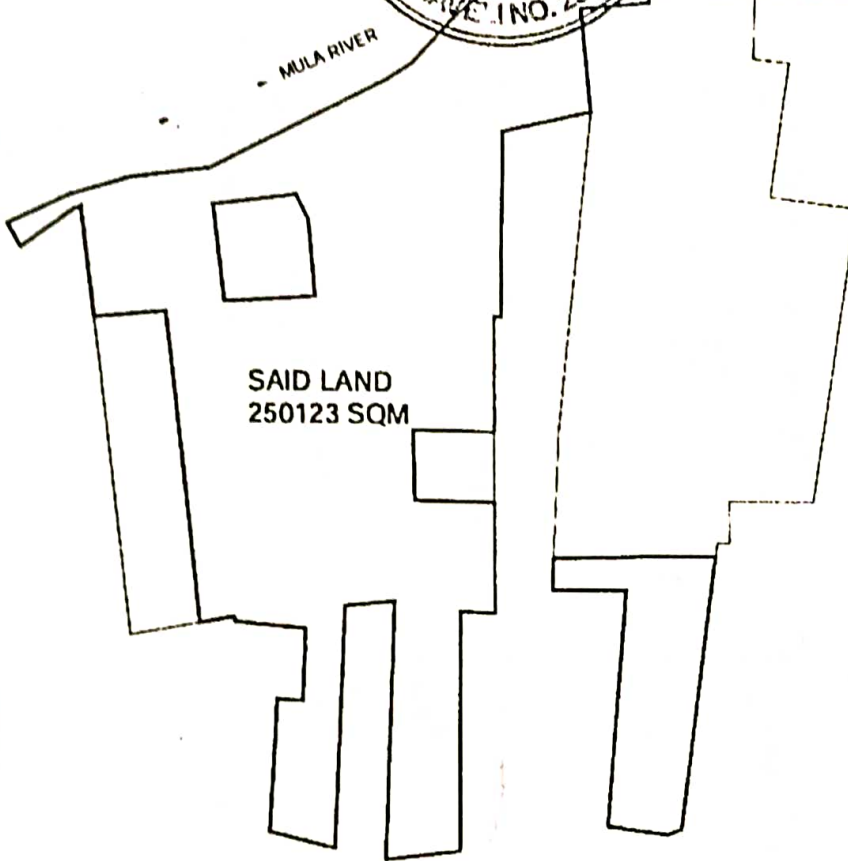


ANNEXURE "A"

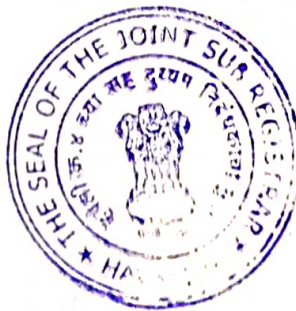


ह व ल - २५		
९३३	३९	९२
२०२३		

- MULA RIVER



SAID LAND  
250123 SQM



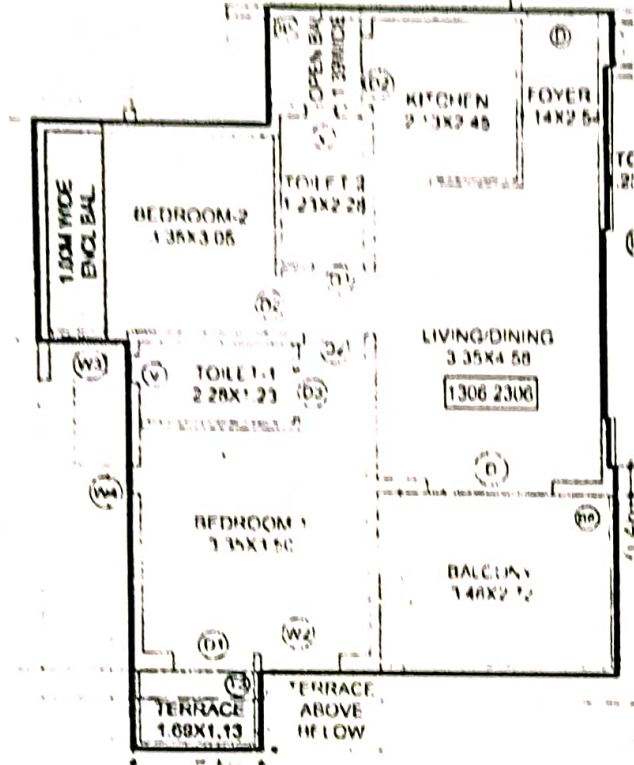
ह व ल - ४		
९३८५२	३४	४५
२०२४		

*Handwritten signature*

*Small handwritten mark*



हवेल - २५  
९३३/७७/८२  
२०२३



हवेल - ४  
९३८५२/३५/४५  
२०२४

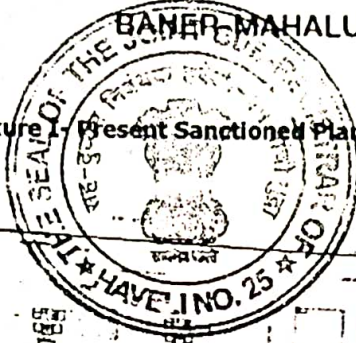
*Handwritten signature*

BB

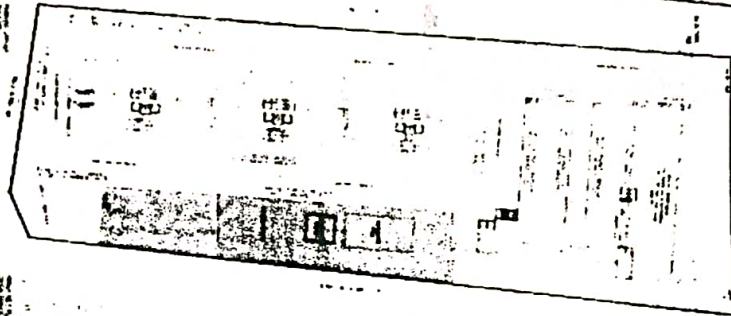
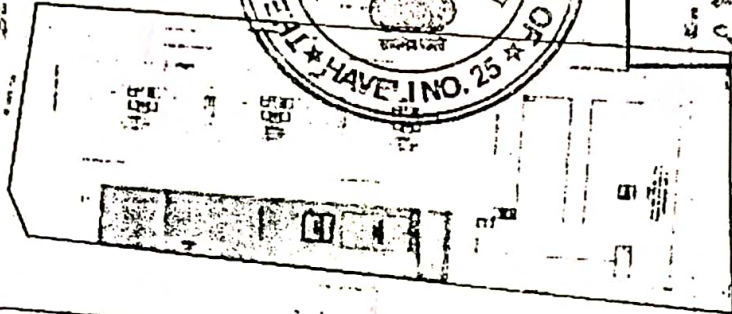
# GODREJ HILLSIDE

BANER MAHALUNGE ROAD, PUNE

Annexure - Present Sanctioned Plan



हव ल - २५		
९९३३	१०	९२
२०२३		



*[Faded text, likely project details or specifications]*

**A. AREA STATEMENT**  
**B. TENEMENT STATEMENT**  
**C. PLAN**  
**D. OTHER DETAILS**  
**VR: 0**

*[Handwritten signature]*



हव ल - ४		
९३८५२	३६	४५
२०२४		

**Godrej | PROPERTIES**

The project is registered with Maharashtra under registration no. Godrej Hillside 1 - P52100022090 and Godrej Hillside 2 - P52100022153. available at <http://maharashtra.maharegion.gov.in>  
 Site Address: Godrej Hillside, Mahalunge, Mumbai, Pune 411045



हमाले-४		
१९८५२	३८	४५
२०२४		

odrej Hillside 1 - Tagging of Parking Space  
message

odrej Hillside 1 <godrej.hillside1@godrejproperties.com>  
> rich.pathak@gmail.com <rich.pathak@gmail.com>

Wed, 13 Dec, 2023 at 6:29 pm

Dear Customer,

Greetings from Godrej Properties!

We are pleased to share the details of the parking slot bearing No. GHS1P120 ("Parking Space") tagged against your Flat No. GHS1T32306 in the project known as "Godrej Hillside 1" ("Project"), situated in Mahalunge, Pune, Maharashtra - 411045.

Please note that you shall at no time have the ownership or title over the Parking Space tagged against your Flat/Unit, except for the limited right to use the same in accordance with the Agreement for Sale dated 5/12/2023 (mm/dd/yyyy) executed in your favour. The Parking Space for all purposes and under applicable law including but not limited to the Real Estate (Regulation and Development) Act, 2016 cannot be sold or dealt with independently.

Thanking You

Yours Sincerely,

Godrej Hillside 1



15 May 2024

DISCLAIMER. The information in this message is confidential and may be legally privileged. It is intended solely for the addressee. Access to this message by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, or distribution of the message, or any action or omission taken by you in reliance on it, is prohibited and may be unlawful. please immediately contact the sender if you have received this message in error.

GODREJ GROUP OF COMPANIES



**CHALLAN**  
MTR Form Number-6

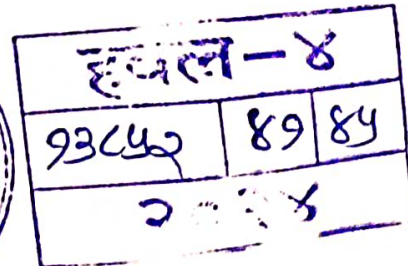


GRN	MH003561633202425E	BARCODE			Date	14/06/2024-12:11:41	Form ID	25.1		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
Office Name	HVL15_HAVELI 15 JOINT SUB REGISTRAR			PAN No.(If Applicable)	APCPK3881N					
Location	PUNE			Full Name	DHANANJAY KUMAR					
Year	2024-2025 One Time			Flat/Block No.	Flat No. 2306 TOWER 3 GODREJ HILLSIDE 1					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	483000.00		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=AXRPP6308C~SecondPartyName=RICHA PATHAK~					
				Amount In	Five Lakh Thirteen Thousand Rupees Only					
				Words						
Total				5,13,000.00						
Payment Details				FOR USE IN RECEIVING BANK						
BANK OF MAHARASHTRA				Bank CIN	Ref. No.	02300042024061467449		007145215		
Cheque-DD Details				Bank Date	RBI Date	14/06/2024-12:13:16		Not Verified with RBI		
Name of Bank				Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch				Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 9451758827  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चतान केवळ दुर्यम निवाराक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चतान लागू नाही.

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-4-13852	0001966922202425	14/06/2024-14:12:17	IGR011	30000.00
2	(iS)-4-13852	0001966922202425	14/06/2024-14:12:17	IGR011	483000.00
Total Defacement Amount					5,13,000.00

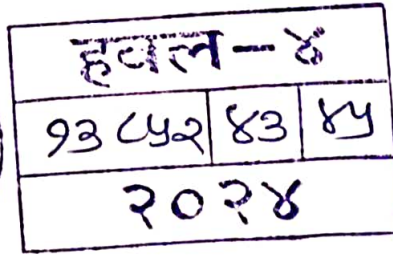




मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202406145581	14 June 2024, 02:04:25 PM			
हवल					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : मुळशी विभागाचे नाव : ( वि क्र 66) महाकुंगे नव्याने समाविष्ट (पुणे महानगरपालिका )				
उप मूल्य विभाग	66/11-रिह्वरव्युह निवासी प्रकल्प				
क्षेत्राचे नांव	Pune Municipal Corporation		सर्व्हे नंबर /न भू क्रमांक :		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
13690	70050	83390	91410	0	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र (Built Up)	78.342 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्दवाहन सुविधा -	आहे	मजला -	21st and Above	कार्पेट क्षेत्र-	71.22 चौ. मीटर
Sale Type - Resale		First Sale Date - 21/03/2023			
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 * 78.342			
		= Rs 6036642.81/-			
Applicable Rules		= 3, 9, 18, 19			
<b>एकत्रित अंतिम मूल्य</b>		= मुख्य मिळकतीचे मूल्य + तळघराचे 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			
		= 6036642.81 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs. 6036643/-			
		= ₹ साठ लाख छत्तीस हजार सहा शो त्रेचाळीस /-			

Home

Print



4/13852

शुक्रवार, 14 जून 2024 2:14 म.सं.

दस्त गोपबारा भाग-1

हवल4

88/89

दस्त क्रमांक: 13852/2024

दस्त क्रमांक: हवल4 /13852/2024

बाजार मुल्य: रु. 60,36,643/-

मोबदला: रु. 69,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,83,000/-

दु. नि. मह. दु. नि. हवल4 यांचे कार्यालयात

पावती:14264

पावती दिनांक: 14/06/2024

अ. क्र. 13852 वर दि.14-06-2024

मादरकरणाचे नाव: धनंजय कुमार

गेजी 2:11 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

*Arunel*  
दस्त हजर करणाऱ्याची सही:

एकुण: 30900.00

*[Signature]*  
मह दुय्यम निबंधक, हवेली-4

*[Signature]*  
मह दुय्यम निबंधक, हवेली-4

दस्ताचा प्रकार: अंटीमेंट टू सेल

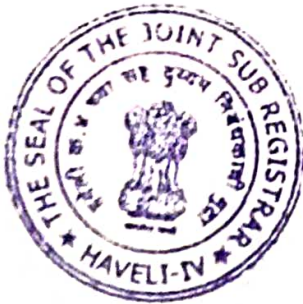
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 14 / 06 / 2024 02 : 11 : 23 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 14 / 06 / 2024 02 : 12 : 07 PM ची वेळ: (फी)

### प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार  
सत्ता प्रतिज्ञेवर लिहून देणे या यंत्रे वस्तुसं  
गोडलेली पुरक कागदपत्रे ही आरमल व खरी  
असून ती खोटी व बनावट आणवून आणल्यास  
नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये  
दोषा-या कार्यवाहीत आम्ही जबाबदार राहू



लिहून देणार

लिहून घेणार

*Arunel**[Signature]*



14/06/2024 2 13:44 PM

दस्त गोपवारा भाग-2

हवल4

89/89

दस्त क्रमांक:13852/2024

दस्त क्रमांक :हवल4/13852/2024

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:रिचा पाठक पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ए -220/3, 4था मजला, टॉवर नंबर-3, मुघल कंपाउंड, टोकर नंबर-3, ओखला, अब्दुल फजल, एन्क्लेव्ह-आय, दिल्ली (दक्षिण) दिल्ली, ब्लॉक नं: -, रोड नं: -, दिल्ली, दक्षिण दिल्ली. पिन नंबर:AXRPP6308C	लिहून देणार वय :-39 स्वाधरी:- <i>Richa</i>		
2	नाव:धनंजय कुमार पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 943, काशिनाथ लेन, पुर्वी मोहानीपूर, कदमकुआन, पटना, बिहार., ब्लॉक नं: -, रोड नं: -, बिहार, पटना. पिन नंबर:APCPK3881N	लिहून घेणार वय :-42 स्वाधरी:- <i>Dhananjay</i>		

बरील दस्तऐवज करून देणार तथाकथित अॅग्रीमेंट टू सेल चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:14 / 06 / 2024 02 : 12 : 55 PM

ओळख:-

सदर इगम दुय्यम निबंधक यांच्या ओळखीचे अमुन दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:बकील सुनिता पवार वय:35 पत्ता:रा हिंजवडी तानुका मुळशी जिल्हा पुणे पिन कोड:411057	<i>Sunita</i> स्वाधरी	

शिक्का क्र.4 ची वेळ:14 / 06 / 2024 02 : 13 : 10 PM

शिक्का क्र.5 ची वेळ:14 / 06 / 2024 02 : 13 : 23 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, हवेली 4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DHANANJAY KUMAR	eChallan	02300042024061467449	MH003561633202425E	483000.00	SD	0001966922202425	14/06/2024
2		DHC		0624134517077	900	RF	0624134517077D	14/06/2024
3	DHANANJAY KUMAR	eChallan		MH003561633202425E	30000	RF	0001966922202425	14/06/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges] प्रमाणित करणेत येते की, या दस्तऐवजामध्ये

एकूण 89 पृष्ठे आहेत.

13852 /2024

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback@registrar.gov.in

सह दुय्यम निबंधक, हवेली क्र. ४,  
पहिले क्रमांकाचे पुरस्कात  
क्रमांकावर नोंदविला.

93692

सह दुय्यम निबंधक, हवेली क्र. ४, पुणे  
दिनांक 98/11/2024