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between the Parties in regard to the said apartment/plot/building, as the case may be.

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 Promoter 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.

32. RIGHT TO AMEND

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

33. PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE PURCHASER/S / SUBSEQUENT PURCHASER/S

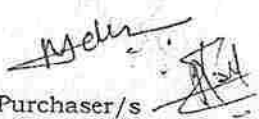
It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent purchaser/s of the said Residential Flat, in case of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

34. SEVERABILITY

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

35. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER


The Promoter


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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 Project, the same shall be in proportion to the Carpet Area of the said Residential Flat to the carpet area of all the flat(s) in the Project.

36. 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.

37. PLACE OF EXECUTION


The execution of this Agreement shall be complete only upon its execution by the Purchaser/s and the Promoter through its authorized signatory of the Promoter at the Promoter's Office and simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar at Maan, Taluka Mulshi, District Pune and this Agreement shall be deemed to have been executed at Pune.

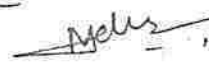
38. PRESENT FOR REGISTRATION

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

39. JOINT PURCHASER/S

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


The Promoter

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40. GOVERNING LAWS

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 courts in Pune 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 the RERA, the Maharashtra Rules, the MOFA and the MOFR as amended or any statutory modification from time to time. Any change so prescribed by the RERA shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the RERA shall not have any effect.

The Promoter

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THE FIRST SCHEDULE HEREIN ABOVE REFERRED TO

Item No	Particulars	Information
1.	Place of Execution of Agreement:	PUNE
2.	Date of Execution of Agreement:	10-05-2024
3.	Name(s) and Address(es) of Purchaser/s:	PRABHAKAR SHAMRAOJI ADEKAR, MANGALA PRABHAKAR ADEKAR & NISHANT PRABHAKAR ADEKAR 1305, GURUDEV HEIGHTS, PLOT NO 233, SECTOR-21, KAMOTHE, NAVI MUMBAI-410209
4.	Further amended Development Permission and Commencement Certificate:	<ul style="list-style-type: none"> • 7th Aug-2018-164/18-19 • 01st Nov 2018-833/18-19 • 06th Mar 2020-634/19-20 • 31st May 2021-723/20-21
5.	Name/s of all Tower/s registered under common RERA Registration No.:	IRIS & HELIUS
6.	Name of the Project:	SENSORIUM Phase VII
7.	RERA Registration No.:	P52100049547
8.	Basement + Stilt + Upper Floor details:	LG+ST+21
9.	This Agreement is for:	IRIS (Tower "T" as per sanction plan of Development Permission and Commencement Certificate vide order No. 723/20-21 dated 31 st May 2021, PMRDA)
10.	Flat No.:	1804
11.	Floor No.:	18th
12.	Carpet Area:	57.32 square meters (equivalent to 617.01 square feet) or thereabout
13.	Parking Space:	One Covered
14.	Appurtenant Areas:	(a) Enclosed Balcony admeasuring 0.00 square meters (equivalent to 00.00 square feet) or thereabouts. (b) Terrace admeasuring 00.00 square meters (equivalent to 00.00 square feet) or thereabout; and (c) Open balcony admeasuring 02.13 square meters (equivalent to 22.93 square feet) or thereabout.


The Promoter


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THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Larger Land)

All that piece and parcel of land admeasuring in aggregate 13 Hectares 34.93 Ares (equivalent to approx. 32.98 Acres) (includes the Handed Over Portion) comprised in Survey Nos. 98/99/101/A/1, 98/99/101/A/2, 98/99/101/A/3, 98/99/101/A/4, 98/99/101/A/5, 98/99/101/A/6 and 98/99/101/A/7 [bearing old Survey No. 98 Hissa No. 1; Survey No. 98 Hissa No. 2; Survey No. 99 Hissa No. 1; Survey No. 101 Hissa No. 3; Survey No. 99 Hissa No.2; Survey No. 99 Hissa No. 3; Survey No. 99 Hissa No. 4 and Survey No. 101 Hissa No. 2] at village Maan, Tal Mulshi, District Pune

On or towards the North by: Existing 9-meter road/18-meter Proposed RP road.

On or towards the East by: Survey No. 97 of Village Maan, Taluka Mulshi, District Pune

On or towards the South by: Survey no. 99/5 & 99/6 of Village Maan, Taluka Mulshi, District Pune

On or towards the West by: Survey No. 100, 101/6 (Part) of Village Maan, Taluka Mulshi, District Pune

For the removal of doubts, it is hereby clarified that an from out of the Larger Land mentioned hereinabove, an area admeasuring (i) 41,759.53 square meters for/towards 110 meters road widening, (ii) 820.47 square meters for/towards 18 meters road widening, (iii) 13,565.17 square meters for/towards Amenity Space; aggregating to 56,145.17 square meters; have been handed over to the PMRDA as per Regional Plan in lieu of FSI/TDR by and under a Deed of Conveyance dated 4th February, 2020 executed and registered at Serial No. 793 of 2020, before the Sub-Registrar of Mulshi (Paud), Taluka Mulshi, District Pune, being the Handed Over Portions.

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

(Description of the Specified Land / Plot 2)

All that piece or parcel of land admeasuring 43,066.92 square meters or thereabouts and Part and parcel of Larger Land bearing Survey Nos. 98/99/101/A/1, 98/99/101/A/3, 98/99/101/A/4, 98/99/101/A/5 and 98/99/101/A/6 [old Survey Nos. 98/1(P), 99/1, 99/2(P), 99/3(P), 99/4(P) & 101/2(P)] situated lying and being at Village Maan, Taluka Mulshi, District Pune

On or towards the North by: Part of Survey no. 98/99/101/A/1 (Plot 1) of Village Maan, Taluka Mulshi, District Pune

On or towards the East by: 110-meter-wide Proposed Ring road

On or towards the South by: Survey no. 99/5 & 99/6 of Village Maan, Taluka Mulshi, District Pune

On or towards the West by: Survey No. 100 Village Maan, Taluka Mulshi, District Pune

The Promoter

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THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

(Description of the Project Land)

All that piece or parcel of land admeasuring **2610.20 square meters** or thereabouts and bearing Part of Survey No. 98/99/101/A/1 situate lying and being at Village Maan, Taluka Mulshi, District Pune.

On or towards the North by: Part of Survey No. 98/99/101/A/1

On or towards the East by: Part of Survey No. 98/99/101/A/1

On or towards the South by: Part of Survey No. 98/99/101/A/1

On or towards the West by: Part of Survey No. 98/99/101/A/1

THE FIFTH SCHEDULE ABOVE REFERRED TO

Residential Flat Bearing No. **1804** located on the **18th** habitable floor in Tower **IRIS (OUT OF SENSORIUM PHASE VII)** in Project **SENSORIUM** to be constructed on part of the Specified Land described in the **THIRD SCHEDULE** above referred to, having Carpet Area of **57.32 square meters (equivalent to 617.01 square feet)**

Following are the other appurtenant areas accessible only from the said Residential Flat namely: a) Enclosed Balcony admeasuring **0.00 square meters (equivalent to 00.00 square feet)** or thereabouts; (b) Terrace admeasuring **00.00 square meters (equivalent to 00.00 square feet)** or thereabout; and (c) Open balcony admeasuring **02.13 square meters (equivalent to 22.93 square feet)** or thereabout.

Following are the details of the beneficial use of Parking Space/s along with the said Residential Flat:

One Covered Parking Space/s admeasuring a minimum of i.e. **10.35 square meters** (Cycle/Scooter/Car in a proportion as decided by the Promoter) bearing No. **492** located at **Stilt Level Parking**.

The Promoter

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written

Party	Signature/ Thumb Impression	Photograph
SIGNED AND DELIVERED By the within named "Promoter Joyville Shapoorji Housing Private Limited by the hand of its authorised Signatory <u>Mr./Ms. Savita Gurus</u> pursuant to the resolution dated 7 TH November 2022 its Board of Directors"	 <u>Savita Gurus</u>	 D. * JOYVILLE SHAPPOORJI HOUSING PRIVATE LIMITED
SIGNED AND DELIVERED by the within named "Purchaser/s"		
PRABHAKAR SHAMRAOJI ADEKAR	 <u>P.S. Adekar</u>	
MANGALA PRABHAKAR ADEKAR	 <u>Mangala</u>	
NISHANT PRABHAKAR ADEKAR	 <u>Nishant</u>	

in the presence of ...

i) Amit payle
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The Promoter

ii) Keshav naik
Keshav

The Purchaser/s

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ANNEXURE A: PROPERTY DOCUMENTS

Annexure A1: Copy of Plan with Larger Land is delineated in green colour boundary line, Plot 1 is delineated in red colour boundary line, Specified Land is delineated in blue colour boundary line and plan of the Project Land is marked in purple colour verged lines.

Annexure A2: Copy of MahaRERA Registration

Annexure A3: Certificate of Title.

Annexure A4: Copy of 7/12 Extract.

Annexure A5: Copy of Floor Plans of the said Residential Flat delineated.

Annexure A6 (Colly): copy of the existing approved Development Permission and Commencement Certificate (CC) along with approved Larger Layout plan.

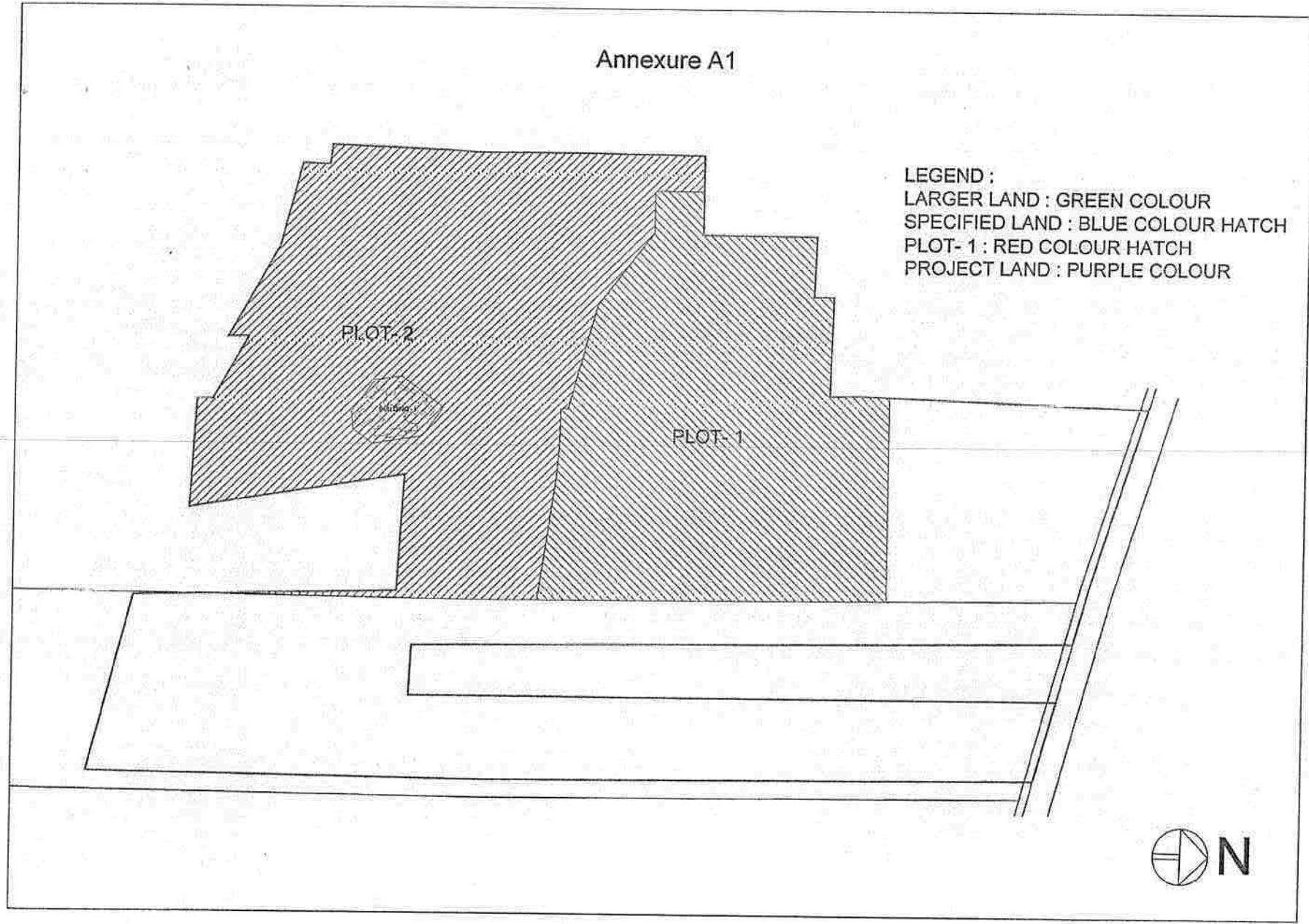
The Promoter

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The Purchaser/s

Annexure A1

LEGEND :
LARGER LAND : GREEN COLOUR
SPECIFIED LAND : BLUE COLOUR HATCH
PLOT- 1 : RED COLOUR HATCH
PROJECT LAND : PURPLE COLOUR



Signature

9, Kothur Main

[Signature]

Annexure A1 **Map** of Larger Land

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Annexure A2: Copy of MahaRERA Registration

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 : **P52100049547**

Project: **SENSORIUM, PHASE VII, Plot Bearing / CTS / Survey / Final Plot No.:98/99/101/A/1 Part at Man, Mulshi, Pune, 411057;**

1. Joyville Shapoorji Housing Private Limited having its registered office / principal place of business at Tehsil: **Mumbai City, District: Mumbai City, Pin: 400005.**

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

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from 15/02/2023 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

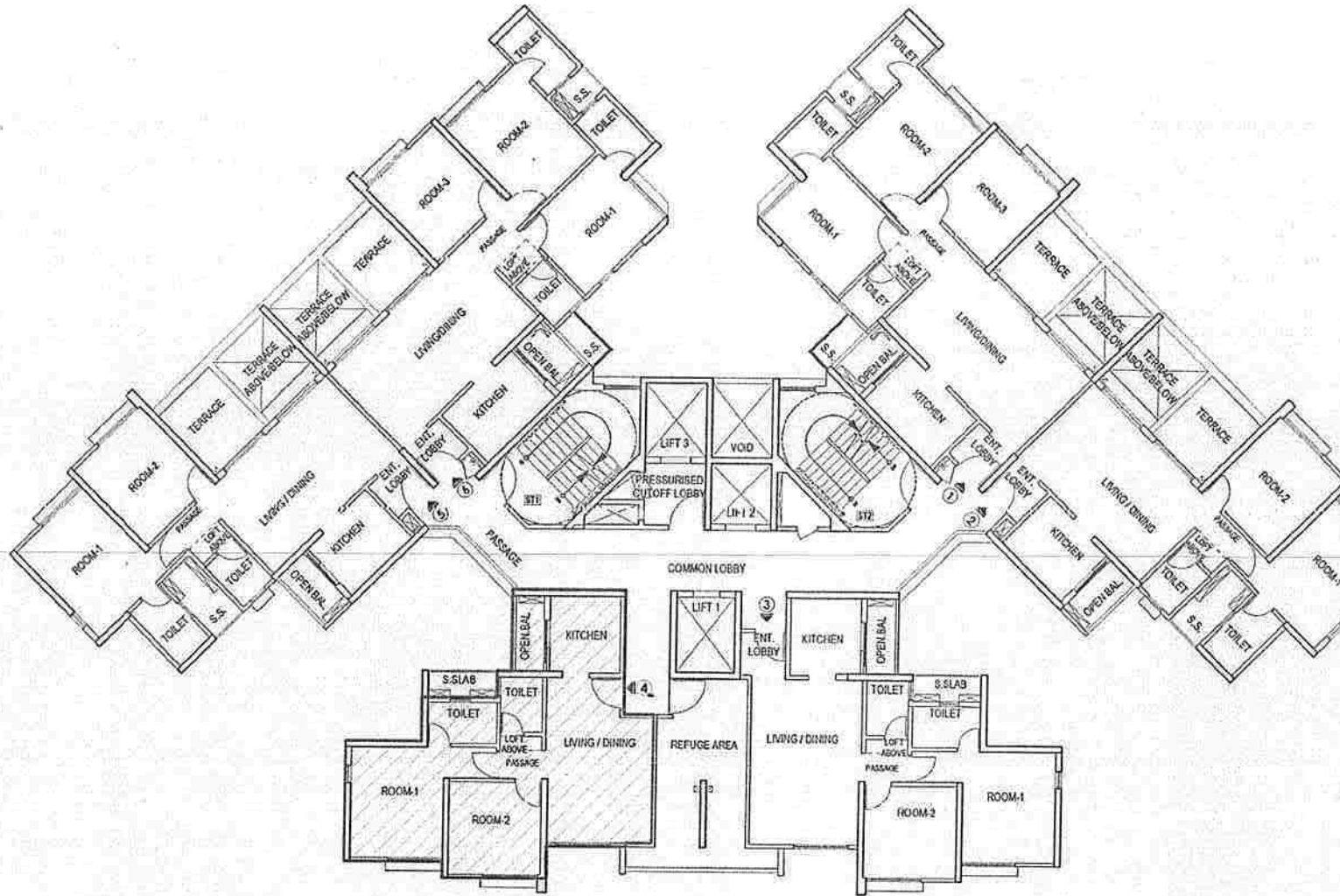
Signature valid



Dated: 15/02/2023

Place: Mumbai

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



ANNEXURE-A5
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TYPICAL EVEN REFUGE FLOOR

FLAT NO. : 1804
 FLOOR NO. : 18th
 BUILDING NAME : IRDS

Signature

Praduman

18th

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ANNEXURE B1: GENERAL SPECIFICATIONS

FLOORING

- Vitrified tiles of size 1600 mm x 800 mm for living, dining, kitchen & bedrooms
- Rough textured ceramic tiles of size 600 mm x 600 mm in all bathrooms
- Wooden resembling ceramic tiles in terraces
- Rough textured ceramic tiles in the utility area

PAINTING

- Interior walls & ceiling finished with OBD paint
- Exterior walls finished with textured/weather shield paint

DOORS

- Main door, bedroom doors – pre-engineered / wooden flush door with laminates on both sides
- Toilet door – Granite frame with Pre-engineered / wooden flush door
- Mortise lock with levers for all bedroom doors
- Branded tribolt lock for the main door

KITCHEN

- Kitchen counter: Black Granite platform with stainless steel sink with drainboard from Nirali/Futura or equivalent
- Wall: Dado tiles up to 600 mm above the countertop
- Adequate electrical points provided for kitchen appliances
- Provision for exhaust fan
- Provision for water purifier

RAILING

- MS Railing with synthetic enamel paint finish

BATHROOMS

- Counter with under counter basin in master toilet
- Branded sanitary fittings from Kohler/Jaquar or equivalent
- Branded CP fittings from Kohler/Jaquar or equivalent
- Provision for exhaust fan
- False ceiling in all bathrooms
- Provision for geysers in bathrooms
- Concealed dual flush systems in bathrooms.
- Solar water connection in the master bedroom

BEDROOMS

- 2-way control switches in all bedrooms (One point for fan and light)

WINDOWS

- Anodized aluminum sliding windows.

ELECTRICALS

- Electrical points – Modular switches and sockets from Legrand (Mylinc series) or equivalent
- Provision of inverter in the passage area

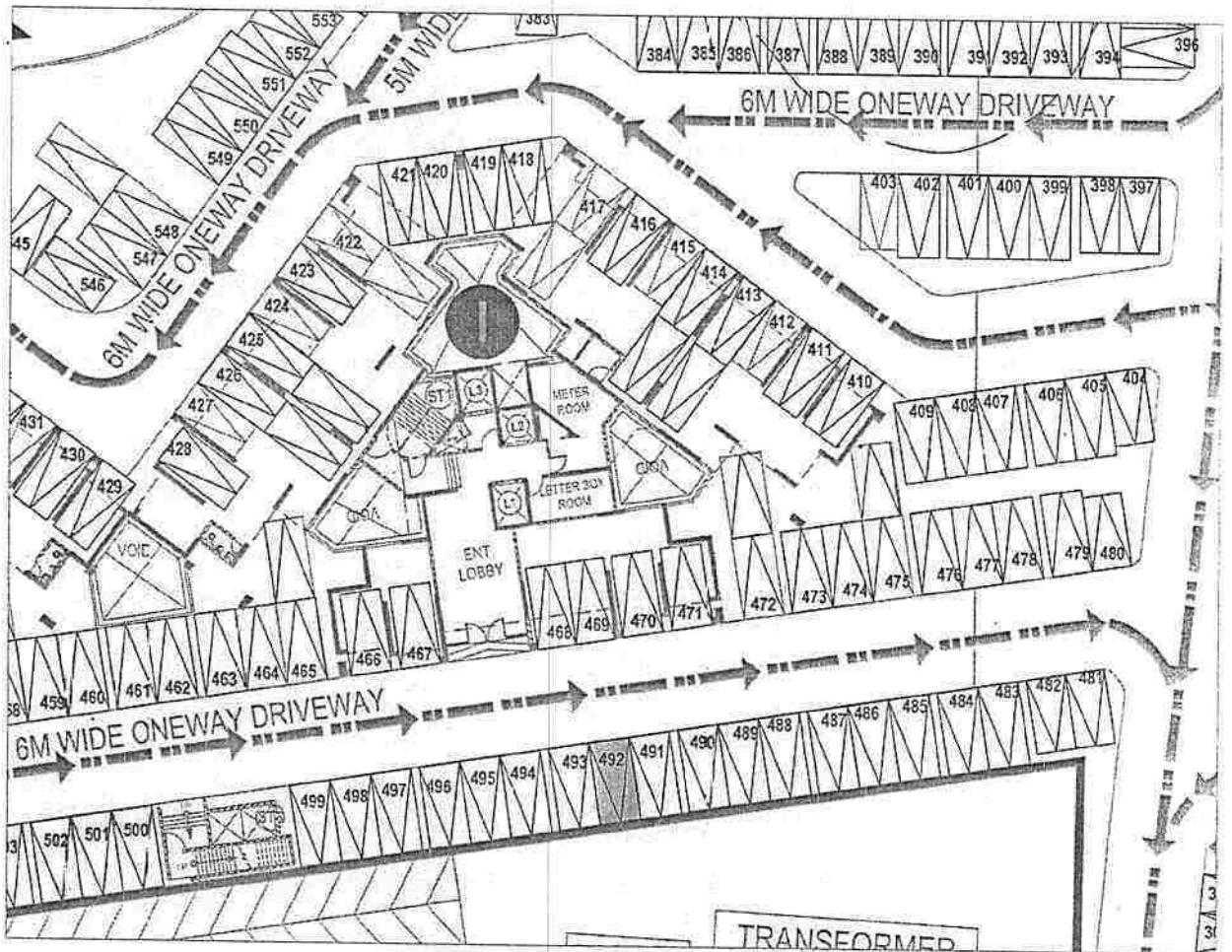
COMMON AMENITIES

- 24x7 DG backup in common areas
- CCTV at the entrance gate and building entrance lobby

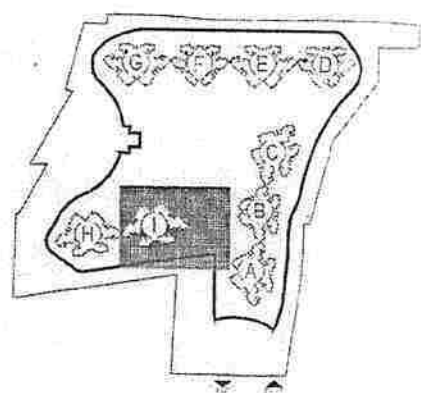
The Promoter

The Purchaser/s

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 ANNEXURE - B2



STILT LEVEL PLAN



KEY PLAN

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ANNEXURE B3: AMENITIES AND FACILITIES

- Futsal Court
- Periphery Walk with Tree Avenues
- Multi Utility Game Arena
- Netted Cricket Pitch Podium Level
- Cycling & Jogging Walkway
- Cantilever Pavilions
- Tree House
- Toddler's Play Area
- Mound Kids Play
- Sr. Citizen Plaza
- Pavilion

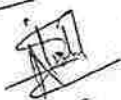
CLUBHOUSE AMENITIES

- Infinity Edge Lap Pool
- Kids' Pool
- Leisure Pool
- Gymnasium with Steam Room
- Multipurpose Hall
- Indoor Games with Table Tennis & Pool Table
- 5d - Miniplex
- Sound Lounge Area
- Interactive Squash Court
- Herbal Café Area
- Crêche Area

- Musical Play Court
- Meditation Plaza
- Herbs Garden
- Skating Ring
- Open Air Gym
- Aromatic Garden
- Reflexology Path
- Barbeque Hangar Area
- Swing Garden
- Amphitheatre
- Central Lawn
- Kids Play Courts
- Hopscotch

The Promoter

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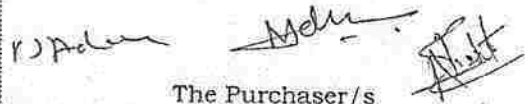
ANNEXURE B:

Annexure B1: List of fixtures, fittings and amenities, with detailed specifications ("General Specifications")

Annexure B2: Plan showing Parking Space

Annexure B3: Amenities and facilities


The Promoter


The Purchaser/s

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ANNEXURE C: OTHER CHARGES

The Purchaser shall, on or before delivery of possession and on relevant demand being raised by the Promoter of the said Residential Flat, pay the Promoter the following amounts:

Particulars	Amount
Corpus Fund Subscription Charges	35000
Share Application Money Subscription	600
Society Formation Charges	5000
Club House Development Charges	81,500
Water, Electricity, Drainage, Sewerage Connection Charges	74,450
Advance Maintenance Charges For 3 Years	1,90,710
Total Payable	3,87,260

The above amounts are subject to TDS as may be applicable. Any taxes and/or levies on the aforementioned 'Other Charges' as set out in this Annexure, shall be borne by the Purchaser/s. The Promoter shall not be liable to render any account for the amount so collected above.

The Promoter

The Purchaser/s

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ANNEXURE D: LIST OF OUTGOINGS

- (a) Insurance premium payable in respect of the Specified Land if any.
- (b) Expenses required for the day-to-day maintenance and management of the tower such as lights in the passage and common areas, garden, watch and ward and other staff including towards maintenance and management of Club House.
- (c) Costs of cleaning and lighting the passages, landings, staircases and other parts of the tower as enjoyed or used by the Purchaser/s in common as aforesaid.
- (d) Costs of salaries of Estate Executives, clerks, bills collectors, security staff (watchmen), sweepers, etc.
- (e) Costs of working and maintenance of water pumps and lights and service charges.
- (f) Sinking and other funds as may be determined by the Promoter.
- (g) Such other expenses and outgoings as may become necessary to be recovered in the discretion of the Promoter.
- (h) Electricity Meter Charges, Security deposits, electricity board/utilities for securing services for common area, etc.
- (i) Cost of working and maintenance of sewage.
- (j) Cost of working and maintenance of gardens, R.G. areas, and internal roads.
- (k) Cost of pest control, telephone, conveyance, printing and stationery and any other miscellaneous expenses.
- (l) Transportation Charges.
- (m) Taxes/levies/statutory charges, including but limited to municipal and other taxes, cesses, levies, land revenue, assessments as may be applicable from time to time.
- (n) Maintenance, repairs to the Tower, the compound, the compound walls, water pumps and electrical fittings, drainage and plumbing installations and fittings, etc.
- (o) Cost of keeping the said Specified Land clean and well lit.
- (p) Decorating and/or painting the exterior of the Towers and passages and staircases.
- (q) Water & Sewerage charges & taxes etc.
- (r) Rent & cost of water meter.
- (s) Cost of water supplied by water tankers.
- (t) All other outgoings due in respect of the said Specified Land including those incurred for the exclusive benefit of a Purchaser and/or his tenement/unit.
- (u) Cost on time to time revision of Statutory/minimum wages of staff/security from guard board twice a year from Government body.
- (v) Cost on revision on electricity charges time to time and Diesel cost of running DGs if any.
- (w) Cost on maintaining Pool.
- (x) Cost of maintaining Basement.

The Promoter

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ANNEXURE E: PAYMENT SCHEDULE

Particulars	Percentage	Amounts (Rs.)
Booking amount	5%	271165
Booking Amount within 7 days of booking	5%	271165
	(Total 10%)	
Within 60 Days of Booking or Within 21 days from the date of registration whichever is earlier	10%	542329
	(Total 20%)	
Completion of Foundation	10%	542329
	(Total 30%)	
Completion of Plinth	15%	813493
	(Total 45%)	
Completion of 3 rd Floor Slab	10%	542329
	(Total 55%)	
Completion of 8 th Floor Slab	10%	542329
	(Total 65%)	
Completion of 13 th Floor Slab	10%	542329
	(Total 75%)	
Completion of Terrace Slab	15%	813492
	(Total 90%)	
On Completion of Flooring of the flat	5%	271165
	(Total 95%)	
On Notice of Possession	5%	271165
	(Total 100%)	
Total (Sale Consideration)	100%	5423290

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२०२४ घोषणापत्र		

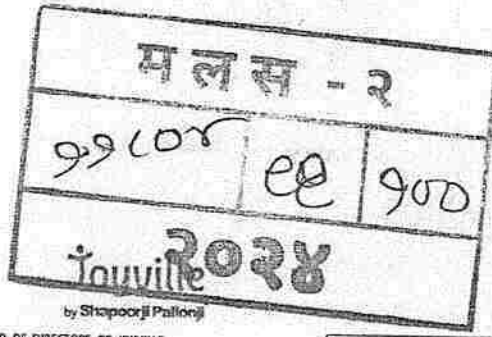


मी, पुष्पाळी मिरास्ले करतो/करते की, सह दुय्यम निबंधक, मुळशी क्र. २ पुणे, यांच्या कार्यालयात याव्दारे घोषित कारनामा/चुकदुरुस्तीपत्र/रद्दलेख शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आलेला आहे. जॉयविल शापूरजी हौसिंग प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकार योगेश गणवीर/ अनुश्री घोष/ सौरभ मुजुमदार / रुचिरा संगारवार/ वैभव कोलवाडकर/ अमन सूर्यवंशी/ रविंद्र माने/ पूजा सक्सेना / अश्विन डायस/ सरिता गुरुंग / पारोमिता डे साहा/ नेहा गुर्जल यांनी दिनांक १७/०६/२०२३ रोजीच्या व सह दुय्यम निबंधक, हवेली क्र. २२ पुणे यांच्या कार्यालयात दस्त क्रमांक १२७७२/२०२३ या नंबरी त्याच दिवशी नोंदविलेल्या कुलमुखत्यारपत्रान्वये सादरच्या कारनामा/चुकदुरुस्तीपत्र/रद्दलेख दस्तास की जबाब दिलेला आहे. सादरचे कुलमुखत्यारपत्र जॉयविल शापूरजी हौसिंग प्रायव्हेट लिमिटेड तर्फे अधिकृत स्वाक्षरीकार योगेश गणवीर / अनुधी घोष / सौरभ मुजुमदार/ रुचिरा संगारवार / वैभव कोलवाडकर / अमन सूर्यवंशी रविंद्र माने पूजा सक्सेना अचिन डायस सरिता गुरुंग / पारोमिता साहा नेहा गुर्जल यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही, अथवा अन्य कोणत्याही कारणामुळे दुखत्यारपत्र रद्दबातल झालेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे ..

दिनांक: १०-०५-२०२५

हमी- पुष्पाळी मिरास्ले

नाव- पुष्पाळी मिरास्ले



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED ("THE COMPANY") AT THEIR MEETING HELD ON MONDAY, NOVEMBER 7, 2022.

Memorandum for Sales & Marketing in respect of Company's Pune Projects:

"RESOLVED THAT in supersession of the earlier resolution(s) passed by the Board of Directors of the Company in this regard, the Company be and hereby grant authority to the following representatives to sign, execute, admit execution, register, delegate, issue, submit, receive, on Company's behalf, various documents/forms/ letters/ notices, for the purpose of sales and marketing of its residential and/ or commercial unit(s) in the Hinjawadi and Madapsar Annex projects situated at Pune, Maharashtra, in the manner as tabled below:

Nature of Document(s)	Authority(ies)
Acceptance of Application Form	Any one of Ms. Shabnam Sayyed, Mr. Praseed P Banerjee, Mr. Abhishek Das, Mr. Anikush Rawat, Mr. Ashutosh Sahay, Ms. Jyotsna Ghoshpade and Mr. Shamsher Pathan.
Allotment Letter	Any one of Mr. Amrat Shetty, Mr. Darshan Shah, Mr. Siddharth Shinde, Mr. Yogesh Ganvir, Ms. Anushree Ghosh, Mr. Saurabh Mujumdar, Ms. Ruchira Sangawar, Mr. Vaibhav S Kolwadkar, Mr. Aman Suryawanshi, Mr. Ravindra Mane, Ms. Pooja Saxena, Mr. Ashwin Cyprian Dias, Ms. Sarita Gurung, Ms. Paromita Dey Saha and Ms. Neha Nitin Gurjal jointly with Ms. Shabnam Sayyed (Site Head).
Money Receipts, Demand Letters, Reminder Letters, Notice of Possession	Any one of Ms. Shabnam Sayyed, Mr. Amrat Shetty, Mr. Darshan Shah, Mr. Siddharth Shinde, Mr. Yogesh Ganvir, Ms. Anushree Ghosh, Mr. Saurabh Mujumdar, Ms. Ruchira Sangawar, Mr. Vaibhav S Kolwadkar, Mr. Aman Suryawanshi, Mr. Ravindra Mane, Ms. Pooja Saxena, Mr. Ashwin Cyprian Dias, Ms. Sarita Gurung, Ms. Paromita Dey Saha and Ms. Neha Nitin Gurjal.
Cancellation Letter	Any one of Ms. Shabnam Sayyed, Mr. Amrat Shetty, Mr. Darshan Shah, Mr. Siddharth Shinde, Mr. Yogesh Ganvir and Ms. Anushree Ghosh.
NOC/ Any Other Bank related letter	Any one of Ms. Shabnam Sayyed, Mr. Amrat Shetty, Mr. Darshan Shah, Mr. Siddharth Shinde, Mr. Yogesh Ganvir, Ms. Anushree Ghosh, Mr. Saurabh Mujumdar, Ms. Ruchira Sangawar, Mr. Vaibhav S Kolwadkar, Mr. Aman Suryawanshi, Mr. Ravindra Mane and Ms. Pooja Saxena, Mr. Ashwin Cyprian Dias, Ms. Sarita Gurung, Ms. Paromita Dey Saha and Ms. Neha Nitin Gurjal.
Tripartite Agreement/ Quadrupartite Agreement	Any one of Ms. Shabnam Sayyed, Mr. Amrat Shetty, Mr. Darshan Shah, Mr. Siddharth Shinde, Mr. Yogesh Ganvir, Ms. Anushree Ghosh, Mr. Saurabh Mujumdar, Ms. Ruchira Sangawar, Mr. Vaibhav S Kolwadkar, Mr. Aman Suryawanshi, Mr. Ravindra Mane, Ms. Pooja Saxena, Mr. Ashwin Cyprian Dias, Ms. Sarita Gurung, Ms. Paromita Dey Saha and Ms. Neha Nitin Gurjal and also authorise others by way of Power of

	Attorney or such other authorized person to admit execution at Sub-Registrar Office.
Possession Letter	Any one of Ms. Shabnam Sayyed, Mr. Amrat Shetty, Mr. Darshan Shah, Mr. Siddharth Shinde, Mr. Yogesh Ganvir and Ms. Anushree Ghosh.
Deed of Sub Lease (Registration) & Agreement Registration	Any one of Ms. Shabnam Sayyed, Mr. Amrat Shetty, Mr. Darshan Shah, Mr. Siddharth Shinde, Mr. Yogesh Ganvir, Ms. Anushree Ghosh, Mr. Saurabh Mujumdar, Ms. Ruchira Sangawar, Mr. Vaibhav S Kolwadkar, Mr. Aman Suryawanshi, Mr. Ravindra Mane, Ms. Pooja Saxena, Mr. Ashwin Cyprian Dias, Ms. Sarita Gurung, Ms. Paromita Dey Saha and Ms. Neha Nitin Gurjal and also authorise others by way of Power of Attorney or such other instruments to admit execution at Sub-Registrar Office.
Documents and Process in relation to formation and registration of Co-op Housing Society	Any one of Ms. Shabnam Sayyed, Mr. Amrat Shetty, Mr. Darshan Shah, Mr. Siddharth Shinde, Mr. Yogesh Ganvir, Ms. Anushree Ghosh, Mr. Saurabh Mujumdar, Ms. Ruchira Sangawar, Mr. Vaibhav S Kolwadkar, Mr. Aman Suryawanshi, Mr. Ravindra Mane, Ms. Pooja Saxena, Mr. Ashwin Cyprian Dias, Ms. Sarita Gurung, Ms. Paromita Dey Saha and Ms. Neha Nitin Gurjal.
Allotment Agreement, Agreement for Sale, Agreement for Assignment, Deed of Assignment, Deed of Transfer, Sale Deed, Deed of Confirmation, Deed of Possession, Deed of Declaration, Deed of Apartment, Supplementary Deed, Deed of Conveyance, Deed of Rectification, Deed of Cancellation and Indemnity Deed	Any one of Ms. Shabnam Sayyed, Mr. Amrat Shetty, Mr. Darshan Shah, Mr. Siddharth Shinde, Mr. Yogesh Ganvir, Ms. Anushree Ghosh, Mr. Saurabh Mujumdar, Ms. Ruchira Sangawar, Mr. Vaibhav S Kolwadkar, Mr. Aman Suryawanshi, Mr. Ravindra Mane, Ms. Pooja Saxena, Mr. Ashwin Cyprian Dias, Ms. Sarita Gurung, Ms. Paromita Dey Saha and Ms. Neha Nitin Gurjal and also authorise others by way of Power of Attorney or such other instruments to admit execution at Sub-Registrar Office.
Any other Correspondences with customers	General with Any one of Ms. Shabnam Sayyed, Mr. Amrat Shetty, Mr. Darshan Shah, Mr. Siddharth Shinde, Mr. Yogesh Ganvir, Ms. Anushree Ghosh, Mr. Saurabh Mujumdar, Ms. Ruchira Sangawar, Mr. Vaibhav S Kolwadkar, Mr. Aman Suryawanshi, Mr. Ravindra Mane and Ms. Pooja Saxena, Mr. Ashwin Cyprian Dias, Ms. Sarita Gurung, Ms. Paromita Dey Saha and Ms. Neha Nitin Gurjal.
Brokerage Pay-outs	Any one of Ms. Shabnam Sayyed, Mr. Praseed P Banerjee, Mr. Ashutosh Sahay, Mr. Ranjan Kumar, Mr. Abhishek Badkul, Mr. Sriram Mahadevan, Mr. Gourav Bhutani and Mr. Rahul Anand.
Broker Empowerment Confirmation/ Referral Forms	Any one of Ms. Shabnam Sayyed, Mr. Praseed P Banerjee, Mr. Abhishek Das, Mr. Anikush Rawat, Mr. Ashutosh Sahay, Mr. Rahul Anand, Ms. Jyotsna Ghoshpade and Mr. Shamsher Pathan.

Joyville Shapoorji Housing Pvt. Ltd.,
 CIN: U72109MH2007PTC144942
 Corporate Office: Godrej Coliseum, Office No. 1201, 12th Floor, 'B' Wing,
 Off. K. J. Somaiya Hospital Road, Everard Nagar, Colaba, Mumbai - 400 022
 Head Office: SP Center, 41/42, Hinjawadi, Hinjawadi, Colaba, Mumbai - 400 022
 Tel: +91 22 42480000 / www.joyvillehomes.com

Joyville Shapoorji Housing Pvt. Ltd.,
 CIN: U72109MH2007PTC144942
 Corporate Office: Godrej Coliseum, Office No. 1201, 12th Floor, 'B' Wing,
 Off. K. J. Somaiya Hospital Road, Everard Nagar, Colaba, Mumbai - 400 022
 Head Office: SP Center, 41/42, Hinjawadi, Hinjawadi, Colaba, Mumbai - 400 022
 Tel: +91 22 42480000 / www.joyvillehomes.com

Joyville
 by Shapoorji Pallonji

Marketing related jobs- Work Orders etc.	Any one of Ms. Shabnam Sayyed, Mr. Praseed P Banerjee, Mr. Parikshit Pawar, Mr. Amrat Shetty, Mr. Abhishek Badkul, Mr. Sriram Mahadevan, Mr. Gourav Bhutani, Mr. Sajith Jaykumar, Mr. Suraj Singh, Mr. Prashant Pandey, Ms. Heerl Shah and Mr. Pratik Uchil.
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RESOLVED FURTHER THAT any act done as mentioned above by any of the representative(s) of the Company prior to passing of this resolution be and is hereby ratified.

RESOLVED FURTHER THAT the aforesaid powers granted to the authorized representatives of the Company shall be valid and effective unless revoked earlier by the Board and/ or shall be exercised by them only so long as they are in association with the Company.

RESOLVED FURTHER THAT Mr. Vinayak Gopalakrishnan and/ or Mr. Sriram Mahadevan, Directors of the Company and/ or the Chief Financial Officer or Company Secretary of the Company, be and are hereby severally authorized to furnish a certified true copy of the aforesaid resolution to all the parties concerned."

For Joyville Shapoorji Housing Private Limited

Siddhant Agarwal
 Company Secretary
 M. No. A41137



Joyville Shapoorji Housing Pvt. Ltd.,
 CIN: U72109MH2007PTC144942
 Corporate Office: Godrej Coliseum, Office No. 1201, 12th Floor, 'B' Wing,
 Off. K. J. Somaiya Hospital Road, Everard Nagar, Colaba, Mumbai - 400 022
 Head Office: SP Center, 41/42, Hinjawadi, Hinjawadi, Colaba, Mumbai - 400 022
 Tel: +91 22 42480000 / www.joyvillehomes.com

live grow

मलस - २
११६०४ ६६ १००



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ANRPD739Q
नाम / Name
PARVITA DEVI BASTA
पिता का नाम / Father's Name
AJAY KUMAR DEY
जन्म की तिथि / Date of Birth
16/01/1985

KUCHIPA V RANGAWAR
S J KSHIRSAGAR
8709M81T
Permanent Account Number
BQAPG5832F

M. Rangawar

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SARITA GURUNG
LAXMAN GURUNG
02/02/1988
Permanent Account Number
BLZPG8834L

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGQPP6868E
नाम / Name
ANUSHREE GHOSH
पिता का नाम / Father's Name
ASHOK KUMAR PADHUSA
जन्म की तिथि / Date of Birth
07/10/1977

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NEHA NITIN GURJAL
VIDYASAGAR DATTATRAYA ADAWAL
11/10/1982
Permanent Account Number
AZCPG9630K

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JOYVILLE SHAPORJI HOUSING
PRIVATE LIMITED
14/08/2007
Permanent Account Number
AAQCP6888E



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KESHAV NAIK
MAHABAL DASU NAIK
19/04/1983
Permanent Account Number
AFMPN0791A

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EBGPM6698F
नाम / Name
VRUSHALI SHESHRAO MIRASE
पिता का नाम / Father's Name
SHESHRAO DIGAMBAR MIRASE
जन्म की तिथि / Date of Birth
25/04/1965

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EZLPD5850B
नाम / Name
SURYSH SHASHIKANT DHORE
पिता का नाम / Father's Name
SHASHIKANT ANANDRAO DHORE
जन्म की तिथि / Date of Birth
24/05/1996

भारत सरकार
Government of India

प्रभाकर शामराजी अडेकर
Prabhakar Shamraoji Adekar
जन्म तारीख/DOB: 26/11/1959
पुरुष/ MALE

6109 7437 8399
VID : 9124 6498 8967 7635

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABWPA1113H

नाम / Name
PRABHAKAR SHAMRAOJI ADEKAR

पिता का नाम / Father's Name
SHAMRAOJI SHAMRAOJI ADEKAR

जन्म तारीख / Date of Birth
26/11/1959

हस्ताक्षर / Signature

मलस - 5
११००४ ६६ १००
२०२४



भारत सरकार
Government of India

मंगला प्रभाकर अडेकर
Mangala Prabhakar Adegkar
जन्म तारीख/DOB: 05/10/1969
महिला/ FEMALE

7234 0570 1874
VID : 9109 7505 5069 6295

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACWPA8985E

नाम / Name
MANGALA PRABHAKAR ADEKAR

पिता का नाम / Father's Name
NARAYANRAO SURYABHANJI JAVARKAR

जन्म तारीख / Date of Birth
05/10/1969

हस्ताक्षर / Signature

Handwritten signature

भारत सरकार
Government of India

निशान्त प्रभाकर अडेकर
Nishant Prabhakar Adegkar
जन्म तारीख / DOB : 10/09/1991
पुरुष / Male

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही.
हे पत्रक पडक्यासाठी वापरले जावे (ऑनलाईन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाईन XML)
Aadhaar is proof of Identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3870 7816 1209

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BIOPA2445N

नाम / Name
NISHANT PRABHAKAR ADEKAR

पिता का नाम / Father's Name
PRABHAKAR SHAMRAOJI ADEKAR

जन्म तारीख / Date of Birth
10/09/1991

हस्ताक्षर / Signature

Handwritten signature

453/11804

शुक्रवार, 10 मे 2024 4:57 म.नं.

दस्त गोषवारा भाग-1

मलमर

दस्त क्रमांक: 11804/2024

दस्त क्रमांक: मलमर /11804/2024

वाजार मूल्य: रु. 35,14,021/-

मोवदला: रु. 54,23,290/-

भरलेले मुद्रांक शुल्क: रु.3,25,400/-

दु. नि. सह. दु. नि. मलमर यांचे कार्यालयात

अ. क्रं. 11804 वर दि.10-05-2024

रोजी 4:56 म.नं. वा. हजर केला.

पावती:12699

पावती दिनांक: 10/05/2024

सादरकरणाराचे नाव: प्रभाकर शामरावजी अडेकर

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृथांची संख्या: 100

P-S Adelan

दस्त हजर करणाऱ्याची सही:

एकुण: 32000.00

मुख्यम निबंधक

श्रेणी - १, मुळशी - ३

दस्ताचा प्रकार: करारनामा

मुख्यम निबंधक

श्रेणी - १, मुळशी - २

मुद्रांक शुल्क: (दोत) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश II विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मानमतेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्रं. 1 10 / 05 / 2024 04 : 56 : 29 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 10 / 05 / 2024 04 : 57 : 12 PM ची वेळ: (फी)

प्रतिज्ञापत्र

"सर्वे दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, सक्षीदार व सौबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाब्यांसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जाबाबदार राहतील

लिहून घेणारे

Adelan

लिहून घेणारे

P-S Adelan

Adelan



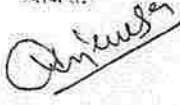


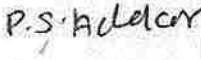
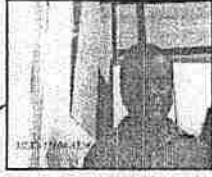
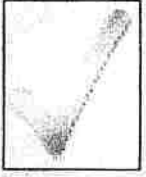
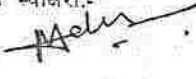

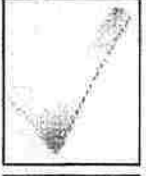



दस्त गोपवारा भाग-2

मालसः 900/900
दस्त क्रमांक:11804/2024

10/05/2024 4 59:44 PM

दस्त क्रमांक :मालसः/11804/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:जॉयविल शापूजी हॉमिंग प्रायव्हेंट लिमिटेड तर्फे अधिकृत स्वाक्षरीकार मरिता गुरुंग तर्फे नोंदणी करीता कु. मु वृपाली मिरासे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: एम पी मॅटर, 41/44, मीनू देसाई मार्ग, कुलावा, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पॅन नंबर:AACCD9800E	लिहून देणार वय :-27 स्वाक्षरी:- 		
2	नाव:प्रभाकर शामरावजी अडेकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: १३०५, गुरुदेव हार्डटूम, प्लॉट नं २३३, सेक्टर -२१, कामोटे, नवी मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ABWPA1113H	लिहून घेणार वय :-65 स्वाक्षरी:- 		
3	नाव:मंगला प्रभाकर अडेकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: १३०५, गुरुदेव हार्डटूम, प्लॉट नं २३३, सेक्टर -२१, कामोटे, नवी मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ACWPA8985E	लिहून घेणार वय :-55 स्वाक्षरी:- 		
4	नाव:निशांत प्रभाकर अडेकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: १३०५, गुरुदेव हार्डटूम, प्लॉट नं २३३, सेक्टर -२१, कामोटे, नवी मुंबई, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:BIOPA2445N	लिहून घेणार वय :-33 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:10 / 05 / 2024 04 : 58 : 48 PM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:वकील योगिना कोते - - वय:27 पत्ता:रा हिंजवडी पुणे पिन कोड:411057		

शिकका क्र.4 ची वेळ:10 / 05 / 2024 04 : 59 : 23 PM

दुय्यम निबंधक
MES2श्रेणी - १, मुळशी - ३
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRABHAKAR SHAMRAOJI ADEKAR	eChallan	69103332024050913353	MH001819039202425E	325400.00	SD	0001068691202425	10/05/2024
2		DHC		0524109303840	2000	RF	0524109303840D	10/05/2024
3	PRABHAKAR SHAMRAOJI ADEKAR	eChallan		MH001819039202425E	30000	RF	0001068691202425	10/05/2024

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

या दस्तामध्ये 99.00 नंबरी नोंदला.

एकूण 900 पाने आहेत

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a soft printout after scanning).
2. Get print immediately after registration.दुय्यम निबंधक श्रेणी-१
मुळशी-३

For further details please use the feedback barita@gmail.com

मुळशी-३
दिनांक: १०/०५/२०२४

Re: Permission to mortgage flat no 1804 the Tower named as Iris (Tower- I) situated at Sensorium, Village Maan, Taluka Mulshi, District Pune.

Dear Sir/Madam,

I/We, JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED, here by Certify that:

I/We have transferable rights to the property described below, which has been allotted by me/us to Shri/Smt. PRABHAKAR SHAMRAOJI ADEKAR, MANGALA PRABHAKAR ADEKAR & NISHANT PRABHAKAR ADEKAR herein after referred to as "the purchasers", subject to the due and Proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated 10-May-2024 (herein after referred to as the "Sale document")

Description of the property:

Flat No.	1804
Tower Name	Iris (Tower-I)
Plot No	Sr. No. 98/1(P), 98/2, 99/1, 99/2(P), 99/3(P), 99/4(P), 101/2(P) &101/3
Locality Name	Near Hinjawadi Phase I
Area Name	Maan Village
City Name	Pune
Pin Code	411057

1. That the total consideration for this transaction is Rs. 54,23,290/- towards sale document.
2. We have not borrowed loan from any financial institution for the purchase / development of the property and have not created and will not create any encumbrance on the property allotted to the said purchasers during the currency of the loan sanctioned / to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
3. The Title of the property described above is clear, marketable, and free from all encumbrance and doubts.
4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
5. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favor of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.
6. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favor of the Bank, from the abovenamed purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
7. Please note that the payment for this transaction should be made by crossed cheque/ Transfer of funds favoring as per the demand letter.
8. In case of cancellation of the sale-agreement for any reason, I/We shall refund the applicable amount by crossed cheque favoring the loan bank A/C of the said purchaser/s and forward the same to you directly.
9. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide Board Resolution dated 7th November 2022.

Yours faithfully,



Joyville Shapoorji Housing Pvt. Ltd.

Head Office: SP Center, 41/4, Minoo Beshi Marg, Colaba, Mumbai - 400 005 | Corporate Office: Godrej Coliseum, Office No. 1201,

12th Floor, "B" Wing Off K. J. Somaiya Hospital Road, Everard Nagar, Sion, Mumbai - 400 022, CIN: U70109MH2007PTC166942

Site Address: Off Maan Village Road, Near Phase 1, Hinjawadi, Pune - 411057. | Website: www.joyvillehomes.com

Joyville
by Shapoorji Pallonji

Place: PUNE

MahaRERA Numbers: P52100024965 - Building B | P52100024963 - Building C. For details visit: <https://maharera.mahaonline.gov.in>

To,
The AGM RACPC, State Bank of India,
IILS Dept, Zonal Office, Pune.

Date: 14 May 2024

Dear Sir,

Please find the below account details for the project Sensorium situated at Sensorium, Village Maan, Taluka Mulshi, District Pune.

We are aware that State Bank of India under instructions from the customer will be disbursing the loan in favor of the developer. We would like to register our bank account with State Bank of India and confirm that we have no objection receiving the disbursement amount by way of Electronic Funds Transfer facility. We hereby confirm that the disbursement of the customer's (purchaser's) loan can be paid/disbursed as per the below mentioned details.

Disbursement Amount to be deposited in the following Account: (Whichever Applicable)

Tower Name	Bank Account Number	Account No.
Ambrosia	JSHPL - Hinjewadi II Phase 1 Primary Escrow Account	57500000365870
Prisma	JSHPL - Hinjewadi II Phase 2 Primary Escrow Account	57500000366018
Elation	JSHPL - Hinjewadi II Phase 3 Primary Escrow Account	57500000365883
Auris	JSHPL - Hinjewadi II Phase 4 Primary Escrow Account	57500000366212
Vista	JSHPL - Hinjewadi II Phase 5 Primary Escrow Account	57500000474987
Signia	JSHPL - Hinjewadi II Phase 6 Primary Escrow Account	57500000475007
Spectra	JSHPL - Hinjewadi II Phase 6 Primary Escrow Account	57500000475007
Iris	JSHPL - Hinjewadi II Phase 7 Primary Escrow Account	57500000695671
GST	JSHPL Hinjewadi II Tax A/c	57500000390466

Bank	HDFC Bank, Fort, Mumbai
IFSC	HDFC0000060

We also undertake to:

Credit the amount received from State Bank of India to the account of the customer (purchaser) without any delay.

Issue necessary receipts to the customer (purchaser) for such payments.

To inform State Bank of India and the customer of any change in the Bank account.

Yours faithfully,



For Joyville Shapoorji Housing Pvt. Ltd.

Place: PUNE

Joyville Shapoorji Housing Pvt. Ltd.,

Head Office: SP Center, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005 | Corporate Office: Godrej Coliseum, Office No. 1201,

12th Floor, "B" Wing, Off K. J. Somaiya Hospital Road, Everard Nagar, Sion, Mumbai - 400 022, CIN: U70109MH2007PTC166942

Site Address: Off Maan Village Road, Near Phase 1, Hinjawadi, Pune - 411057. | Website: www.joyvillehomes.com

MahaRERA Numbers: P52100024965 - Building B | P52100024963 - Building C. For details visit: <https://maharera.mahaonline.gov.in>

Joyville
by **Shapoorji Pallonji**

SENSORIUM		FLAT PRICE SHEET				RERA Regn. No: P52100024967 GSTN - 27AACCD9608E2U
Tower Name:	Flat No.	Flat Type	Floor No.	Flat facing	Parking space	
104	1004	2BHK-Luxury B	16	West	One	
Corpus Price						617.0
Escrow Fee (Stamp, Duty, Registration)						21.2
Stamp Duty & Registration Charges (per residential flat)						355.400
Stamp Duty & Registration Charges (per residential flat)						600
Other Charges (including Water, Electricity, Drainage, Sewerage Connection)						74.450
Total Other Charges*						3,61,530
Stamp Duty & Registration Amount**						355,400
GST on Residential Flat Consideration Value @ 3% GST						2,71,165
GST on Other Charges @ 18% GST						28,571
Total Value (including GST, Stamp Duty, Registration & Other Charges)						62,46,376
RERA Completion Date for Tower Iris						December 2026
**The stamp duty rates calculated and mentioned herein are based on rates as notified by the Government of Maharashtra applicable till 31st March 2023. The stamp duty calculations are subject to change and shall be such as may be applicable/prescribed by the Government of Maharashtra at the time of registration of the Agreement for Sale, which the purchaser shall have to bear and pay.						
*In addition to the above, estimated advance maintenance charges (3 Years) equivalent to Rs 190720 and Corpus fund subscription charges of Rs 35,000 shall be payable on demand. GST of 18% and TDS of 3% would be applicable on such estimated advance maintenance charges.						
Currently GST of 5% shall be applicable on Sale Consideration Value. GST of 18% shall be applicable on other charges (Excl. Corpus fund and Share application money)						
All Taxes/levies have to be borne and paid by Purchaser separately upon the same being demanded by the Company. All Taxes/levies are subject to revision as per applicable law. The Purchaser shall also be liable to pay interest / penalty / loss incurred by the Company on account of the Purchaser's failure and/or delay to pay GST or any other tax / levies and will pay the same within 7 (seven) days of being called upon by the Company.						
Payment Plan*						
Installments Payable on Milestone Completion (all figures are in INR)	Percentage of Consideration Value	Amount (Inclusive of TDS)	TDS	GST	Amount (Incl. GST and Excl. TDS)	
First Part of Booking amount	5%	₹ 2,71,165	₹ 2,712	₹ 13,558	₹ 2,82,011	
Balance Booking amount within 7 days of booking	5%	₹ 2,71,165	₹ 2,712	₹ 13,558	₹ 2,82,011	
Registration of Agreement (Payment of Stamp Duty & Registration Charges) within 7 days of booking		₹ 3,55,400			₹ 3,55,400	
Within 60 days of booking or within 21 days from the date of registration, whichever is earlier.	10%	₹ 5,42,329	₹ 5,423	₹ 27,116	₹ 5,64,022	
Completion of Foundation	10%	₹ 5,42,329	₹ 5,423	₹ 27,116	₹ 5,64,022	
Completion of Plinth	15%	₹ 8,13,494	₹ 8,135	₹ 40,675	₹ 8,46,033	
Completion of 3rd Floor Slab	10%	₹ 5,42,329	₹ 5,423	₹ 27,116	₹ 5,64,022	
Completion of 8th Floor Slab	10%	₹ 5,42,329	₹ 5,423	₹ 27,116	₹ 5,64,022	
Completion of 13th Floor Slab	10%	₹ 5,42,329	₹ 5,423	₹ 27,116	₹ 5,64,022	
Completion of Terrace Slab	15%	₹ 8,13,494	₹ 8,135	₹ 40,675	₹ 8,46,033	
On Completion of Flooring of the flats	5%	₹ 2,71,165	₹ 2,712	₹ 13,558	₹ 2,82,011	
On Notice of Possession*	5%	₹ 4,37,715	₹ 4,377	₹ 42,529	₹ 6,70,923	
Total Amount Payable	100%	₹ 69,40,240	₹ 69,402	₹ 3,00,230	₹ 73,10,872	
Payment Terms and Conditions.						
1. All Cheques / Pay Orders / Demand Drafts are required to be made payable in favour of JSHPIL Hinjewadi II Phase 7 Primary Escrow Account.						
2. TDS amounts that are shown as deducted from the Payment Amount as above, are required to be deposited by the purchaser into a Government Account at any authorized bank branch and the pertinent challan copies of Form 26DB and Form 16B, must be submitted by the purchaser to CEM Department, Sensorium, near phase 4, off moon road, Pune 411057 within 30 days from making the respective installment payment. Failure to submit the signed TDS document, hardcopies within 30 days from the date of making the required payment constitutes a breach in payment terms.						
3. The Purchaser needs to pay Post Dated Cheque (PDC) of Balance booking amount along with the Application for Allotment.						
4. All payments excluding GST, Stamp Duty & Registration charges, Corpus fund and Share application money are subject to TDS @ 1% as per section 194 IA of Income Tax Act, 1961 by the buyer of Immovable Property (Residential Flat). Above TDS is calculated 1% of agreement value. TDS is applicable @1% of agreement or stamp duty value whichever is higher. TDS amount may subject to change on the basis of prevailing stamp duty value at the time of booking.						
5. The entire cost to be incurred towards registration formalities, including but not limited to Solicitor(s)/Advocate(s) fees, Legal Service & Documentation Charges estimated at Rs. 10,000 to be paid at actuals, shall be borne by the Applicant(s) in addition to the total price mentioned above. The above mentioned payment is to be made by the Applicant(s) directly to the Solicitor(s)/Advocate(s) appointed by the Developer.						
6. Prices are indicative and subject to revision by the Developer without prior notice.						
7. The price offered for the said Residential Flat is the price applicable as on date. Booking will be accepted on price prevailing on actual booking date.						
8. All Taxes are subject to change as per applicable law prevailing at such time.						
9. This Flat Price Sheet is not a legal offering / invitation to offer and / or commitment of any nature and does not guarantee any booking.						
10. This Flat Price sheet is exclusive of GST. Kindly note that all other taxes, duties, levies, cesses, statutory charges and Other Charges as applicable/payable now or hereafter, on all amounts payable under this Flat Price Sheet/ Application for Allotment shall be borne and payable by the Purchaser/s or Applicant/s/alone and the Developer/ Company/ Vendor shall never be liable/responsible and/or required to bear and/or pay the same or any part thereof.						
11. For RERA details refer https://maharera.mahaonline.gov.in/						
12. The figures of area are converted from square meters & mentioned in square feet for easier understanding only. 1 sq. mtr = 10.764 sq. ft.						
13. Any Purchaser of this development shall be governed by the terms and conditions of the agreement for sale entered into between the parties, and no details mentioned in this printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale by the Developer.						
14. The Advanced Building maintenance charges are estimated basis prices prevailing in 2022. The actual value applicable will be as per rates prevailing at the time of possession. All taxes and statutory levies as applicable by Central and State governments are extra on all above mentioned other charges.						
15. Stamp Duty and Registration Charges for executing the Agreement for Sale are to be paid at applicable rates.						
16. All aforesaid charges are fixed on basis of existing taxes, rules and regulation, however at the time of handing over of the possession of the said Flat or any time after handing over the possession, if there is any change in the aforesaid amounts or if any other tax/charge/duty is levied and/or is found to be payable on the transaction hereby envisaged either because of any amendment to the prevailing laws or because of enactment of any new law or otherwise, the Purchaser do hereby agree to pay to the Company or its nominees such amount as shall be then prevailing.						
17. The above booking is eligible for One car park within the same layout.						
Signed and Accepted By:						
Sales Manager:	Customer:	P. S. Adelman				8-May-24
Note: This Flat Price sheet does not constitute a formal offer document and is only for representational purposes.						



Joyville Shapoorji Housing Pvt. Ltd.,
 Head Office: SP Center, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005 | Corporate Office: Godrej Coliseum, Office No. 1201,
 12th floor, "B" Wing, Off K. J. Somaiya Hospital Road, Everard Nagar, Sion, Mumbai - 400 022, CIN: U70109MH2007PTC166942
 Site Address: Off Maan Village Road, Near Phase 1, Hinjawadi, Pune - 411057. | Website: www.joyvillehomes.com
 Mah RERA Numbers: P52100024965 - Building B | P52100024963 - Building C. For details visit: <https://maharera.mahaonline.gov.in>



PLOT NO. 10, ANSAPUR, MIDC, KARNATAKA ADEKAR & NISHANT PRABHAKAR ADEKAR 195 Carroad, Hinglaj, Floor 277, Sector-21, Kambh Navi Mumbai Pin Code: 410209 Mobile No: 916472375090, 9969799849.	JSHPIL JSHPIL - Hinjewadi II Phase 7 Main No. - 20075 Tel: 022-67490000 FAX No. AA-008800 CIN No. E701095MH2007PLC165942 GSTIN No. 27AACCD9800E1ZV Place of Supply: Mumbai State: Maharashtra State Code 27
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Subject: Tax Invoice for Instalment towards unit Iris1804 at Project Sensorium

Dear PRABHAKAR SHAMRAOJI ADEKAR, MANGALA PRABHAKAR ADEKAR & NISHANT PRABHAKAR ADEKAR,

We are pleased to inform you that we have progressed further towards taking your dream home towards the next milestone stage. As per the agreed payment schedule, we have reached the payment stage for Completion of Plinth.

The amount due towards Current Invoice is Rs.8,54,168/- which is payable on or before 31-May-2024

Sr. No	Particulars	HSN/ SAC	Value	Assessable Value	Taxes	Total Amount Payable (in Rs.)
1	Due as Completion of Plinth	995411	₹ 8,13,494			₹ 8,13,494
2	SGST*				₹ 20,337	₹ 20,337
3	CGST*				₹ 20,337	₹ 20,337
Total Payable (in figures)						₹ 8,54,168

Kindly refer the below Annexure for Payment bifurcations against each component. Also, you are requested to clear previous outstanding payments (if any) at the earliest.

Annexure for Iris1804

Amount Due Towards	Previous O/s/ Advance (if any)	Current Demand	Total Payable as on date	Bank Details
Towards Basic	₹ 10,90,082	₹ 8,13,494	₹ 19,03,575	Beneficiary Name: JSHPIL-Hinjewadi II Phase 7 Primary Escrow Account Bank Name: HDFC Bank Ltd.FORT, MUMBAI Account Type: Current Account Number: 57500000695671 IFSC Code: HDFC0000060
Towards GST (Effective 01.07.2017)	₹ 81,350	₹ 40,675	₹ 1,22,025	JSHPIL Hinjewadi II Tax Collection A/C Bank: HDFC Bank Ltd,Fort, Mumbai Account Type: Current Account Number: 57500000390466 IFSC Code: HDFC0000060
Total Payable as on date			₹ 20,25,600	

Note:

- All amounts are in INR and payments to be made in the mentioned bank accounts.

- Negative figures indicate excess amount received.

- Above mentioned TDS amount received is considered with the Form 26AS. You are requested to issue the TDS certificates (Form 16B) duly.

Assuring you, best of our services at all times.

Thanking you

For Joville Shapoorji Housing Pvt. Ltd.



St

E.&O.E

SECTION I	
PRABHU K. MISHRAMRANOJI ADIKAR DE. MANOJI SHIVJI DE. SA. ADIKAR & NISHANT PRABHAKAR ADIKAR P-05 Garden Heights, Plot No-233, Sector-21, Kamathe, Navi Mumbai Pin Code: 410209 Mobile No: +916472373090, 9969799849	IP No: 07529719030 Date: 08 May 2024 ID No: 84894 Customer ID: 701025694

Unit No	Iris1804
Instrument Details	MSwipe_MSwipe_412918648641
"Cheque/DD/PO/Wire Transfer" Date	08-May-24
Amount in Figures	₹50,000

For Joyville Shapoorji Housing Private Limited



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