

Receipt (pavl)

8/11403
Monday, June 03 2024
12:10 PM

पावनी

Original/Duplicate
नोंदणी क्र. 39म
Regn. 39M

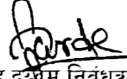
पावनी क्र.: 12210 दिनांक: 03/06/2024

पावने नाव: बाघोली (आव्हाळवाडी)
दस्तऐवजाचा अनुक्रमांक: हवल8-11403-2024
दस्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: खुशवू मोदी

नोंदणी फी ₹ 30000.00
दस्त दानाळणी फी ₹ 3000.00
पृष्ठांची संख्या: 150

एकूण: ₹. 33000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
12:29 PM ह्या वेळेस मिळेल.


जसह दुय्यम निबंधक, हवेली-8

वाजार मूल्य: ₹.6061482.48 /-
मावदला ₹.7716822/-
भरलेले मुद्रांक शुल्क: ₹. 540500/-

जसह दुय्यम निबंधक, हवेली-8

- 1) देयकाचा प्रकार: DHC रकम: ₹.1000/-
ईडी/धनादेश/पे ऑर्डर क्रमांक: 0624034101687 दिनांक: 03/06/2024
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: ₹.2000/-
ईडी/धनादेश/पे ऑर्डर क्रमांक: 0624038501631 दिनांक: 03/06/2024
विक्रेते नाव व पत्ता:
- 3) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-
ईडी/धनादेश/पे ऑर्डर क्रमांक: MH0029347992G2425R दिनांक: 03/06/2024
विक्रेते नाव व पत्ता:

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. हवेली 8

दस्ता क्रमांक : 11403/2024

नोंदणी :

Regn:63m

04/06/2024

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Payment Details

गावाचे नाव : वाघोली (आव्हाळवाडी)

(1)किंबायाचा प्रकार	कगननामा
(2)मात्रकना	7716822
(3) वाजराभाव(भाडेपट्ट्याच्या वाचनितपट्टाकार आचरणगी देवो की पट्टेदार ने नमुद करगचे)	6061482.48
(4) अ.मान, पोट्टिस्या व परत्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन : इतर माहिती: गाव सोजे वाघोली ता. हवेली, जि. पुणे, येथील गट नं. 1400 /1401/1402/1ने 4/7/1423/1424 प्लॉट नं-1 याची क्षेत्र 78617.83 चौ. मी. यापैकी वांधण्यात येत असलेल्या "मावेल क्रिया पी 1, पी 2, पी 3, विन्डिंग" या प्रकल्पामधील पी 1 विन्डींग/विंग मधील आकराच्या मजल्यावरील प्लॉट नं. 1103 याची कागपट क्षेत्र 71.43 चौ. मी. व सोबत वाचकी क्षेत्र 9.15 चौ. मी., ड्राय वाचकी 1.86 चौ. मी. व आंगन आय लेवेल टेरस याची कागपट क्षेत्र 9.19 चौ. मी. व एक कार पार्किंग स्पेस मह. ((GAT NUMBER : 1400 /1401/1402/1ने 4/7/1423/1424 प्लॉट नं-1))
(5) अचरण	1) 71.43 चौ.मीटर
(6)आकरणी किंवा जमी इत्यात असत नव्हा.	
(7) इतरावर करत घेणा-या/विहित ठेवणा-या पक्षकागचे नाव किंवा दिवाणी न्यायालययाचा हक्कनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-१) ग्रॅंड रियालिटी प्रा.लि. तर्फे डायरेक्टर मनिग चंदा वमा २) पंक्म डोम्म एल. एल. पी. तर्फे अधिकृत व्यक्ती विश्वजीत मुभाप झवर ३) जाम्मीन जहांगिर जहांगिर ८) विनाईकर युजुद करत्रिया नं. 1, 3, 4, तर्फे कु. मु. पंक्म डोम्म एल एल पी तर्फे अधिकृत व्यक्ती विश्वजीत मुभाप झवर तमेच नं. २ स्वतः करिता तर्फे नोंदणीकरीता कु. मु. माणिक केशवराव नोळगे वय:-73; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कोरेगांव पार्क पुणे, ब्लॉक नं:-, गेड नं:-, पिन कोड:-411001 पॅन नं:-AACCG8513D 2): नाव:-५) एम एल के रिअल इस्टेट एल एल पी ६) कांना आगरवाय न. ५, ने ३ तर्फे कु.मु. पंक्म डोम्म एल एल पी तर्फे अधिकृत व्यक्ती विश्वजीत मुभाप झवर तर्फे नोंदणीकरीता कु. मु. माणिक केशवराव नोळगे वय:-73; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कोरेगांव पार्क पुणे, ब्लॉक नं:-, गेड नं:-, महागट, पुणे. पिन कोड:-411001 पॅन नं:-ABBFM0922D 3): नाव:-मान्यता देणार - दशरथ भिकु भाडळे व इतर 49 दस्तान नमुद वेळ्याप्रमाणे तर्फे कु. मु. धारक पंक्म डोम्म एल एल पी तर्फे अधिकृत व्यक्ती विश्वजीत मुभाप झवर तर्फे नोंदणीकरीता कु. मु. माणिक केशवराव नोळगे - वय:-73; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: कोरेगाव पार्क पुणे, ब्लॉक नं:-, गेड नं:-, महागट, PUNE. पिन कोड:-411001 पॅन नं:-AAMFP8380L
(8)इतरावर करत घेणा-या पक्षकागचे व किंवा दिवाणी न्यायालययाचा हक्कनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-बुशवू मोदी वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1702/B, विष्णु शिवम टॉवर, टाऊन गाव. कांदिवनी (पु), मुंबई, ब्लॉक नं:-, गेड नं:-, महागट, मुम्बई. पिन कोड:-400101 पॅन नं:-CQOPM3724K 2): नाव:-आशीष मोदी वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1702/B, विष्णु शिवम टॉवर, टाऊन गाव. कांदिवनी (पु), मुंबई, ब्लॉक नं:-, गेड नं:-, महागट, मुम्बई. पिन कोड:-400101 पॅन नं:-AWRPM5310Q
(9) हा कागद करत दिल्याचा दिनांक	03/06/2024
(10)इतर नोंदणी करायना दिनांक	04/06/2024
(11)अचरण मात्र व पट्ट	11403/2024
(12)वाजराभावाप्रमाणे मुद्राच शुल्क	540500
(13)वाजराभावाप्रमाणे नोंदणी शुल्क	30000
(14)अंश	

दस्तासोबतची प्रत

मह दुय्यम निबंधक वर्ग-२
हवेली क्र. ०८ पुणे शहर, पुणे.

मुल्याबनानाटी विवागत घेतलेला तपशील:-

मुद्राच शुल्क आकारनाचा निवडलेला अनुच्छेद :-:

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



18 Form ID 825
400 AND



CHALLAN
MTR Form Number-6



GRN	MH002934472202425R	BARCODE	[Barcode]	Date	01/06/2024-18:01:35	Form ID	825
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)			
Office Name	HVL8_HAVELI 8 JOINT SUB REGISTRAR			PAN No.(If Applicable)	COOPM3724K		
Location	PUNE			Full Name	KHUSHBOO MODI		
Year	2024-2025 One Time			Flat/Block No.	MARVEL FRIA P11103 GAT NO 1400 AND		
				Premises/Building	OTHERS		

Account Head Details	Amount In Rs.						
0030046401 Stamp Duty(Bank Portal)	70500.00	Road/Street					
		Area/Locality	WAGHOLI PUNE				
		Town/City/District					
		PIN		4	1	2	2 0 7
		Remarks (If Any)	Prop mvbly=Immovable-Prop Amt=7716822 00-Prop area=71.43-Prop area UOM= Sq.Meter-oth Prop ID=PAN-AAMFP8380L-oth Prop Name=PAX HOMES LLP-				
		Amount In	Seventy Thousand Five Hundred Rupees Only				
Total	70,500.00	Words					

Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69103332024060152205	742610697
Cheque/DD No.		Bank Date	RBI Date	01/06/2024-18:01:30	Not Verified with RBI
Name of Bank		Bank-Branch	IDBI BANK		
Name of Branch		Scroll No. , Date	Not Verified with Scroll		

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चतन केवल दुर्यम निवधक कार्यालयात नोंदणी प्रविष्ट्याच्या दस्तऐवजां लागू आहे. नोंदणी न करता घड्या दस्तांसाठी सदर चतन लागू नाही.



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ARTICLES OF AGREEMENT

Khushbani Moali

by the
(5)
N:

ARTICLES OF AGREEMENT made at Pune this 03rd day of June in the Christian Year Two Thousand and Twenty **Four** BETWEEN [I] GRAND REALITY PRIVATE LIMITED, a company limited by shares incorporated under the provisions of the Companies Act, 1956 having its Registered Office at P-11-12, L.G.F., South Extension, Part-II, New Delhi - 110049, by the hand of one of its Directors, SHRI SATISH CHANDER VARMA, S/o Late Shri D. D. Ram Varma, [II] PAX HOMES LLP, a Limited Liability Partnership Firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 301-302, Jewel Towers, Lane No. 5, Koregaon Park, Pune 411001, by the hand of its Authorized Signatory SHRI VISHWAJEET SUBHASH JHAVAR; III] SMT. JASMINE JEHangIR JEHangIR of Mumbai Indian Adult Inhabitant residing at Readymoney House, 49, Nepean Sea Road, Mumbai 400036, [IV] SMT. BINAIFER YUZUD KARANJIA of Mumbai Indian Adult Inhabitant residing at 801 / 802, Ramkrishna Sadan, 63, Pochkhanawalla Road, Mumbai 400030, [V] MNK REAL ESTATES LLP, (PAN NO. ABBFM0922D) a limited Liability Partnership in corporate under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 18 A, Satyendra Nath Majumdar Sarani, 4th Floor, Kolkata - 700026 by the hand of one of its Designated Partners MR. RAJENDRA KUMAR GOEL, by the hand of their duly constituted Attorney PAX HOMES L.L.P, by the hand of its Authorized Signatory SHRI VISHWAJEET SUBHASH JHAVAR, and [VI] MRS KANTA AGARWAL of Kolkata Indian Adult Inhabitant residing at 26, Shakespeare Sarani, Dimple Court, Kolkata - 700017 by the hand of her duly constituted Attorney PAX HOMES L.L.P, by the hand of its Authorized Signatory SHRI VISHWAJEET SUBHASH JHAVAR; [I] [II] [III] [IV] [v] and [VI] hereinafter referred to collectively as "the Promoters" and, where the context so permits individually as "Nos. I, II, III, IV, V and VI of the Promoters" respectively (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of Nos.I, II, V and VI of the Promoters their respective successors-in-interest and assigns and, the case of Nos. III and IV of the Promoters be deemed to mean and include their respective heirs, executors, administrators and assigns) of the First Part AND (1) DASHRATH BHIKU BHADALE (2) SUMAN DASHRATH BHADALE (3) SANJAY DASHRATH BHADALE (4) NEHA SANJAY BHADALE [minor

10/11/20



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by the hand of her Father and Natural Guardian [SANJAY DASHRATH BHADALE] (5) GYANESHWARI SANJAY BHADALE [minor by the hand of her Father and Natural Guardian SANJAY DASHRATH BHADALE] (6) ARCHANA BHADALE (7) SANTOSH DASHRATH BHADALE (8) ROHIT SANTOSH BHADALE [minor by the hand of his Father and Natural Guardian SANTOSH DASHRATH BHADALE] (9) SMITA SANTOSH BHADALE (10) VAISHALI CHANDRAKANT TAPKIR (11) INDUBAI SOPAN BHADALE (12) ANIL SOPAN BHADALE (13) CHETNA ANIL BHADALE [minor by the hand of her Father and Natural Guardian ANIL SOPAN BHADALE] (14) SWAPNIL ANIL BHADALE [minor by the hand of his Father and Natural Guardian ANIL SOPAN BHADALE] (15) CHARUSHILA ANIL BHADALE (16) SANTOSH ANIL BHADALE (17) CHHAYA RAJARAM BHADALE (18) LALIT RAJARAM BHADALE (19) ARCHANA RAJARAM BHADALE (20) VRUSHALI RAJARAM BHADALE (21) DATTATRAYA BABURAO BHADALE (22) RATNAMALA DATTATRAYA BHADALE (23) SAGAR DATTATRAYA BHADALE (24) SAMEER DATTATRAYA BHADALE (25) DIPALI SANTOSH TAMBE (26) SURESH BABURAO BHADALE (27) NANDA SURESH BHADALE (28) NIKHIL SURESH BHADALE (29) GAURI SURESH BHADALE (30) SHIVAJI BHAGWANT SHIVARKAR (31) MANDA SHIVAJI SHIVARKAR (32) SAMBHAJI BHAGWANT SHIVARKAR (33) NAINA SAMBHAJI SHIVARKAR (34) ARJUN BHAGWANT SHIVARKAR (35) LALITA ARJUN SHIVARKAR (36) HOUSABAI SAMBHAJI SHINDE (37) ARJUN SHAMDAS BHAKTANI (38) LALCHAND SHAMDAS BHAKTANI (39) SHAMDAS VALIRAM BHAKTANI, (40) VISHNU SHANKAR SHIVARKAR, (41) LAXMIBAI VISHNU SHIVARKAR, (42) UTTAM VISHNU SHIVARKAR and (43) MARUTI VISHNU SHIVARKAR (44) INDUBAI DATTATRAYA SHIVARKAR (45) SUDHIR DATTATRAYA SHIVARKAR (46) SANGEETA SUDHIR SHIVARKAR (47) YOGINI SUDHIR SHIVARKAR (48) RUPALI SUDHIR SHIVARKAR and (49) CHETAN SUDHIR SHIVARKAR, all Indian Inhabitants by the hand of their duly constituted Attorney PAX HOMES L.L.P, a Limited Liability Partnership Firm duly constituted under the provisions of the Limited Liability Partnership Act, 2008 having its Registered Office at 301-302, Jewel Tower, Lane No.5, Koregaon Park, Pune 411001 by the hands of its Authorized Signatory SHRI VISHWAJEET SUBHASH JHAVAR; hereinafter referred to collectively as "the Confirming Parties" and individually as "Nos. 1, 2, 3 and 49 of the Confirming Parties" respectively (which expression shall unless it be repugnant to the context or meaning thereof



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be deemed to mean and include their respective heirs executors and administrators) of the Second Part and

1. Mrs. Khushboo Modi
2. Mr. Ashish Modi

**1702/B, Vishnu Shivam Tower,
Thakur Village, Kandivali (E),
Mumbai-400101.**

Hereinafter referred to as "the Purchaser/s" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and permitted assigns) of the Third Part;

WHEREAS No. I of the Promoters herein, i.e. GRAND REALITY PRIVATE LIMITED is the holder of rights of development, by virtue of diverse deeds/ documents/ writings (all acts in law), of all those pieces and parcels of land or ground admeasuring Hectares 01=45 Ares, Hectares 00=88 Ares, Hectares 00=87 Ares, Hectares 00=87 Ares, Hectares 00=87 Ares and Hectares 01=75 Ares bearing Gat Nos.1401, 1402/1, 1402/2, 1402/3, 1402/4 and 1402/7 respectively and of portions admeasuring Hectares 00=69.27 Ares, Hectares 00=47 Ares and Hectares 01 = 63 Ares out of the lands admeasuring Hectares 01=79 Ares, Hectares 01 = 44 Ares and Hectares 15 = 01 Ares bearing Gat Nos.1400, 1423 and 1424 respectively situate, lying and being at Village Wagholi within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force; the above lands/ portions form a contiguous block admeasuring Hectares 09 = 48.27 Ares (equivalent to 94827 sq.mtrs.) and which contiguous block is hereinafter referred to as "the said Larger Land" and more particularly described in the First Schedule hereunder written;



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AND WHEREAS the confirming parties are the holders of parts/ portions out of the said Larger Land

AND WHEREAS Vide an Agreement for Development dated 18.11.2011 [duly Registered under Serial No. 11790 of 2011 with the Sub-Registrar, Haveli VIII, Pune] made by and between No. I to III and Marvel Landmarks Private Limited of the Promoters, No. I of the Promoters herein granted rights of development of the said Larger Land to/in favour of No. II to III and Marvel Landmarks Private Limited of the Promoters at or for the consideration and on the terms and conditions therein contained;

AND WHEREAS, except to a portion admeasuring 6103.10 sq.mtrs. out of the land bearing Gat No.1424, Wagholi, the provisions of the Urban Land (Ceiling & Regulation) Repeal Act, 1999 apply to the said Larger Land;

AND WHEREAS the Promoters applied for and have obtained permission of the Office of the Collector, Pune vide his Order dated 11.07.2012 bearing No. PMH/NA/SR/141/12, for conversion of the user of the said Larger Land from "agricultural" to "non-agricultural" under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966;

AND WHEREAS vide the above recited Order dated 11.07.2012, the Office of the Collector of Pune also sanctioned the building layout/building plans in respect of the construction to be carried out on the said Land;

AND WHEREAS Vide a Deed of Assignment dated 10/08/2015 [duly Registered under Serial No. 7950 of 2015 with the Sub-Registrar, Haveli VIII, Pune] made by and between the said Marvel Landmarks Private Limited and MRS. KANTA AGARWAL, Marvel Landmarks Private Limited assign rights of development of undivided share in the said Larger Land to/in favour of MRS. KANTA AGARWAL i.e. No. (VI) of the Promoters herein at or for the consideration and on the terms and conditions therein contained;



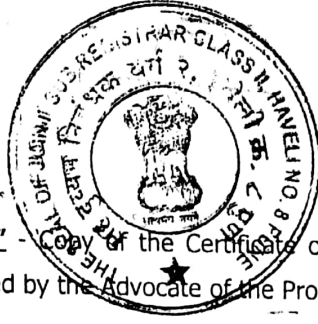
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AND WHEREAS the Purchaser/s has / have demanded from the Promoters and the Promoters have given inspection to the Purchaser/s of all the documents of title relating to the said Land, the plans, designs and specifications in respect of the said Project "Marvel Fria P1, P2, P3 Building" and the Flat hereby agreed to be sold and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

AND WHEREAS, the Purchaser/s hereby confirms that the Promoters have handed over to the Purchaser/s a draft of this Agreement along with all Schedules and Annexures before purchasing the Flat and after reading and having understood the contents of such draft along with all Schedules and Annexures, the Purchaser/s is/ are entering into this Agreement for purchase of the Flat.

AND WHEREAS the Purchaser/s has/have agreed to purchase the Residential Flat admeasuring **71.43** sq. mtrs carpet area [as defined herienbelow] bearing No. **1103** to be situate on the **Eleventh** floor of Wing "**P1**" in the said Project "**Marvel Fria P1, P2, P3 Building**" under construction by the Promoters on the said Land together with the Enclosed Balcony admeasuring **9.15** sq.mtrs. carpet area and further together with the Dry Balcony admeasuring **1.86** sq.mtrs. carpet area and further TOGETHER WITH the exclusive right of user of the Open Terrace at eye-level having an area of **9.19** sq. mtrs carpet area appurtenant thereto AND FURTHER TOGETHER WITH the exclusive right of user of **One** covered Car Parking Space/s situate in the Basement / Stilt Floor (the said residential Flat along with attached Terrace and Parking is hereinafter referred to for the sake of convenience and brevity as "the said Unit") on the terms and conditions set out hereinafter and whereas the said Wing "**P1**" in which the Unit is housed is hereinafter referred to as "the said Building" and whereas the said Unit is more particularly described in the Second Schedule hereunder written;

AND WHEREAS following documents have been Annexed to this Agreement, details of which are as follows.



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Annexure "A" - Copy of the Certificate of Title of the Promoters to the said Land issued by the Advocate of the Promoters.

Annexure "B" - Copy of the Extracts of Village Form VII/XII in respect of the said Larger Land.

Annexure "C" - Copy of the internal plan of the said Unit agreed to be purchased by the Purchaser/s.

Annexure "D" - Copy of the Sanctioned Layout of the said Whole Project.

Annexure "E" - Copy of the "N.A." Order in respect of the said Larger Land.

Annexure "F" - Copy of the Environmental Clearance Certificate.

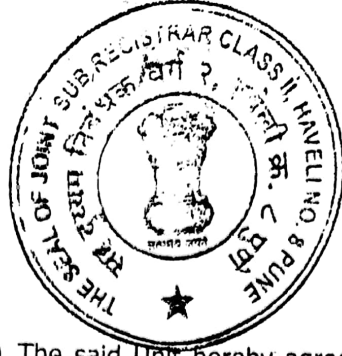
Annexure "G" - Copy of the said Certificate of Registration of the said Project by the Maharashtra Real Estate Regulatory Authority.

Annexure "H" - Copy of the said Completion Certificate.

AND WHEREAS, the Promoters and Purchaser/s have relied on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, under Section 13 of the said Act the Promoters are required to execute a written Agreement for sale of said Unit with the Purchaser/s being, in fact, these presents and also to register the Agreement under the Registration Act, 1908;

NOW THESE PRESENTS WITNESSETH and it is hereby agreed by and between the parties hereto as follows:



हवल - 06		
99803	9e98	
२०२४		

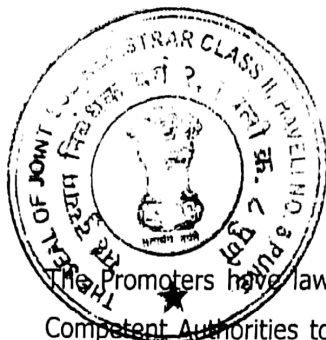
- 6) The said Unit hereby agreed to be sold is intended and shall be used for permissible residential purposes only and the Purchaser/s undertake/s that the said Unit shall not be used by the Purchaser/s for any other purpose whatsoever. The Purchaser/s shall not enclose the Open Terrace and/or Parking Space or to utilize the Parking Space for any purpose other than for Parking of Vehicles. The said Open Terrace at eye-level and the said Parking Space shall be deemed to be appurtenant to the said Unit.
- 7) The Purchaser/s hereby accept/s and shall always be deemed to have accepted the title of the Promoters to the said Land and he/she/ they agree/s not to raise any requisition or objection in respect thereof.
- 8) As mentioned above, the Purchaser/s has/have agreed to purchase / acquire said Unit bearing No. **1103** on the **Eleventh** floor, in Wing "**P1**" of the said Project to be known as "**MARVEL FRIA P1, P2, P3 Building**" at or for the mutually agreed total lumpsum consideration of **Rs.77,16,822/- (Rupees Seventy Seven Lacs Sixteen Thousand Eight Hundred Twenty Two Only)** including Rs. nil being the proportionate price of the common Amenities and facilities which are more particularly described in the Third Schedule hereunder written.
- 9) The above price excludes all expenses for Stamp Duty, Registration Fees and Charges and the amounts specified in Clause No.18 to 20 herein below. The sale of the said Unit is on the basis of Carpet area only. The Purchaser/s shall make payment of the said agreed consideration amount along with the applicable Taxes by local Cheques / Demand Drafts / Bank Pay Orders drawn /issued on/in favour of the Promoters according to the Schedule of Payments set out in the Fourth Schedule hereunder written. The Promoters shall have a first charge/ lien on the said Unit to the extent of all amounts receivable by the Promoters from the Purchaser/s under the terms hereof. It is hereby clarified that the Promoters shall be at liberty to vary the chronological order of the various stages of construction/ Items of Work of the said Building in which the said Unit is housed and of the said Unit itself and the Promoters shall also be at liberty to simultaneously undertake two or more stages of construction/ Items of Work set out in the



हवल - 06		
9803	20	98
9098		

Fourth Schedule hereunder written and to demand from the Purchaser/s the aggregate of the installments towards the agreed consideration amount along with the applicable Taxes as mentioned in the Fourth Schedule hereunder written.

- 10) The Promoters shall hand over the Possession of the said Unit to the Purchaser/s within the date specified in Clause No.5 (b) above and will complete the entire Project on or before **15.07.2024**.
- 11) The mutually agreed consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertake and agree that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.
- 12) The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Unit to the Purchaser/s, obtain from the concerned local authority Completion Certificate in respect of the said Unit.
- 13) The Promoters hereby represent and warrant to the Purchaser/s as follows:
 - i. The title of the Promoters to the said Land is free, clear and marketable and the Promoters have the requisite right to carry out development upon the said Land and also has actual, physical and legal possession of the said Land for the implementation of the said Project.



2003 - 06		
99803	29	98
2003		

- ii. The Promoters have lawful rights and requisite approvals from the Competent Authorities to carry out development of the said Project and shall obtain requisite approvals from time to time to complete the development of the said Project.
- iii. That, save and except such Simple Mortgage created in favour of IDBI TRUSTEESHIP SERVICES LIMITED on the said Land and construction to be carried out thereon as security for due repayment of Project Finance availed of by the Promoters from the said Company, there are no other encumbrances on or in respect of the said Land.
- iv. There is no litigation pending before any Court of law with respect to the said Land.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the said Project and said Land are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the said Project and said Land shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project and said Land.
- i. The Promoters have the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected;
- vii. The Promoters have not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Project and said Land which will, in any manner, affect the rights of Purchaser/s under this Agreement;

the
of



हवल - 06		
99803	82	98
२०२०		

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

53) The Promoter has created a Simple Mortgage in respect of the said Land and construction to be carried out thereon in favour of the IDBI TRUSTEESHIP SERVICES LIMITED as security for due repayment of certain Project Finance availed of by the Promoter from the said Bank. However, before execution hereof, the Promoter has procured the "NOC" of the said Mortgagee for sale of the said Unit by the Promoter to the Purchaser/s herein.

54) As the consideration agreed to be paid by the Purchaser/s to the Promoter for purchase of the said Unit is more than the so called "Market Value" thereof (which is Rs.58,00,00/-) according to the Ready Reckoner of Property values maintained by the Office of the Collector of Stamps, Pune, the purchaser/s is/are stamping these presents with Stamp Duty of **Rs.5,40,200/-** with reference to the consideration agreed to be paid under the provisions of Article 25(b)(i-a) of Schedule I to the Bombay Stamp Act, 1958. It has been agreed between the parties herein that the Promoter shall make payment of stamp duty payable on the present document.

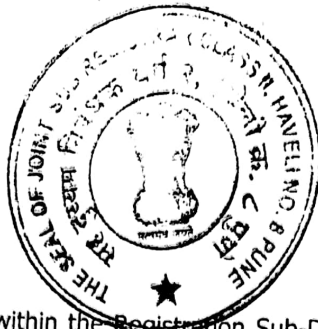
55) Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, then it shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

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

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece and parcel or ground admeasuring 78617.83 sq.mtrs bearing Plot No. 1 out of the sanctioned layout in respect of the lands bearing Gat No. 1400/1401/1402/1to4/7/1423/1424 Plot No. 1, lying and being at Village Wagholi





2028 - 06		
99803	83	980
2028		

within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat of Village Wagholi and falling in the "Residential" Zone under the Regional Plan for Pune Metropolitan Region currently in force and the same is bounded as follows;

- On or towards the East : By land bearing Gat No.1402 Hissa No.5 and 7, and Gat No.1424, Wagholi.
- On or towards the South : By land bearing Gat No.1403, 1404, 1402 Hissa No.7, Wagholi.
- On or towards the West : By land bearing Gat No.1425, 1427, 1398 and 1400, Wagholi.
- On or towards the North : By Lohegaon- Wagholi Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

The Residential Flat admeasuring **71.43** sq. mtrs carpet area [as defined hereinafter] bearing No. **1103** to be situate on the **Eleventh** floor of Wing "**P1**" in the said Project "Marvel Fria P1, P2, P3 Building' under construction by the Promoters on the said Land together with the Enclosed Balcony admeasuring **9.15** sq.mtrs. carpet area and further together with the Dry Balcony admeasuring **1.86** sq.mtrs. carpet area and further TOGETHER WITH the exclusive right of user of the Open Terrace at eye-level having an area of **9.19** sq. mtrs carpet area appurtenant thereto AND FURTHER TOGETHER WITH the exclusive right of user of **One** covered Car Parking Space/s situate on the Basement / Stilt Floor and which Flat together with the open terrace at eye level is delineated in red ink on the **Eleventh** floor plans of the said Building annexed hereto as **Annexure "C"**.

THE THIRD SCHEDULE

(Description of Common Area and Facilities)

(A) COMMON AREAS:

1. Open Space shown as open space in the sanctioned layout plan.



हवल - 06		
99803	88	982
2024		

2. Lifts, Staircases and landing of all building is for the common use of the occupants and of the Purchasers in the respective buildings.

(B) COMMON FACILITIES:

1. RCC framework structures of the building/s.
2. Drainage and water line network and septic tank.
3. Plants and trees planted or to be planted in the open space around the building/s.
4. Light points on the Internal road, light points outside the building and in the staircase/s as well as in car parking area.
5. Overhead water tank and underground water tank shall be common along with the pump set.
6. Right to use Internal roads, drainage lines, water lines, service lines.
7. Club House, swimming pool and Gymnasiums space.

Here set out the nature, extent and description of common areas and facilities.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

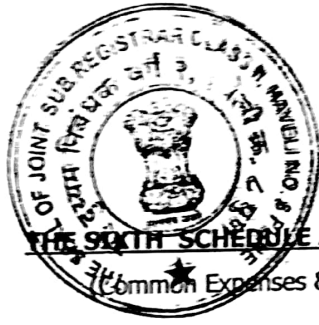
(Schedule of Payments)

Sr. No.	Particulars	Amount
1	Amount received 16-05-2024	Rs. 3,00,000/-
2	After registration within 10-15 days	Rs. 74,16,822/-
	Total	Rs.77,16,822/-

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Amenities and Specifications)

- Structure
R.C.C. framed Structure.
- Wall Finish
Internal: POP/Gypsum.
- Internal Paint
Plastic Paint for internal walls.
- Flooring



वृत्त - ०८		
१११०३	४६	१४
२०२४		

THE SIXTH SCHEDULE ABOVE REFERRED TO
(Common Expenses & Outgoings)

1. Towards maintenance and repairs of common areas and facilities.
2. Wages of Watchmen, Sweepers etc.
3. Revenue Assessment.
4. All other taxes, levies, charges and ceases.
5. Electricity and water charges and deposits in respect of common electrical and water pumps and other installations.
6. Expenses of and incidental to the management and maintenance of the said Complex known as **"MARVEL FRIA"**.

SIGNED & DELIVERED by the)
with named Promoters)
I] GRAND REALITY PRIVATE LIMITED,)
II] PAX HOMES LLP,)
III] SMT. JASMINE JEHangIR JEHangIR)
IV] SMT. BINAIFER YUZUD KARANJIA)
Nos. II for itself and as duly constituted)
Attorney of for I, III and IV)
by the hands of)
its Authorized Signatory)



SHRI.VISHWAJEET SUBHASH JHAVAR)

V] MNK REAL ESTATES LLP,)
VI] MRS KANTA AGARWAL,)
And No. V and VI by the hand of their)
duly constituted attorney)
PAX HOMES L.L.P,)



PUNE METROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
पिंपरी चिंचवड नवनगर विकास प्राधिकरण इमारत, आकुर्डी रेल्वे स्टेशनजवळ, पुणे-४११०४४
Pune Metropolitan Regional Development Authority, Pune
Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०-२५९, ३३ ३४४ / ३५६ / ३३३

अंशतः भोगवटा प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.७.६ नुसार)

जा.क्र. : DP /बीएचए /मौ. वाघोली/ ग.नं. १४००पै व इतर/प्र.क्र. ६२९/१५-१६/२०२४ दि.१५/५/२०२४

प्रति,

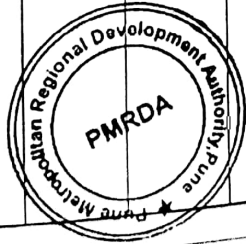
श्री. दशरथ भिकु भाडळे व इतर यांचेतर्फे कु.मु.
गॅड रिअल्टी प्रा.लि. तर्फे डायरेक्टर श्री.सतीश चंदर वर्मा
पत्ता - मौजे वाघोली, ता.हवेली, जि. पुणे.

मौजे- वाघोली, ता. हवेली, जि.- पुणे येथील स.नं. १४००पै, १४०१, १४०२/२, १४०२/३, १४०२/४ व १४०२/७, क्षेत्र ९४८२७.०० चौ.मी. या जागेवर रहिवास इमारतीच्या बांधकाम करण्यासाठी प्राधिकरणाकडील दि. ०१/०१/२०२१ रोजीचे बांधकाम परवानगी प्रमाणपत्र क्र.- वीएचए/मौजे वाघोली/ग.नं. १४०० व इतर/प्र.क्र. ६२९/२०-२१ अन्वये सुधारित बांधकाम परवानगी.

उपरोक्त परवानगी प्रमाणे आपण वास्तुविशारद श्री. सुमित वर्मा ला.नं. सीए/२०११/५३६५३ परवानाधारक वास्तुविशारद यांच्या देखरेखीखाली इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना 'भोगवटा प्रमाणपत्र मिळणेबाबत दि.- १४/०३/२०२४ रोजी अर्ज केल्यावरून आपणास खालील इमारतींना सोबतच्या परिशिष्ट ' व ' मध्ये नमूद केलेले अटीस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे.

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ.क्र.	इमारत	मंजूरी प्रमाणे मजले	प्रत्यक्ष जागेवर मजले	मजला	मंजूरी प्रमाणे शॉप /ऑफिस/ सदनिका संख्या	प्रत्यक्ष जागेवर शॉप /ऑफिस/ सदनिका संख्या
1.	रहिवास इमारत विंग पी १	वेममेंट + अ.ग्राउंड +१२ मजले	वेममेंट + अ.ग्राउंड +१२ मजले	वेममेंट	----	----
				अप्पर ग्राउंड	----	----
				पहिला मजला	१०१ ते १०४	०४
				दुसरा मजला	२०१ ते २०४	०४
				तिसरा मजला	३०१ ते ३०४	०४
				चौथा मजला	४०१ ते ४०४	०४
				पाचवा मजला	५०१ ते ५०४	०४
				सहावा मजला	६०१ ते ६०४	०४
				सातवा मजला	७०१ ते ७०४	०४
				आठवा मजला	८०१ ते ८०४	०४
				नववा मजला	९०१ ते ९०४	०४
दहावा मजला	१००१ ते १००४	०४				



१५

				अकरावा मजला	११०१ ते ११०४	०४
				बारावा मजला	१२०१ ते १२०४	०४
				एकूण सदनिका		४८
II.	रहिवास इमारत विंग पी२	वेगमेंट + अ.ग्राउंड +१२ मजले	वेगमेंट + अ.ग्राउंड +४ मजले	वेगमेंट मजला		
				अ.ग्राउंड मजला		
				पहिला मजला	१०१ ते १०४	०४
				दुसरा मजला	२०१ ते २०४	०४
				तिसरा मजला	३०१ ते ३०४	०४
				चौथा मजला	४०१ ते ४०४	०४
				एकूण सदनिका		१६
III.	रहिवास इमारत विंग पी३	वेगमेंट + अ.ग्राउंड +१२ मजले	वेगमेंट + अ.ग्राउंड +४ मजले	वेगमेंट मजला		
				अ.ग्राउंड		
				पहिला मजला	१०१ ते १०४	०४
				दुसरा मजला	२०१ ते २०४	०४
				तिसरा मजला	३०१ ते ३०४	०४
				चौथा मजला	४०१ ते ४०४	०४
				एकूण सदनिका		१६
				एकूण सदनिका (पी१ + पी२ + पी३)		८०

(मा.महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगरपालिका)



महानगर आयुक्त
तथा,
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

१) कर आकारणी विभाग, पुणे महानगरपालिका मौजे- वाघोली, ता.- हवेली, जि.-पुणे. यांना माहितीसाठी व भरपट्टी आकारणीसाठी.



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. 30/1/2024 रोजीचे पत्र क्र. २६० मोदतचे
परिशिष्ट 'ब'

- १) अर्जदार /सदनिका धारक/गाळे धारक यांना उक्त इमारतीमधील सामाईक जागा उदा. रेग्युलर एरिया, सामाईक पार्किंग, टॉप टेरेस ट. वदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकामाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहिल. सदर प्रकरणी भविष्यात मंजूर नकाशा अर्जातील कोणत्याही प्रकारचे विमगती आढळून आल्यास विकास परवानगी व प्रारंभ प्रमाणपत्रातील अटीनुसार सदरच्या मिळकतीवर देण्यात आलेली परवानगी रद्द समजण्यात येईल.
- २) अर्जदार / सदनिका धारक यांना सदनिका लागतचा दोन मजले उंचीचा टेरेस वदिस्त करता येणार नाही.
- ३) रेल्वेकडील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी सदनिका वितरित करण्यापूर्वी जागेवर स्पष्टचिन्ने व समाधानकारकरीत्या विकसित करणे आवश्यक आहे.
- ४) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील सर्व अटी व शर्ती अर्जदार/विक्रामक/जमीन मालक यांचेवर बंधनकारक राहतील.
- ५) विपयांकित जागेतील उर्वरित इमारतीचे बांधकाम मंजूर नकाशानुसार पूर्ण करून त्यास भोगवटा प्रमाणपत्र घेणे अर्जदार /मालक/ विक्रामक यांचेवर बंधनकारक आहे.
- ६) अर्जदार यांनी प्रस्तावामोवत Consent to Establish प्रमाणपत्र जा.क्र. Consent No. BO/RO (P&P)/EIC No. PN-2893-09/E/CC-416 Date - 10/08/2009 सादर केलेले अमूल तयाची वैधता ५ वर्षे आहे.
- ७) अर्जदार यांनी Consent to operate जा.क्र. Consent to operate Order no. Format/1.0/B.O/ROHQ/CO/PN-24806-15/CC-490 दि. ११/०१/२०१६ रोजीचे Consent to Operate सादर केलेले आहे. सदर सदरचे प्रमाणपत्र हे दि. ३१/०१/२०१७ पर्यंत वैध अमूल नदर बाबत मुदतवाढ घेतल्याशिवाय /अद्यावत केल्याशिवाय सदनिकांचे हस्तांतरण करण्यात येऊ नये.
- ८) केंद्र शासनाच्या Ministry Of Civil Aviation ची अधिमूचना क्र. G.S.R. ७५१ (E) दि. ३०/०९/२०१५ अन्वये इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. AVIATION विभागाच्या COLOUR CODED ZONING MAP नुसार प्रस्तावान्वलील जागा पी१, झोन मध्ये समाविष्ट आहे. सदर नकाशानुसार कमीत कमी अनुज्ञेय उंचीचा विचार करता महत्तम अनुज्ञेय होणारी उंची ५८६.०० मी. इतकी आहे. तसेच या कार्यालयीन उपलब्ध असलेल्या नकाशानुसार AMSL ५७५.०० मी आहे. इमारतीची उंची- ३८.१५ मी. + ५७५.०० मी. = ६१३.१५ मी. इतकी येते. त्यामुळे नकाशाप्रमाणे AVIATION विभागाकडील ना-हरकत प्रमाणपत्र घेणे आवश्यक आहे. तथापि, त्यानुषंगाने जागेवरील AMSL अनुज्ञेय होणारी इमारतीची टॉप लेवल उंचीबाबतची खातरजमा करणे अर्जदार / वास्तुविशारद यांचेवर बंधनकारक राहिल. अर्जदार यांनी प्रस्तावामोवत AVIATION विभागाच्या Air/HQ/S 17726/4/ATS (PC-MDXIII) Dy.No. 459/F/D (Air II) अन्वये इमारतीची उंची ८८.६६ मी Or AMSL ६०९.६६ मी पर्यंत नाहरकत प्रमाणपत्र प्राप्त आहे.
- ९) विपयांकित प्रस्तावामोवत विपयांकित प्रस्तावामोवत अर्जदार यांनी पर्यावरण विभागाकडील प्रमाणपत्र जा क्र. EC - SEIAA-EG-००००६००२२९ दि. 22/03/2018 अन्वये एफएमआय + नॉन एफएमआय ८०६५०.००



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


चौ.मी. करीता पर्यावरण विभागाचे प्रमाणपत्र प्राप्त आहे. सदरचे प्रमाणपत्रातील अटी / शर्ती अर्जदार विकामक/ जमीनमालक यांचेवर बंधनकारक राहतील.

- १.०) प्रस्तुत गृहप्रकल्पाकरिता आपण मादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केले्याम या गृहप्रकल्पातील सदनिका हस्तांतरणापूर्वी पिण्याच्या पाण्याची आवश्यक ती पूर्तता स्वखर्चाने करणे अर्जदार /जमीन मालक/ विकामक यांचेवर बंधनकारक राहिल.
- १.१) प्राधिकरणाकडील बांधकाम परवानगी प्रमाणपत्र क्र.- वीणचण/मौजे बांधोनी/ग.नं. १८०० व इतर/प्र.क्र. ४५३/१५-१६ अन्वये सुधारित बांधकाम परवानगी प्राप्त आहे. सदर परवानगीवेळी अर्जदार यांनी र.र. ६६८२३८२/- (३४ टक्के) चलन क्र. ३७३ दि. ०४/११/२०१५ रोजी जमा केले आहे.
- १.२) प्रस्तुत जमिनीवर भविष्यात रूपांतरण शुल्क, द्यातनी शुल्क, प्रिमीयम शुल्क, विकाम शुल्क, वाढीव विकाम शुल्क, सुरक्षा ठेव व कामगार कल्याण उपकर इत्यादी बाबतच्या रकमेची बाकी उद्धृतवल्यास सदर रकम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.

(मा.महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्यतेने)




महानगर आयुक्त
तथा,
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.



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 :
P52100001522

Project: **Marvel Fria P1, P2, P3 Building Plot Bearing / CTS / Survey / Final Plot No.: GAT NO 1400 AND OTHERS at WAGHOLI, Haveli, Pune, 412207;**

1. **Pax Homes LLP** having its registered office / principal place of business at *Tehsil: Pune City, District: Pune, Pin: 411001.*

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

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

OR

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

- The Registration shall be valid for a period commencing from **28/07/2017** and ending with **30/06/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:29-09-2021 12:18:15

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

Dated: **28/07/2017**

Place: **Mumbai**

Project Name- MARVEL FRIA PHASE-2

Flat No.	
Type of Unit	P1-1103
Carpet Area (Sq. Mtr.)	2 BHK STANDARD
Enclosed Balcony Carpet Area (Sq. Mtr.)	71.43
Eye Level Terrace Carpet Area (Sq. Mtr.)	9.15
Dry Balcony Carpet Area (Sq. Mtr.)	9.19
Top Terrace Carpet Area (Sq. Mtr.)	1.86
Premium inclusive of proportionate price for common amenities & facilities (Rs.) (i)	0
Covered car park premium (Rs.) (ii)	73,29,180
Agreement value- (Rs.) (I + ii)- {A}	4,00,000
Government Charges	77,29,180
Stamp Duty (approx) (Rs.)	
Registration (Rs.) 30,000 + 5000 (At the time of registration)	5,41,042.60
Goods & Services Tax 18% ON OTHER CHARGES	35,000
Subtotal- Government Charges- (Rs.) {B}	1,08,000.00
At the time of possession	6,84,043
Other charges- (Rs.) {C}	
Total cost of the unit (Rs.)- {A+B+C}	6,00,000
Final cost of the unit	90,13,223

Final cost of the unit: Rs NINETY LAKH THIRTEEN THOUSAND TWO HUNDRED AND TWENTY THREE ONLY.

Please note that you have exclusive right to use 1 car park along with above mentioned premises

Terms & Conditions-

Payment should be made within 20 days from the date of invoice. For the delayed payments against the due, interest will be levied @ (2% + State Bank of India highest marginal Rate of Interest)

Flat should be registered within 20 days from the date of booking.

Transfer of sale of unit is not allowed till possession.

Areas, specifications, plans, images and other details are indicative and are subject to change Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis.

In case of levy of any development charges / other levies, taxes, duties, cesses, LBT / EDC / IDC, Swachh Bharat Cess, Krishi Kalyan Cess, Goods and Services Tax and / or any other levies / taxes / duties / cesses levied currently and/or in future by the authorities shall be borne by the Applicant(s).

" Estimated & Tentative Other Charges " as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.

The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961.

Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961.

No modifications of whatsoever nature are allowed in the apartment / flat.

Maintenance/Other Charges are extra and are to be paid at the time of possession.

Timelines mentioned in the Income Tax Act 1961.

No modifications of whatsoever nature are allowed in the apartment / flat.

Maintenance/Other Charges are extra and are to be paid at the time of possession.

For Unit Payment:

Beneficiary Name: PAX Homes L.L.P Fria II Construction Account
 Account Number: 917020030093233 Current A/C
 Bank: Axis Bank Ltd
 Branch: Viman Nagar, Pune
 IFSC: UTIB0001032 - MICR Code 411211018

Chirag Sankhe

For Stamp duty, registration Payment:

Beneficiary Name: : GBG-Parking A/C For Over-The-Counter Statutory Payment
 Account Number: 30137000010700
 Bank: IDBI Bank Ltd
 Branch: Koregaon Park, Pune
 IFSC: IBKL0000301

Thanks & Regards,
 Chirag Sankhe

(M) +91-77740 95315 (E) chirag.sankhe@marvelrealtors.com

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