

Receipt (pavti)

453/17719

Monday, July 15, 2024

12:11 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 18866

दिनांक: 15/07/2024

गावाचे नाव: माण

दस्तऐवजाचा अनुक्रमांक: मलसर-17719-2024

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: रिना रथ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:30 PM ह्या वेळेस मिळेल.

Reels

MLS2

वाजार मुल्य: रु.3833181/-

मोवदला रु.8061757/-

भरलेले मुद्रांक शुल्क : रु. 483800/-

दुय्यम निबंधक

शेवती - १, मुळशी - २

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724151002081 दिनांक: 15/07/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005195713202425E दिनांक: 15/07/2024

बँकेचे नाव व पत्ता:

hijary
मुळ दस्त दिला

16/07/2024

सूची क्र.2

दुय्यम निबंधक : मह दु.नि. मुळशी-२
दस्त क्रमांक : 17719/2024
नोंदणी :
Regn.63m

गावाचे नाव : माण

(1) विनेखाचा प्रकार	बगरनामा
(2) मोबदला	8061757
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी हेतो की पट्टेदार ने तमुद करावे)	3833181
(4) भू-मापन,पोटहिम्मा व घरकमांक(अमल्यास)	



(5) क्षेत्रफळ	1) 59.18 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	15/07/2024
(11) अनुक्रमांक, खंड व पृष्ठ	17719/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	483800
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	

1) पालिकेचे नाव: पुणे इतर वर्णन : इतर माहिती: विभाग क्रमांक 27.1 गाव मीजे माण तालुका मुळशी, जिल्हा पुणे येथील सल्ले नं. 98/99/101/ग/1, सल्ले नं. 98/99/101/ग/2, सल्ले नं. 98/99/101/ग/3, सल्ले नं. 98/99/101/ग/4, सल्ले नं. 98/99/101/ग/5, सल्ले नं. 98/99/101/ग/6 आणि सल्ले नं. 98/99/101/ग/7 (यासी जुना सल्ले नं. 98 हिस्सा नं. 1, सल्ले नं. 98 हिस्सा नं. 2, सल्ले नं. 99 हिस्सा नं. 1, सल्ले नं. 101 हिस्सा नं. 3, सल्ले नं. 99 हिस्सा नं. 2, सल्ले नं. 99 हिस्सा नं. 3, सल्ले नं. 99 हिस्सा नं. 4, आणि सल्ले नं. 101 हिस्सा नं. 2) यापैकी 43066.92 चौ.मी. या मिळकतीवर बांधण्यात येणा-या मेमोरियम या प्रकल्पामधील मेमोरियम फेज 6. पैकी स्पेक्ट्रा टॉवर (मंजूर नकाशा प्रमाणे टॉवर एक) मधील चौदाव्या मजल्यातून फ्लॉट नं. 1404 यांमी क्षेत्र 59.18 चौ.मी. म्हणजेच 637.02 चौ. फुट कार्पेट तसेच (अ) लगतची एन्क्लोज्ड बाल्कनी यांमी क्षेत्र 5.81 चौ.मी. म्हणजेच 62.54 चौ. फुट तसेच (ब) लगतचे टेरेस यांमी क्षेत्र 06.43 चौ.मी. म्हणजेच 69.22 चौ. फुट तसेच (क) लगतची ओपन बाल्कनी यांमी क्षेत्र 02.14 चौ.मी. म्हणजेच 23.04 चौ. फुट तसेच ग्राउंड लेव्हल वरील एक कव्हेई पार्किंग स्पेस 551 यांसी क्षेत्र 10.35 चौ.मी. वेनिकिफिशियल वापरण्यामह (Survey Number : (Survey Number 98,99 आणि 101) ;)

1): नाव:- जायविल शापूरजी हांसिंग प्रायव्हेट लिमिटेड . तर्फे अधिकृत स्वाधारीकार रुचिंग मंगावार तर्फे नोंदणी करिता कु. मु वृपाली शेपेराव मिरासे वय:-27; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. एम पी सेंटर, 41/44, मीनू देसाई मार्ग, कुलावा, मुंबई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:- AACCD9800E

1): नाव:- रिना रथ वय:-58; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. ,, रोड नं: फ्लॉट १ ३-बी, ब्लॉक बी२, हार्वर हार्डटम अपार्टमेंट, एन ए मावंत रोड, कोलावा, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-AAHPR1026L

2): नाव:- विरंभी नारायण रथ . वय:-58; पत्ता:- प्लॉट नं. ,, माळा नं. ,, इमारतीचे नाव: ,, ब्लॉक नं: फ्लॉट १ ३-बी, ब्लॉक बी२, हार्वर हार्डटम अपार्टमेंट, एन ए मावंत रोड, कोलावा, मुंबई, रोड नं. ,, महाराष्ट्र, मुम्बई. पिन कोड:-400005 पॅन नं:-AAHPR1027M

Ruby
दुय्यम निबंधक

केव्ही - १, मुळशी - २

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारणाना निवडलेला अनुच्छेद :-

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

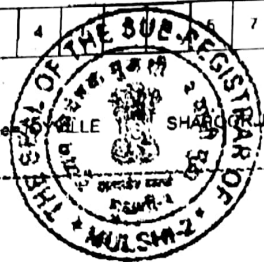
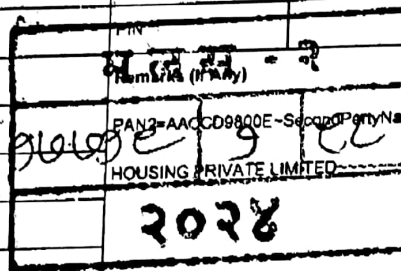
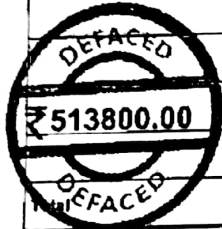




CHALLAN
MTR Form Number-6



GRN	MH005195713202425E	BARCODE	Date		15/07/2024-08:32:19	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty			
Office Name				MLS2_MULSHI 2 SUB REGISTRAR			
Location				PUNE			
Year				2024-2025 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				483800.00			
0030063301 Registration Fee				30000.00			
Payer Details				TAX ID / TAN (If Any)			
PAN No.(If Applicable)				AAHPR1026L			
Full Name				REENA RATH			
Flat/Block No.				FLAT NO.1404.TOWER SPECTRA			
Premises/Building				SENSORIUM PHASE VI. SENSORIUM. MAAN			
Road/Street				MULSHI, PUNE			
Area/Locality				MULSHI, PUNE			
Town/City/District				MULSHI, PUNE			
Amount In				Five Lakh Thirteen Thousand Eight Hundred Rupees O			
Words				nly			
Payment Details				IDBI BANK			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Bank CIN				69103332024071510179			
Ref. No.				744408919			
Bank Date				15/07/2024-09:47:45			
RBI Date				Not Verified with RBI			
Bank-Branch				IDBI BANK			
Scroll No. .Date				Not Verified with Scroll			



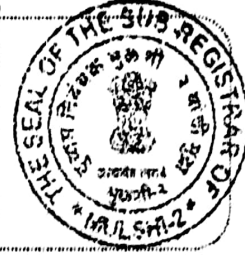
Department ID : 9903841123
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सद्यः चलन केवल दुर्यम निबंधक कार्यालयत मोदणी कचवयाच्या दफ्तरासाठी लागू आहे. नोंदणी अ कचवयाच्या दफ्तरासाठी सद्यः चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(S)-453-17719	0002819116202425	15/07/2024-12:10:24	IGR045	30000.00
2	(S)-453-17719	0002819116202425	15/07/2024-12:10:24	IGR045	483800.00
Total Defacement Amount					5,13,800.00

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AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("Agreement") made and executed at the PLACE and on the DATE mentioned in Item No. 1 and Item No. 2 respectively of the FIRST SCHEDULE hereunder written

BETWEEN

JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED, a company under the provisions of Companies Act, 2013 and having its registered office at SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai 400005 (hereinafter referred to as "**Joyville**" or "**the Promoter**") (CIN: U70109MH2007PTC166942) (GSTIN No. 27AACCD9800E1ZV) (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **ONE PART**;

AND

The person/s specified in Item No. 3 of the **FIRST SCHEDULE** hereunder written (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 in case of an individual or individuals his/her/their respective heirs, executors, administrators and permitted assigns and in case of a body corporate its successors, and permitted assigns and in case of a partnership firm the partners from time to time of the said firm, the heirs, executors, administrators of the last surviving partner and in case of a Hindu Undivided Family, the Karta and the members for the time being and from time to time the Coparceners and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and the heir or his permitted assign and in case of trust, trustees for the time being and from time to time of the trust and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and the heir or his permitted assign and in case of Limited Liability Partnership (LLP) include the heirs, executors, administrators and legal representatives and the partner or Partners for time being of the LLP) of the **OTHER PART**.

WHEREAS:

1. (a) By and under a Deed of Conveyance dated 7th December, 2017 executed and registered at Serial No. 16611 of 2017 dated 7th December, 2017, before the Sub-Registrar of Village Maan, Taluka Mulshi, District Pune, Galina Consultancy


The Promoter


The Purchaser/s

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Services Private Limited ("Galina") sold, transferred, conveyed and assigned all their rights, title and interest in respect of property admeasuring in the aggregate 13 Hectares 34.93 Area (approx. 32.98 Acres) 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, Taluka Mulshi, District Pune, more particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the "Larger Land" in favour of Joyville. The Larger Land as per 7/12 Extract is 13 Hectares 34.93 Ares and as per survey demarcation is 13 Hectares 21.54 Ares. The Larger Land is shown delineated in Green colour boundary line on the plan annexed hereto and marked as **Annexure "A1"**;

- (b) By and under a Deed of Grant of Right of Way dated 7th December 2017, registered at Serial No. 16607 of 2017, Parag S. Mate, Sayyad Mohammad Javed and Dilip R. Thacker alongwith the confirmation of Galina granted a right of way in favour of Joyville in respect of the property bearing Survey No. 32 admeasuring 2,760 square meters, Survey No. 33 (Part) admeasuring 4,657 square meters, Survey No. 42 (Part) admeasuring 3,956 square meters, Survey No. 46 admeasuring 34 square meters, Survey No. 47 admeasuring 7,918 square meters for the purposes of accessing the Larger Land;
- (c) 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 ("**Handed Over Portions**");
- (d) Joyville is in the process of developing the land forming part of the Larger Land separately as Plot 1 on land admeasuring approximately 33,017.30 square meters and Plot 2. Plot 2 is referred to as "**Specified Land**" and is admeasuring approximately 43,066.92 square meters wherein 9 towers or such other number of towers/buildings as may be sanctioned from time to time subject to applicable


The Promoter


The Purchaser/s

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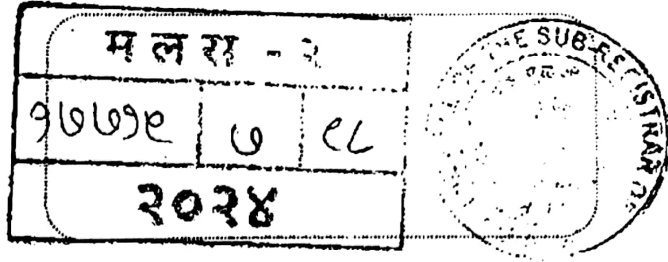
laws are proposed for construction on the Specified Land, as more particularly described in **THIRD SCHEDULE** hereunder written;

- (c) By Development Permission and Commencement Certificate vide order No. 1420/17-18 dated 27th March 2018, the Pune Metropolitan Region Development Authority (hereinafter "PMRDA") has sanctioned the layout for the Larger Land and subsequently has been further amended as mentioned in **Item No. 4** of the **FIRST SCHEDULE** from time to time. The Promoter reserves the right to alter, amend and modify the Larger Layout or any part thereof in accordance with applicable laws.
2. Plot 1 and Plot 2 together form part of a single layout for development sanctioned by the PMRDA ("**Larger Layout**"). The plan showing Plot 2, being the Specified Land, as demarcated in blue colour hatching and Plot 1 as demarcated in red colour hatching is annexed hereto as **Annexure "A1"** hereunder written. For the purpose of this Agreement, the Specified Land alongwith the towers/buildings to be constructed thereon and amenities to be provided therein is referred to as the "**Layout**", which is subject to changes as may be required in the interest of the Project under the provision applicable Laws. Development on Plot 1 and Plot 2 comprises of different projects having multiple towers/buildings as may be decided by the Promoter for the purpose of development of Larger Layout and both plots shall have separate and distinct areas, amenities and facilities. The Promoter has named the project to be constructed and developed on the Specified Land in phases and having multiple towers/buildings as mentioned in **Item No. 22** of the **FIRST SCHEDULE**;
3. Promoter has/shall appoint/ed Shapoorji Pallonji Real Estate Pvt. Ltd. as Development & Marketing Manager (DMM) for effective monitoring, supervising, administration, coordination regarding planning, and marketing of project(s) on the said Specified Land;
4. The Promoter entitled and enjoined upon to construct Towers on the Specified Land in accordance with the recitals herein and is in possession of the Specified Land;
5. The Promoter intends to develop the Specified Land by constructing thereon about **9 towers** or such other number of towers/buildings as may be sanctioned from time to time subject to applicable laws;


The Promoter



The Purchaser/s

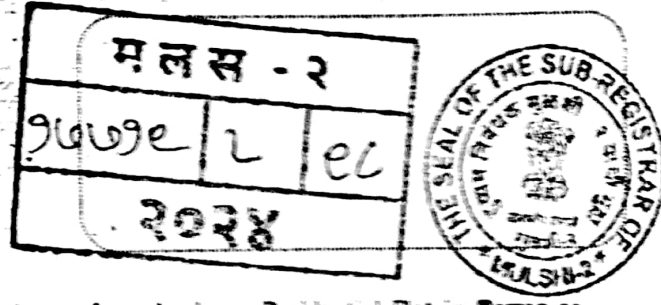
SENSORIUM



6. The Promoter has registered tower/s as mentioned in **Item No. 5** of the **FIRST SCHEDULE** under the provisions of RERA with the Real Estate Regulatory Authority at Mumbai under the name mentioned in **Item No. 6** of the **FIRST SCHEDULE**, bearing registration number mentioned in **Item No. 7** ("Project") authenticated copy of which is annexed hereto and marked **Annexure "A2"**;
7. The Promoter proposes to construct/is constructing the towers as mentioned in **Item No. 5** of the **FIRST SCHEDULE** having Basement + Stilt + Upper floors mentioned in **Item No. 8** of the **FIRST SCHEDULE** on the land forming part of the Specified Land and more particularly described in **FOURTH SCHEDULE** hereunder written and shown on the plan thereof hereto annexed and marked as **Annexure "A1"** and thereon shown surrounded by purple colour verged lines (hereinafter referred to as "**Project Land**");
8. This Agreement is for tower as mentioned in **Item No. 9** of the **FIRST SCHEDULE** which shall be constructed as may be permissible and sanctioned by the concerned authorities from time to time by utilizing part of the Floor Space Index (as defined hereinafter) as may be available and in accordance with the plans that may be sanctioned by the concerned authorities from time to time. It is clarified that as per the existing building plan approvals, only a part of the presently available development potential in respect to the Specified Land is being utilised in the course of construction of the proposed floors of tower/s as mentioned in **Item No. 5** of the **FIRST SCHEDULE** and the Promoter shall from time to time make applications to the PMRDA for amendments to the approved plans and for issuance of further Commencement Certificate (CC) such that part of the development potential of the Specified Land, as may be decided by the Promoter, is consumed in the course of construction of the proposed floors of respective towers on the Specified Land and accordingly, the plans for construction of the proposed floors of respective towers on the Project Land are subject to further modifications as per applicable laws. The Promoter intends to get the existing approvals revised, renewed and altered under the provision of applicable Laws for consumption of remaining F.S.I., TDR, and all other permissible F.S.I. to be used and utilized on the Specified Land as may be approved by PMRDA as per the Development Control Regulations in force from time to time. The Purchaser/s shall not raise any objection to the proposed construction of the additional floors, towers, buildings irrespective of whether the same is constructed or not subject however to the applicable laws;


The Promoter


The Purchaser/s




9. The Purchaser/s, being desirous of purchasing a Residential Flat in Tower as mentioned in **Item No. 9** of the **FIRST SCHEDULE** to be constructed on part of the Specified Land, has/have inspected photocopies of the title documents, and other relevant documents and the various plans and connected papers made available by the Promoter at the time of booking and registration of this Agreement. A copy of the Certificate of Title in respect of the property described in the **SECOND SCHEDULE** issued by M/s. DSK Legal is hereto annexed and marked **Annexure "A3"**. A copy of the 7/12 Extract of the said Specified Land is hereto annexed and marked **Annexure "A4."** A copy of the Floor Plan of the said Residential Flat is delineated in red colour and is hereto collectively annexed and marked **Annexure "A5"**. The copies of the existing approved Development Permission and Commencement Certificate (CC) along with approved Larger Layout plan granted by the PMRDA are hereto annexed and marked as **Annexure "A6"**;

10. On demand from the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the Specified Land and the plans, designs and specifications prepared by the Promoter's Architect M/s Crystal Arch and of such other documents specified under the RERA and Maharashtra Rules at the time of booking and registration of this Agreement including : (i) Title certificate; (ii) Approved Larger Layout Plan; (iii) Sanctioned Plans; (iv) Commencement Certificate; (v) 7/12 Extract of the said Project Land; (vi) The PMRDA approved Unit Plans.

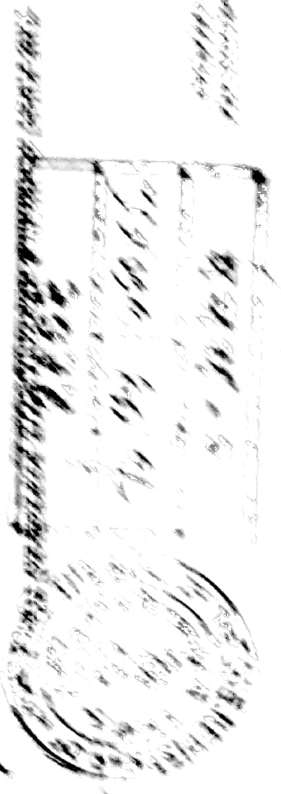
11. The Purchaser/s has/have agreed to purchase a residential flat, bearing Flat No. and Floor No. as mentioned in **Item Nos. 10 and 11** of the **FIRST SCHEDULE** in Tower mentioned in **Item No. 9** of the **FIRST SCHEDULE** ("Residential Flat") admeasuring Carpet Area as mentioned in **Item No. 12** of the **FIRST SCHEDULE** to be constructed on the said Project Land, together with the right to use Parking Space/s as mentioned in **Item No. 13** of the **FIRST SCHEDULE** incidental to said Residential Flat together with the right to use and maintain the appurtenant areas as mentioned in **Item No. 14** of the **FIRST SCHEDULE** as more particularly described in the **FIFTH SCHEDULE** hereunder written subject to the terms and conditions mentioned herein;

12. At or before entering into this Agreement, the Purchaser/s has/have examined and satisfied himself/themselves about the title of the Promoter to the said Specified Land as also the rights of the Promoter to sell and transfer the said Residential Flat and other dimensions and specifications of the said Residential


The Promoter


The Purchaser/s

Section 4 - Subsection 1
 1999-2000



Particulars	Reference
1. Total of Subsection 4	1999-2000
2. Total of Subsection 4	1999-2000
3. Total of Subsection 4	1999-2000
4. Total of Subsection 4	1999-2000
5. Total of Subsection 4	1999-2000
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7. Total of Subsection 4	1999-2000
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16. Total of Subsection 4	1999-2000
17. Total of Subsection 4	1999-2000
18. Total of Subsection 4	1999-2000
19. Total of Subsection 4	1999-2000
20. Total of Subsection 4	1999-2000

1999-2000
 1999-2000

The Purchaser's
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SENSORIUM ISPECTRA1404
PHASE VI | P52100045257

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(c) Open balcony admeasuring 02.14 square meters (equivalent to 23.04 square feet) or thereabout.

		Name JOYVILLE SHAPOORJI HOUSING PVT LTD REENA RATH BIRANCHI NARAYAN RATH	PAN AACCD9800E AAHPR1026L AAHPR1027M
15.	PAN No. Details:		
16.	Sales Consideration:	Rs. 80,61,757/- (Rupees Eighty Lakh Sixty One Thousand Seven Hundred Fifty Seven Only), subject to TDS	
17.	Sum paid out of Sales Consideration mentioned in Item No. 16:	Rs. 4,40,000/- (Rupees Four Lakh Forty Thousand Only)	
18.	The Tower/s has an approved potential of F.S.I.	8,368.35 square meters	
19.	The Tower/s has further proposed potential of F.S.I.	0.00 square meters	
20.	Possession Date:	30th September 2026	
21.	Club House Development Charges:	Rs. 1,01,700/- as mentioned in Annexure "C"	
22.	Name of the project being implemented on the Specified Land:	SENSORIUM	
23.	Notices (as per clause no. 26):	A/The Promoter:	Joyville Shapoorji Housing Pvt Ltd Customer Relationship Manager SP Center, 41\44, Minoo Desai Marg, Colaba, Mumbai 400005 Fax: +91-22-6749 0000
		B/Purchase/s Attention	REENA RATH & BIRANCHI NARAYAN RATH
		Address	FLAT 13-B, BLOCK B2, HARBOUR HEIGHTS APARTMENT, NA SAWANT ROAD, COLABA, MUMBAI-400005
		Mobile	9903841123/9676278983
E mail	reenarathdr@gmail.com/ rathbn66@gmail.com		

The Promoter

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The Purchaser/s

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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

The Purchaser/s

SENSORIUM | SPECTRA1404
PHASE VI | P52100045257

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THE FOURTH SCHEDULE REFERRED TO
(Description of the Project Land)

All that piece or parcel of land admeasuring **2389.41** 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. 1404 located on the 14th habitable floor in Tower **SPECTRA (OUT OF SENSORIUM PHASE VI)** in Project **SENSORIUM** to be constructed on part of the Specified Land described in the **THIRD SCHEDULE** above referred to, having Carpet Area of **59.18** square meters (equivalent to **637.02** square feet) or thereabout.

Following are the other appurtenant areas accessible only from the said Residential Flat namely: (a) Enclosed Balcony admeasuring **5.81** square meters (equivalent to **62.54** square feet) or thereabouts; (b) Terrace admeasuring **06.43** square meters (equivalent to **69.22** square feet) or thereabout; and (c) Open balcony admeasuring **02.14** square meters (equivalent to **23.04** 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. **551** located at **Ground Level Parking**.







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The Promoter

W *or*
The Purchaser/s

RECEIVED AT THE BUREAU OF INVESTIGATION
 DEPARTMENT OF JUSTICE

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 10/28/28
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Name	Signature Thumb Impression	Photograph
<p>PERSONS AND ENTERED IN THE WITHIN BUREAU THROUGH LOUIS STANLEY HOLDING POWER LIMITED BY THE HAND OF AN UNKNOWN PERSON AT 12345 Street, City of ... IN THE MONTH OF NOVEMBER 1928 AT THE HOUSE OF ...</p>		
<p>PERSONS AND ENTERED BY THE WITHIN NAME "PERSONS"</p>		
<p>PERSONS AND ENTERED BY THE WITHIN NAME "PERSONS"</p>		

BY THE SIGNATURE OF

Johna Whinger
Johna

Rosemary RTH
Johna

THE SIGNATURE
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THE SIGNATURE
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Annexure A2: 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 : **P92100045257**

Project: SENSORIUM, Phase VI , Plot Bearing / CTS / Survey / Final Plot No.: 99/1(P), 99/1, 99/2(P), 99/3(P), 99/4(P), 101/2(P) (New survey no 98/99/101/A/1 etc.) at Man, Mulshi, Pune, 411057;

1. Joyville Shapoorji Housing Private Limited having its registered office / principal place of business at **Tenafi, Mumbai City, District: Mumbai City, Pin: 400005.**
 2. This registration is granted subject to the following conditions, namely:-
 - o The promoter shall enter into an agreement for sale with the allottees;
 - o 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;
 - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
- OR
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- o The Registration shall be valid for a period commencing from 10/05/2022 and ending with 30/09/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - o 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 therein, as per the Act and the rules and regulations made there under.

Signature valid



Dated: 10/05/2022
Place: Mumbai




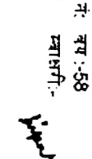
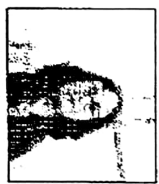
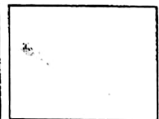


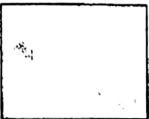
Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

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रतन गोपाळ गोरे - 2

पत्रक नं.:
रतन क्रमांक: 17719/2024

रतन क्रमांक: 17719/2024
रतनाचा प्रकार: करारनामा

क्र. नं.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	कार्याचित्र	रतना प्रमाणित	
1	ना.ब.अ.व.सि.स. शासकीय शासिका गणकुळ निविदा, पत्रे शासिका रत्नाशीलाकर कचिगा मनाथार नरें नांदेची कोणा नं. पु. वृथाणी अंधाराव सिगायें पत्ता अर्थात नं. - माळा नं. - रत्नाशीले गाव; - ज्योति नं. पत्रे नं. - नं. 41/44, तीर्थ देवाई मार्ग, कुलाबा, मुंबई, गेट नं. - महााराष्ट्र मुंबई. पत्र नंबर: AACCD9800E	विहिन रंगार वय - 27 रत्नाशीली - प्रमाणित			
2	ना.ब. अ.व.सि.स. शासिका गणकुळ निविदा, पत्रे शासिका रत्नाशीलाकर कचिगा मनाथार नरें नांदेची कोणा नं. पु. वृथाणी अंधाराव सिगायें पत्ता अर्थात नं. - माळा नं. - रत्नाशीले गाव; - ज्योति नं. पत्रे नं. - नं. 41/44, तीर्थ देवाई मार्ग, कुलाबा, मुंबई, गेट नं. - महााराष्ट्र मुंबई. पत्र नंबर: AACCD9800E	विहिन रंगार वय - 27 रत्नाशीली - प्रमाणित			
3	ना.ब. अ.व.सि.स. शासिका गणकुळ निविदा, पत्रे शासिका रत्नाशीलाकर कचिगा मनाथार नरें नांदेची कोणा नं. पु. वृथाणी अंधाराव सिगायें पत्ता अर्थात नं. - माळा नं. - रत्नाशीले गाव; - ज्योति नं. पत्रे नं. - नं. 41/44, तीर्थ देवाई मार्ग, कुलाबा, मुंबई, गेट नं. - महााराष्ट्र मुंबई. पत्र नंबर: AACCD9800E	विहिन रंगार वय - 27 रत्नाशीली - प्रमाणित			

रतन गोरे यांना रतन देण्यात तयार करारनामा चा रतन प्रदान करत दिव्याच कसून करताना
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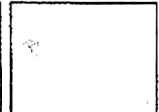


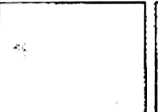
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द्वितीय रतन अर्ज निवेदन करताना वी न रतनप्रदान करत देणा-यांना कार्यार: ओळखतात, व त्यांची ओळख पटवितात

वय नं. पत्रकाराचे नाव व पत्ता

कार्याचित्र

रतना प्रमाणित

1	ना.ब. अ.व.सि.स. शासिका गणकुळ निविदा, पत्रे शासिका रत्नाशीलाकर कचिगा मनाथार नरें नांदेची कोणा नं. पु. वृथाणी अंधाराव सिगायें पत्ता अर्थात नं. - माळा नं. - रत्नाशीले गाव; - ज्योति नं. पत्रे नं. - नं. 41/44, तीर्थ देवाई मार्ग, कुलाबा, मुंबई, गेट नं. - महााराष्ट्र मुंबई. पत्र नंबर: AACCD9800E	विहिन रंगार वय - 27 रत्नाशीली - प्रमाणित			
2	ना.ब. अ.व.सि.स. शासिका गणकुळ निविदा, पत्रे शासिका रत्नाशीलाकर कचिगा मनाथार नरें नांदेची कोणा नं. पु. वृथाणी अंधाराव सिगायें पत्ता अर्थात नं. - माळा नं. - रत्नाशीले गाव; - ज्योति नं. पत्रे नं. - नं. 41/44, तीर्थ देवाई मार्ग, कुलाबा, मुंबई, गेट नं. - महााराष्ट्र मुंबई. पत्र नंबर: AACCD9800E	विहिन रंगार वय - 27 रत्नाशीली - प्रमाणित			

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sr	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Delace Number	Delace Date
1	REENA RATH	eChallan	89103932024071510179	MH005195713202425E	483800 00	SD	0002819118202425	15/07/2024
2	REENA	DHC		0724151002081	2000	RF	0724151002081D	15/07/2024
3	REENA	eChallan		MH005195713202425E	30000	RF	0002819118202425	15/07/2024

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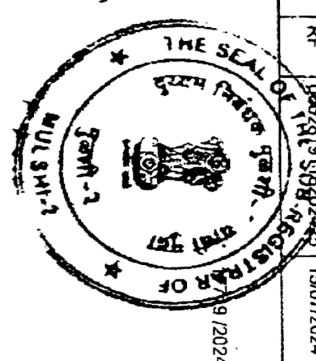
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1 Verify Scanned Document for correctness through thumbnail (4 pages on a 3rd) official after scanning
2 Get print immediately after registration
3 Know Your Rights as Registrants

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FLAT PRICE SHEET				RIIRL Regn. No P23100042327
				GSTIN - 27AACCB00611V
Tower Name	Flat No	Flat Type	Floor No.	Flat Facing
Street	1A04	2BHK Royale A	1A	Facing East
Carpet Area				Area
Enclosed Balcony Area				56.71
Apartment Area (Terrace, Dry Balcony)				54.71
				59.5
				94.2
Final Sale Consideration Value (Excludes Other Charges, GST, Stamp Duty & Registration)				80,61,757
1. Car Booking Fee				1,07,400
2. Other Charges*				5,080
3. Share Application Money (Excludes fee for residential flat)				622
4. Other Charges (including Water, Electricity, Drainage, Sewerage Connection)				80,512
Total Other Charges**				1,87,810
Stamp Duty & Registration Amount***				5,13,850
GST on Residential Flat Consideration Value @ 3% GST				4,05,088
GST on Other Charges @ 18% GST				33,698
Total Value (including GST, Stamp Duty, Registration & Other Charges)				92,00,152
RERA Completion Date for Tower Spectra				September 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. 2,37,978 and Corpus fund subscription charges of Rs. 35,000/- will be payable or demand GST of 18% and TDS of 1% 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 / cost 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.

Installments Payable on Willetts Completion (all figures are in INR)	Percentage of Consideration Value	PAYMENT PLAN		Amount (Incl. GST and Excl. TDS)
		Amount (Inclusive of TDS)	TDS	
First Part of Booking amount	5%	4,03,088	4,031	20,154
Balance Booking amount within 7 days of booking	5%	4,03,088	4,031	20,154
Registration of Agreement (Payment of Stamp Duty & Registration Charges) within 7 days of Booking		5,13,800		
Within 60 days of Booking or within 21 days from the date of registration, whichever is earlier.	10%	8,06,176	8,062	40,309
Completion of Foundation	10%	8,06,176	8,062	40,309
Completion of plinth	15%	12,09,263	12,093	60,463
Completion of 3rd Floor Slab	10%	8,06,176	8,062	40,309
Completion of 8th Floor Slab	10%	8,06,176	8,062	40,309
Completion of Terrace Slab	10%	8,06,176	8,062	40,309
Completion of Terrace Slab	15%	12,09,263	12,093	60,463
On Completion of Flooring of the flats	5%	4,03,088	4,031	20,154
On Notice of Possession*	5%	5,90,898	5,903	53,852
Total Amount Payable	100%	87,63,367	82,490	4,36,786

Payment Terms and Conditions:

- All Cheques / Pay Orders / Demand Drafts are required to be made payable in favour of JSHP- Hingewadi II Phase 6 Primary Escrow Account at any bank branch as shown as demanded 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 printed challan copies of form 50508 and form 168, must be submitted by the purchaser to GRM Department, Sanzidium, near phase 1, off main 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.
- The Purchaser needs to pay Post Dated Cheque (PDC) of balance booking amount along with the Application for Allotment.
- 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.
- 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.
- Prices are indicative and subject to revision by the Developer without prior notice.
- 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.
- All taxes are subject to change as per applicable law prevailing at such time.
- This Flat Price Sheet is not a legal offering / invitation to offer and / or commitment of any nature and does not guarantee any booking.
- 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!
- For RERA details refer https://maharera.mahashilpa.gov.in/
- The figures of area are converted from square meters & mentioned in square feet for easier understanding only. 1 sq mtr = 10.764 sq ft.
- 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 the printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale by the Developer.
- 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.
- Stamp Duty and Registration Charges for executing the Agreement for Sale are to be paid at applicable rates.
- 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.
- The above Booking is eligible for One car park within the same layout.

Sales Manager:  Customer:  Signed and Accepted By: 

16-Jun-24

Note: This Flat Price Sheet does not constitute a formal offer document for residential purposes.



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