

326/20853

पावती

Original/Duplicate

Tuesday, July 30, 2024

नोंदणी क्र.: 39म

11:57 AM

Regn.: 39M

पावती क्र.: 21313 दिनांक: 30/07/2024

गावाचे नाव: मुंडवा

दस्तऐवजाचा अनुक्रमांक: हवल10-20853-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सतिश तुकाराम सुतार . .

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
12:17 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-10

बाजार मूल्य: रु.4109347.197 /-

मोवदला रु.6671794/-

भरलेले मुद्रांक शुल्क : रु. 467100/-

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १०

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0724296519283 दिनांक: 30/07/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005888059202425E दिनांक: 30/07/2024

बँकेचे नाव व पत्ता:



सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. हवेली 10

दस्त क्रमांक : 20853/2024

नोंदणी :

Regn:63m

30/07/2024

गावाचे नाव : मुंडवा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	6671794
(3) वाजारभाव(भाडेपट्ट्याच्या वावनिपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4109347.197
(4) भू-मापन,पोटहिस्मा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: मौजे मुंडवा केशवनगर येथील सर्वे नं 9 ते 14 हिस्मा नं 1/37 ते 1/46 या मिळकतीवर बांधण्यात येत असलेल्या पुर्वा सिल्व्हरमॅन्डस या प्रोजेक्टमधील एमराल्ड वे मधील विलिडिंग नं वी 11 मधील सोळाव्या मजल्यावरील सदनिका नं वी 11 - 1604 यासी कार्पेट क्षेत्र 53.39 चौ मी सोबत एक्सक्युजिव्ह वाल्कनी / टेरेस क्षेत्र 8.77 चौ मी सोबत एक कव्हर्ड पार्किंग नं वी 11-1604 हि मिळकत((Survey Number : ९ ते १४ ;))
(5) क्षेत्रफळ	1) 53.39 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पुणे प्रोजेक्ट्स एल एल पी तर्फे अधिकृत सही करणार प्रेम चांद नायडू तर्फे कु मु प्रशांत फालक . . वय:-38; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: पिंगळे लेन कोरेगाव पार्क पुणे, SELECT STATE, पुणे. पिन कोड:-411001 पॅन नं:-AAQFP4322C 2): नाव:-मालक एक पित्री तीन को ऑप हौ सोसा ली,मालक दोन-शरद दोन को ऑप हौ सोसा ली,मान्यता देणार एक ऑक्सफर्ड शोल्टर्स प्रा ली,मान्यता देणार दोन द्वितिक टेक्नॉलॉजिज अँड रिगलटी प्रा ली या सर्वा तर्फे कु मु पुणे प्रोजेक्ट्स एल एल पी तर्फे अधिकृत सही करणार प्रेम चांद नायडू तर्फे कु मु प्रशांत फालक वय:-38; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: पिंगळे लेन कोरेगाव पार्क पुणे , महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AAQFP4322C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-सतिश तुकाराम सुतार . . वय:-43; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: जय मल्हार चाळ, इंदिरा नगर, नं. २, गोळीबार रोड, मिनी प्लॉट बस स्टॉप जवळ,घाटकोपर, वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-BPQPS8568M 2): नाव:-त्रणिता सतिश सुतार वय:-32; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: जय मल्हार चाळ, इंदिरा नगर, नं. २, गोळीबार रोड, मिनी प्लॉट बस स्टॉप जवळ,घाटकोपर, वेस्ट मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400086 पॅन नं:-GTLPS6975J
(9) दस्तऐवज करून दिल्याचा दिनांक	30/07/2024
(10)दस्त नोंदणी केल्याचा दिनांक	30/07/2024
(11)अनुक्रमांक,खंड व पृष्ठ	20853/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	467100
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १०

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Satish Tukaram Sutar	eChallan	02901792024072911543	MH005888059202425E	467100.00	SD	0003254378202425	30/07/2024
2		DHC		0724296519283	2000	RF	0724296519283D	30/07/2024
3	Satish Tukaram Sutar	eChallan		MH005888059202425E	30000	RF	0003254378202425	30/07/2024

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

09:48



CHALLAN
MTR Form Number-6



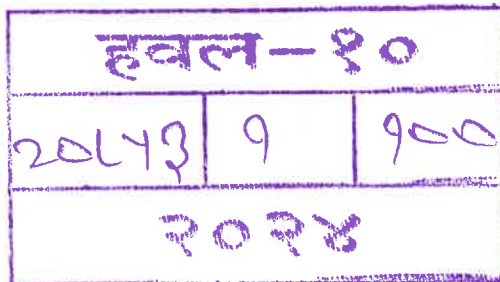
GRN	MH005888059202425E	BARCODE	[Barcode]		Date	29/07/2024-11:18:54	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			PAN No.(If Applicable)	BPQPS8568M			
Location	PUNE			Full Name	Satish Tukaram Sutar			
Year	2024-2025 One Time			Flat/Block No.	B11-1604, Emerald Bay, S.no. 9 to 14			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		467100.00		Road/Street	Keshav nagar, Mundhwa			
0030063301 Registration Fee		30000.00		Area/Locality	Pune			
				Town/City/District				
				PIN	4	1	1	0 3 6
				Remarks (If Any)	PAN2=AAQFP4322C~SecondPartyName=Pune Projects LLP~			
				Amount In	Four Lakh Ninety Seven Thousand One Hundred Rupees			
Total		4,97,100.00		Words	Only			
Payment Details			UNION BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	02901792024072911543	525810342		
Cheque/DD No.			Bank Date	RBI Date	29/07/2024-14:44:24	Not Verified with RBI		
Name of Bank			Bank-Branch		UNION BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

Department ID :

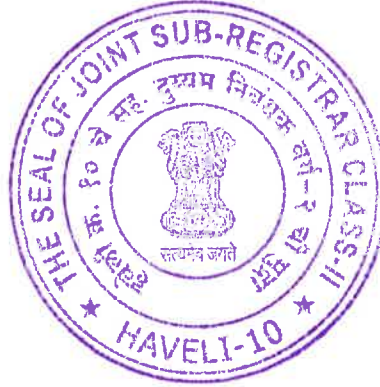
Mobile No. : 8884716146

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

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



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724296519283	Date 29/07/2024
Received from Self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name SBIN	Date 29/07/2024
Bank CIN 10004152024072918204	REF No. IGARPPPHU4
This is computer generated receipt, hence no signature is required.	



हवल-१०		
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DeAGREEMENT FOR SALE

This agreement for sale (the "Agreement") is made at Pune this 30th day of July in the year [2024]

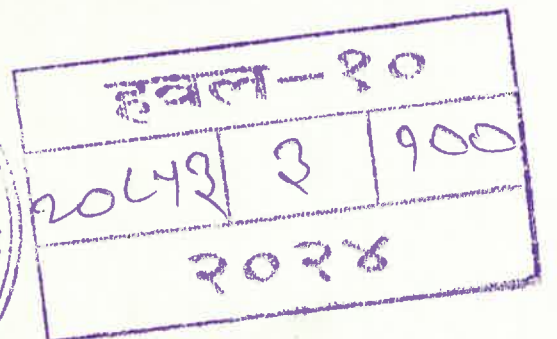
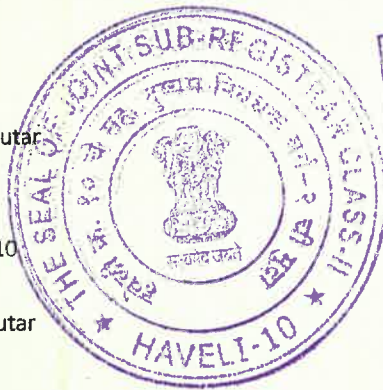
BY AND BETWEEN

1. **PINNI 3 CO-OPERATIVE HOUSING SOCIETY LIMITED**, a co-operative housing society registered under the Maharashtra Co-operative Societies Act 1960 under No. PNA/PNA(4)/HSG/TO/974 on 14th May 2001 having its registered office at S. No. 9 to 14, Hissa No. 1, Mundhwa, Pune, Permanent Account Number (PAN) AQYPG4121G, represented by its Power of Attorney holder Pune Projects LLP having its office at No. at 501, Kensington Court, S.G. Pingale Lane, off North Main Road, Koregaon Park Pune, MH 411001 represented by its Authorised Signatory hereinafter referred to as "Owner 1" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and permitted assigns) of the **FIRST PART**;
2. **SHARAD 2 CO-OPERATIVE HOUSING SOCIETY LIMITED**, a co-operative housing society registered under the Maharashtra Co-operative Societies Act 1960 under No. PNA/PNA(4)/HSG/TO/1226 on 09th July 2007 and having its registered office at S. No. 9 to 14, Plot No. 1/17, Mundhwa, Pune, Permanent Account Number (PAN) AAMAS1725K, represented by its Power of Attorney holder Pune Projects LLP having its office at No. at 501, Kensington Court, S.G. Pingale Lane, off North Main Road, Koregaon Park Pune, MH 411001 represented by its Authorised Signatory hereinafter referred to as "Owner 2" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and permitted assigns) of the **SECOND PART**;
3. **OXFORD SHELTERS PRIVATE LIMITED**, a private limited company incorporated under the Companies Act, 1956 having its registered office at 501, Kensington Court, Lane No. 5, Koregaon Park, Pune 411 001, Permanent Account Number (PAN AABCI2435D), represented by its Power of Attorney holder Pune Projects LLP having its office at No. at 501, Kensington Court, S.G. Pingale Lane, off North Main Road, Koregaon Park Pune, MH 411001 represented by its Authorised Signatory hereinafter referred to as "First Consenting Party" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and permitted assigns) of the **THIRD PART**;
4. **HRITIK TECHNOLOGIES AND REALTY PRIVATE LIMITED**, a private limited company incorporated under the Companies Act, 1956 having its registered office at 401, Hallmark Business Plaza, Off. W. E. Highway, Kalanagar, Bandra (E), Mumbai – 400 051, Permanent Account Number (PAN AABCH5142C), represented by its Power of Attorney holder Pune Projects LLP having its office at No. at 501, Kensington Court, S.G. Pingale Lane, off North Main Road, Koregaon Park Pune, MH 411001 represented by its Authorised Signatory hereinafter referred to as "Second Consenting Party" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in title and permitted assigns) of the **FOURTH PART**;
5. **PUNE PROJECTS LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 501, Kensington Court, S.G. Pingale Lane, off North Main Road, Koregaon Park Pune, MH 411001 (PAN AAQFP4322C), hereinafter referred to as the "PPLL" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **FIFTH PART**;

AND

6. Name-Mr.Satish Tukaram Sutar
Age- 43 years
PAN No.- BPOQS8568M
Aadhaar No.- 335685411110

Name-Mrs.Pranita Satish Sutar
Age- 32 years
PAN No.- GT.PS6975J
Aadhaar No. 717849649182



Page 1 -

Owners and Confirming Party and Promoter

Purchaser

having their address in **4, Jai Malhar Chawl, Indira Nagar no.2, Golibar Road, Near Mini Plot Bus Stop, Ghatkopar (W), Mumbai-400086, Maharashtra, India** here in after referred to as the "Purchaser(s)", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in case of an individual his/her/their heirs, executors and administrators and in case of a partnership firm, the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors and administrators of the last survivor and in case of an HUF, the members of the HUF from time to time and the last surviving member of the HUF and the heirs, executors and administrators of such last surviving member of the coparcenary and survivor/s of them and the heirs, executors, administrators and assigns of the last survivor/s of them and in case of a trust the trustee/s for the time being and from time to time of the trust and the survivor or survivors of them and in case of a body corporate/company its successors and permitted assigns) of the **SIXTH PART**.

Owner 1 and Owner 2 are hereinafter referred to as the "Owners". First Consenting Party and Second Consenting Party are hereinafter collectively referred to as the "Consenting Parties". The Consenting Parties and PPLL are hereinafter collectively referred to as the "Promoter".



हवेली-१०

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A. By and under the Order of the Collector, Pune dated 11th July 1989 read with the Order dated 16th February 1993 the following lands situated at Keshav Nagar, Mundhwa, Pune came to be allotted to different allottees in the manner as follows and on the terms and conditions therein mentioned:

Sr. No.	Survey No.	Hissa No.	Area	Names of the Allottees
1	Survey No. 9 to 14	1/39	79 Ares	Maruti Mathu Gaikwad
2	Survey No. 9 to 14	1/42	79 Ares	Dhagu Fakira Gaikwad
3	Survey No. 9 to 14	1/43	79 Ares	Vatsalabai Bhikaji Jadhav
4	Survey No. 9 to 14	1/45	79 Ares	Dattu Fakira Gaikwad
5	Survey No. 9 to 14	1/46	79 Ares	Sitabai Baburao Gaikwad

Hereinafter collectively referred to as the "Owner 1 Plots" and more particularly described in **Schedule – 1, Part A**.

- B. By and under diverse development agreements as well as various registered Powers of Attorney, the aforesaid allottees of the Owner 1 Plots granted development rights in respect of their respective plots in favour of M/s. Panacea Constructions, granting them various powers and authorities for development of the Owner 1 Plots.
- C. By and under various registered Deeds of Assignment, M/s. Panacea Construction along with the confirmation of the land allottees of their heirs and legal representatives, assigned and transferred their rights in the Owner 1 Plots in favour of Intel Shelters Private Limited.
- D. By and under various registered Deeds of Sale read with Deeds of Confirmation (in certain instances), the aforesaid allottees or their heirs / legal representatives, along with the confirmation of M/s. Panacea Constructions and Intel Shelters Private Limited sold, conveyed and transferred their respective plots in favour of one Pinni Co-operative Housing Society Limited on the terms and conditions therein mentioned, pursuant to which said Pinni Co-operative Housing Society Limited became the owner of the Owner 1 Plots subject to the development rights of Intel Shelter Private Limited therein.
- E. Subsequently, the name of Intel Shelter Private Limited was changed to Oxford Shelters Private Limited (being the First Consenting Party herein).
- F. By and under the Order of the Collector, Pune dated 11 July 1989 read with the Order dated 16 February 1993 the following lands situated at Keshav Nagar, Mundhwa, Pune came to be allotted to different allottees in the manner as follows and on the terms and conditions therein mentioned:

Sr. No.	Survey No.	Hissa No.	Area	Names of the Allottees
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- Page 2 -

Owners and Confirming Party and Promoter

Purchaser

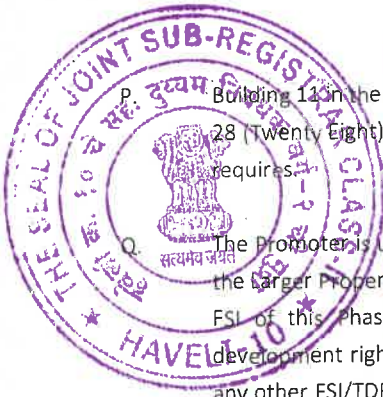


हवेल-१०		
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1	Survey No. 9 to 14	1/37	79 Ares	Vithal Sakha Gaikwad
2	Survey No. 9 to 14	1/38	79 Ares	Sakha Vithal Gaikwad
3	Survey No. 9 to 14	1/40	79 Ares	Maruti Eknath Gaikwad
4	Survey No. 9 to 14	1/41	79 Ares	Sundarabai Gangaram Jadhav
5	Survey No. 9 to 14	1/44	79 Ares	Babai Raghunath Gaikwad

Hereinafter referred to as the "Owner 2 Plots" and is more particularly described in **Schedule – 1, Part B**.

- G. By and under diverse registered Deeds of Sale read with various Deeds of Confirmation and/ or Supplementary Agreements, the aforesaid allottees of the Owner 2 Plots and /or their heirs/ legal representatives, along with the confirmation of Mr. Subhash Laxmanrao Kadam (proprietor of M/s. Subhash Kadam and Associates) sold, conveyed and transferred their respective plots in favour of Sharad Co-operative Housing Society Limited on the terms and conditions therein mentioned.
- H. Further by various registered Development Agreements, Sharad Co-operative Housing Society Limited along with the confirmation of Mr. Subhash Laxmanrao Kadam (proprietor of M/s. Subhash Kadam and Associates) granted the development rights in respect of Owner 2 Plots in favour of the Second Consenting Party on the terms and conditions contained therein, pursuant to which Sharad Co-operative Housing Society Limited became the owner of the Owner 2 Plots subject to the development right of the Second Consenting Party herein.
- I. Accordingly, the First Consenting Party became absolutely entitled to the development rights in respect of the Owner 1 Plots and Second Consenting Party became absolutely entitled to the development rights in respect of the Owner 2 Plots.
- J. Subsequently, by and under order dated 22 May 2014 issued by the Deputy Registrar, Co-operative Societies, Pune city, Pune, Pinni Co-operative Housing Society Limited and Sharad Co-operative Housing Society Limited and the Owner 1 Plots and Owner 2 Plots were bifurcated in the following manner:
- (i) Pinni 3 Co-operative Housing Society (being Owner 1 herein) owning Owner 1 Plots; and
(ii) Sharad 2 Co-operative Housing Society (being Owner 2 herein) owning Owner 2 Plots.
- K. By and under a Joint Development Agreement dated 21st November 2014, registered in the office of sub-registrar of Assurances, Haveli No. 23 at serial number 9190 of 2014 ("**Joint Development Agreement**") together with Power of Attorney of even date, the Owners have granted and the Consenting Party have assigned the absolute and exclusive development rights in respect of the Larger Property (as defined below) in favour of the Promoter herein, on the terms and conditions set out in the said Joint Development Agreement, pursuant to which the Promoter intends to carry out phase-wise and segment-wise development of the Larger Property.
- L. All those pieces and parcels of land collectively admeasuring approximately 79115.95 square meters and / or 79000 square meters as per the 7/12 records comprising of Owner 1 Plots and the Owner 2 Plots is hereinafter referred to as the "**Larger Property**" and which is more particularly described in **Schedule – 1, Part C**.
- M. All details pertaining to title to the Larger Property, approvals and permissions, including but not limited to modified and revised permissions, issued in respect of the Larger Property and present litigation proceedings are elucidated in the Title Certificate dated 17 October 2016, issued by M/S DSK Legal, a copy whereof is annexed and marked as **Annexure – 1** hereto ("**Title Certificate**"). Copies of the revenue records pertaining to the Larger Property are annexed hereto and marked as **Annexure – 2**.
- N. Presently, the Promoter is contemplating developing the Project on a portion of the Larger Property (the plinth area of the Project Building is as the "**Project Land**").
- O. The entire development on Larger Property including the Project is named "**Emerald Bay at Purva Silversands**" and/or "**Purva Silversands**" or any other name the Promoter decides upon for specific buildings or groups of buildings located within the Sanctioned Project.



सूचना-१०		
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P. Building 11 in the Project identified as Building 11 on the Sanctioned Plan, comprising 03 (three) podium levels and 28 (Twenty Eight) upper floors is hereinafter be referred to as the " **Building**" or the " **Project**" as the context requires.

Q. The Promoter is undertaking development of the Larger Property by exploiting the full development potential of the Larger Property, including but not limited to by way of inter alia – (a) utilising, consuming and loading balance FSI of this Phase and FSI nomenclated in any manner whatsoever including additional FSI, transferable development rights ("**TDR**"), special FSI, compensatory FSI, incentive FSI, incentive FSI under applicable law and any other FSI/TDR including TDR that may be acquired in any manner; (b) utilising, consuming and exploiting all the benefits, potential, yield, advantages presently available and/or that may be available in future for any reason whatsoever and/or any other rights, benefits or any floating rights which is or are and or may be available in respect of the Larger Property or elsewhere and/or any potential that is or may be available on account of the existing provisions and/or by change of law and/or change of policy and/or any other rights and benefits including on account of undertaking incentive FSI schemes under the applicable law, or elsewhere and/or any potential that is or may be available on account of the existing provisions or any amendments thereto under applicable law; (c) subject to applicable law, dealing with, disposing of by way of marketing, transferring, alienating, encumbering and/or mortgaging by way of sale, lease, mortgage, hypothecation or any other manner howsoever as may be permitted under applicable law; and (d) by clubbing/amalgamating the development of the Larger Property (or part thereof) with adjoining properties as available. It is further clarified that Future Buildings may be located anywhere on the Larger Property subject to receiving necessary approvals from the relevant Authority.

R. Consequent upon transfer of the planning area within which the Project is located from the Pune Metropolitan Region Development Authority ("**PMRDA**") to the Pune Municipal Corporation ("**PMC**"), Promoter applied for and obtained a revised and modified development plan dated 24.09.2019 (a copy of which is attached to this Agreement and marked as **Schedule – 3** and is called the "**Sanctioned Plan**" for all purposes) and full commencement certificate bearing no. CC/1432/2019 (the "**Commencement Certificate**") from the Pune Municipal Corporation attached to this Agreement and marked as **Annexure – 3**.

S. The Promoter has engaged the services of qualified Architects, Engineers and structural designs, drawings and specifications for development of the Project, which Architect, Engineers and/or structural engineer the Promoter is entitled to change from time to time, in accordance with the needs of development and construction of the Project.

T. The Purchaser(s) made an application for allotment of an Apartment in the Project and pursuant to such application, Promoter has allotted a **2BHK** bearing Apartment No. **811-1604** on the **16th** Floor of the Building located in the Project, having a Carpet Area measuring approximately **53.39** square meters., which includes enclosed balcony measuring approximately **0** square meters, and exclusive balcony and/or terrace area measuring approximately **8.77** square meters along with **1 Covered** Parking Space, the spot identification of which will be determined by the Promoter, at its discretion, after finalization of the parking layout.

U. Details of the Apartment and Parking Space are more fully described in **Schedule – 2** attached hereto; and hereinafter referred to as the "**Purchaser's Apartment**".

V. Pursuant to discussions and negotiations between the Purchaser(s) and the Promoter, the Purchaser(s) is/are desirous of purchasing and acquiring from the Promoter and the Promoter has agreed to allot and sell to the Purchaser(s) the Apartment for the Sale Consideration and on the terms and conditions hereinafter appearing.

W. The Purchaser(s) has/have requested inspection/information from the Promoter and the Promoter has granted inspection of the following documents and information to the Purchaser(s) and/or the Purchaser(s) Advocates/consultants:

- (i) All documents of title relating to the Larger Property;
- (ii) All the documents mentioned in the Recitals hereinabove;
- (iii) All the approvals and sanctions of all relevant authorities for the development of the Larger Property and construction of the Project thereon and also building plans, floor plan, designs and specifications prepared by the Promoter's Architects and as approved by the Pune Municipal Corporation ("**PMC**");



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- (iv) Title Certificate;
- (v) Revenue Records pertaining to the Larger Property; and
- (vi) All other documents as required to be disclosed to the Purchaser(s) under the provisions of the Real Estate (Regulation and Development) Act, 2016 (the "Act") and rules thereunder.

- X. The Promoter has applied for registration of the Project as a Real estate project under the provisions of RERA and the applicable rules notified by the State of Maharashtra, which has been approved and given the registration number **P52100026020** and which certificate of registration is attached to this Agreement as **Annexure - 4**.
- Y. Details of the Project, together with all annexures attached herein, and the certificate of registration granted by the RERA Authority shall be available for inspection on the website of the RERA Authority, consequent upon grant of registration of the Project.
- Z. Prior to execution of this Agreement, Purchaser(s) has/have obtained independent legal advice with respect to this Agreement, the transaction contemplated herein, and rights and liabilities of the Parties with respect to the Purchaser(s) Apartment and is/are satisfied that – (i) the Owners title to the Larger Property is valid, clear, and marketable; (ii) all necessary approvals, licenses, and consents have been obtained; and (iii) the Promoter is fully entitled to develop and construct the Project in accordance with the Sanctioned Plan.
- AA. Purchaser(s) confirms and undertakes that he/she/they/it has/have verified and ascertained his/her/their/its financial standing and capability to consummate the transaction under this Agreement, and make all payments required without delay, demur, or default.
- AB. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now entering into this Agreement on the terms and conditions appearing hereinafter.
- AC. Under Section 13 of the Act, the Promoter is required to execute and register a written agreement for sale in respect of the Apartment agreed to be sold to the Purchaser(s).
- AD. The Schedule and Annexures attached to this Agreement form an integral part of the Agreement.
- AE. In accordance with the terms and conditions set out in this Agreement as mutually agreed upon by and between Parties, the Promoter hereby agrees to sell, and the Purchaser(s) hereby agrees to purchase the Purchaser's Apartment on the terms and conditions contained herein.

NOW, THEREFORE IN CONSIDERATION OF THE FOREGOING AND THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN AND OTHER GOOD AND VALUABLE CONSIDERATION, AND THE PARTIES INTENDING TO BE BOUND LEGALLY ARE, THEREFORE

1. **AGREEMENT TO SELL AND PURCHASE AND PURCHASER'S APARTMENT**

1.1. That in consideration of Purchaser(s) paying - (a) the agreed Sale Consideration, Deposits and Charges, and Taxes strictly in accordance with the Payment Plan, and (ii) complying with Purchaser(s) Covenants and obligations herein, Promoters agree to sell to Purchaser(s) and Purchaser(s) agrees to purchase the Purchaser's Apartment per the terms of this Agreement.

1.2. **Purchaser's Apartment**

The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser, a 2BHK apartment bearing Apartment No. **B11-1604** located on the **16th floor** of the Building along with **1 Covered** Parking Space bearing No. **B11-1604**, having:

- (a) Carpet Area admeasuring approximately **53.39** square meters together with enclosed balcony of **0.00** square meters;
- (b) Exclusive balcony and/or terrace area measuring approximately **8.77** square meters.

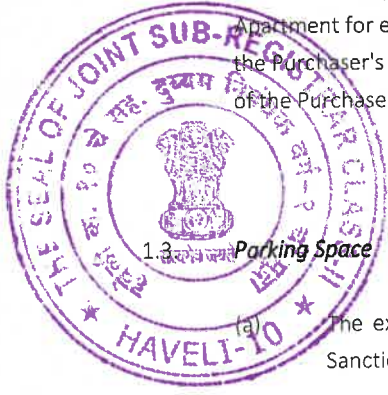
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Purchaser's Apartment is more fully described in **Schedule – 2** attached to this Agreement.

For the purpose of this Agreement "Carpet Area" means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the Purchaser's Apartment for exclusive use of the Purchaser(s), or verandah area and exclusive open terrace area appurtenant to the Purchaser's Apartment for exclusive use of the Purchaser(s), but includes the area covered by all internal walls of the Purchaser's Apartment.



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1.3. **Parking Space**

(a) The exact location of the Parking Space will be finalized by Promoter only upon completion of the Sanctioned Project in all respects.

(b) Purchaser(s) is aware that the Parking Space cannot be transferred, leased, sold, or dealt with otherwise independently of the Purchaser's Apartment.

(c) Purchaser(s) hereby acknowledges that the Apartment and Parking Space shall at all times be held by Purchaser(s) as one composite and indivisible unit.

2. **CONSTRUCTION OF PROJECT**

(a) The Promoter shall construct the Project consisting of 0 (zero) basement, 0 (zero) stilt, 3 (three) podiums, and 28 (Twenty Eight) upper floors on the Project Land in accordance with the Sanctioned Plan as approved by the Authority from time to time.

(b) Promoters shall obtain the prior written consent of Purchaser(s) in respect of structural variations or modifications that adversely affect the Carpet Area of Purchaser's Apartment.

(c) Notwithstanding anything contained herein, the Promoter shall be entitled to carry out any and all alterations or additions as may be required by any Authority in accordance with applicable law, or such changes and alterations necessitated on account of change in law. Promoter shall not make or entertain any requests for changes, alteration, or modifications to Purchaser's Apartment.

(d) The Purchaser(s) further acknowledge(s) and confirm(s) that excluding the plan for development of the Building, Promoter may, at any time, vary/modify the layout plan, building plan and development plan for the Sanctioned Project to the extent permissible by law, in such manner as Promoter may in its sole and absolute discretion deem fit, subject to receiving necessary approvals, permissions, consents, and sanctions from relevant Authorities.

(e) Purchaser(s) acknowledges and confirms and agrees that, in the course of development of other phases of the Sanctioned Project, the Promoter will require unrestricted and continuous access to some or all of the Common Areas, in order to more fully develop, construct and complete the Sanctioned Project.

3. **TITLE, APPROVALS AND DISCLOSURES**

3.1 The Purchaser(s) agree(s), declare(s) and confirm(s) that:

(a) **Title**

(i) The Promoter has made full and complete disclosure of the title of the Larger Property and the Purchaser(s) has/have taken inspection of all relevant documents and has/ have been provided with all the relevant information and documents.

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- (ii) The Purchaser(s) has satisfied himself/herself/itself/themselves about the title of the Owners to the Larger Property and the right of the Promoter to develop the Larger Property.

(b) **Approvals**

- (i) The Purchaser(s) has/have satisfied himself/herself/itself/themselves with respect to the approvals and permissions issued by the relevant Authorities in respect of development of the Project.
- (ii) The Purchaser(s) has/have satisfied himself/herself/itself/themselves with respect to the legality, permissibility, and adequacy of the Project Building, the Project, its layout thereof, IOD, CC, building plans, floor plans, Specifications, drawings including Sanctioned Plan, Common Areas, and Common Amenities and Facilities provided in the Project.
- (iii) The Purchaser(s) has/have satisfied himself/herself/itself/themselves with respect to the drawings, plans and specifications in respect of the layout of the Project and the Building, including but not limited to the Sanctioned Plan, Common Areas, and Common Amenities and Facilities provided in the Project.
- (iv) Purchaser(s) has/have been provided all details pertaining to fixtures, amenities and fittings to be provided in the Purchaser's Apartment, as listed in the Specifications attached to this Agreement. The Purchaser(s) agrees and acknowledges that the Promoter shall be solely entitled, at its discretion, to determine the brand of products finally used. Purchaser(s) has/have confirmed that they have sought and been given all necessary details pertaining to the Specifications and confirm that they are satisfied with the Specifications. The Promoter shall not be liable, required and/or obligated to provide any specifications, fixtures, fittings and/or amenities within or as part of the Purchaser(s) Apartment, unless expressly stated in the Specifications.
- (v) The Purchaser(s) has/have satisfied himself/herself/itself/themselves with respect to the designs for construction on the Project Land and confirm that they understand the scope and extent of development, construction and layout of the Project within which the Purchaser(s) Apartment is located.
- (vi) The Purchaser(s) further agrees, undertakes and acknowledges that the scope and extent of this Agreement is limited exclusively to the Project and Purchaser(s) Apartment and consequently, the Purchaser(s) shall not demand or require the Promoter to commence or complete any work in relation to development activity on the Larger Property and agrees not to make any claims or seek enforcement of any rights in this regard.

(c) **Disclosures**

Purchaser(s) acknowledges and confirms that Promoter has made the following disclosures to Purchaser(s), which the Purchaser(s) has reviewed. Purchaser(s) has entered into this Agreement after having understood the consequences and effect thereof. Purchaser(s) expressly grants their irrevocable consent to Promoter to undertake every action in relation thereto:

- (i) Subject to rights reserved to Promoter, the Common Amenities and Facilities, and Common Areas are to be maintained by all purchasers of Apartments in the Sanctioned Project, irrespective of the location of such Common Areas or Common Amenities and Facilities.
- (ii) The Purchaser's Apartment, Common Areas and the Common Amenities and Facilities shall be used strictly in terms of the rules and regulations formulated by Promoter and/or the Apex Society.
- (iii) Subject to terms and conditions of this Agreement and rights reserved to Promoter in order to

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facilitate uninterrupted and timely completion of the Project, Promoter shall, at the appropriate time, facilitate the formation of an Apex Society for the management and maintenance of Common Areas of the Project and the Common Amenities and Facilities of the Project. The board of managers of such Apex Society will be comprised of one or more representatives from each of the Building Societies.



(iv)

Promoter will, on obtaining a financial facility from a bank and/or financial institution deposit original documents of title, evidences, deeds and writings in respect of the land with the sanctioning bank and/or financial institution, which will subsequently furnish a "no-objection certificate" to the Purchaser(s) to proceed with the execution and registration of the agreements of sale.

Concrete slabs/beams may deflect due to self-weight, imposed load, creep and/or shrinkage phenomena (being inherent properties of concrete) for years after construction. Purchaser(s) may also see cracks in finishes, flooring, ceiling, slab, gypsum or other fixtures or fittings or amenities as a result of such slab/beam deflection. Such cracks can also occur and be caused by any renovation and/or alterations carried out by the Purchaser(s) in his/her/its/their Purchaser's Apartment or any other purchasers/occupants of the other Apartment in the Project. Purchaser(s) agrees and acknowledges that Promoter cannot reasonably be expected to carry out, monitor, or supervise renovation, alteration and fit-out works in each apartment and therefore agree(s) and covenant(s) not to hold the Promoter liable and/or responsible for any such defects, deficiencies, faults, cracks, or blemishes arising out of inherent properties of concrete and/or caused due to any renovations, alterations, changes, modifications, or fit-out carried out by the Purchaser(s) in his/her/its/their Apartment or any other purchasers/occupants of Apartments in the Project.

(vi)

Unless expressly stated in this Agreement, Purchaser(s) agrees that nothing contained in this Agreement and/or documents submitted to any Authority shall be construed or interpreted to constitute a representation, promise, assurance, undertaking, or guarantee of any sort regarding completion of Common Amenities and Facilities of the Project by the Completion Date.

(vii)

The Promoter may appoint a third party/agency/contractor/manager to operate and maintain, on an on-going basis, the Project Building including the Common Areas of the Project, Common Facilities and Amenities of the Project and Limited Common Areas, if any, on such terms and conditions as it may deem fit.

4. SALE CONSIDERATION

4.1 Purchaser(s) hereby agrees to purchase the Purchaser(s) Apartment for an aggregate sale consideration of **Rs.6671794/ (Rupees Sixty Six Lacs Seventy One Thousand Seven Hundred Ninety Four Only)** (the "**Sale Consideration**"), which includes cost of Carpet Area of the Purchaser's Apartment, Built Up Area, but excludes Taxes as well as Deposits and Charges. It is clarified that payment of all Deposits and Charges is an integral part of the obligations and duties of the Purchaser(s) and failure to pay the Deposits and Charges shall be construed as breach of the Purchaser(s) obligations herein.

4.2 Prior to execution of this Agreement, Purchaser(s) has/have made part payment of the Sale Consideration to the Promoter as advance payment, the payment and receipt of which the Promoter hereby acknowledges. Purchaser(s) expressly agrees that 10% (ten percent) of the Sale Consideration plus Taxes is the advance amount and shall be referred to as the "**Advance Amount**" hereafter.

4.3 It is expressly clarified however that, charges towards electricity meter deposit, meter installation, service line charges, transformer charges, deposit towards Water, Electric, and other utility and services connection charges and infrastructure charges are not included in the Sale Consideration and will be calculated prior to possession.

5. TERMS OF PAYMENT

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5.1 **Deposits & Charges**

- (a) In addition to the Sale Consideration and Taxes, the Purchaser(s) shall pay all Deposits and Charges mentioned in **Schedule – 6 ("Deposits and Charges")**. The Deposits and Charges exclude Taxes, which will be calculated when the demand is raised. Purchaser(s) shall pay the Deposits and Charges and Taxes in full, within 10 (ten) days from the date of the demand:
- (b) The Sale Consideration, excluding Taxes, Deposits and Charges shall be escalation-free. Provided however, the Purchaser(s) agrees to pay any increase on account of development charges payable to any Authority or any Taxes levied or imposed by an Authority from time to time. Promoter agree to provide a link/reference to the notification/rule/order for effecting an increase in development charges and/or cost/charges imposed by an Authority along with the demand letter issued to the Purchaser(s). The Sale Consideration is negotiated between Purchaser(s) and Promoter and mutually agreed upon. Consequently, the Purchaser(s) shall have no right to renegotiate or claim a refund of the Sale Consideration in comparison with the other purchasers of Apartments in the Project for any reason whatsoever.
- (c) Unspent balances, if any, after settlement and reconciliation of expenses incurred by the Promoter, from the Deposits and Charges paid by the Purchaser(s) to the Promoter shall be transferred to the Apex Society, at the time of handing over maintenance of Sanctioned Project to the Apex Society.
- (d) Deposits and Charges does not include amounts due on account of electricity, gas and other utility bills for the Purchaser's Apartment and the Purchaser(s) shall solely be liable to pay all such demands and amount separately and independently.

5.2 **Payment Plan**

- (a) Purchaser(s) confirms receipt of the allotment letter for Purchaser's Apartment. In strict compliance with the terms of allotment, Purchaser(s) has paid the Advance Amount, which Promoter acknowledges.
- (b) In adherence with Section 19 of the Act and conditions of this Agreement, Purchaser(s) agrees to pay the balance of the Sale Consideration, applicable Taxes, and all Deposits and Charges, without any delay or default, strictly complying with the Payment Plan. In the event of any acceleration in payment on account of Promoter having completed one or more stages of construction in advance, Purchaser(s) shall make the corresponding additional payment without demur or delay.
- (c) Purchaser(s) is fully aware and has agreed that time is of the essence of this Agreement. Consequently, strict adherence to the Payment Plan and timely payment of instalments demanded per the Payment Plan is the essence of this Agreement.

5.3 **Taxes & Deductions**

- (a) If there is any change in applicable Taxes on the Sale Consideration, demand notes raised after such change will be increased/reduced automatically. Promoter agrees to enclose a link and/or reference number for the notification/order/rule/regulation resulting in an increase/decrease of development charges or cost/charges imposed by an Authority, along with the demand letter being issued to Purchaser(s).
- (b) Tax Deduction at Source ("TDS") on Sale Consideration shall be paid by Purchaser(s) as per the provision of section 194 IA of the Income Tax Act, 1961. Purchaser(s) shall issue a certificate of deduction of tax in Form 16B to Promoter within 15 (fifteen) days of receiving/generating the said form. It is clarified that liability and responsibility for payment of TDS in accordance with Applicable Law shall at all times be solely that of Purchaser(s).

5.4 **Mode of Payment**

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- (a) All payments shall be made by Purchaser(s), without delay, demur or default, in accordance with the Payment Plan, to the Designated Account within 10 (ten) days of receiving a written demand.
- (b) In cases of out station cheque or demand draft or wire transfer, collection charges if any will be debited to Purchaser(s) account and credit for payment made will be given on net credit of the amount of the instalment. If a cheque is dishonoured for any reason, a sum of ₹ 2000 (Rupees Two Thousand Only) will be debited to the Purchaser(s) account for the first instance; and a sum of ₹ 2500 (Rupees Two Thousand Five Hundred Only) for every subsequent instance of a cheque being dishonoured. If 2 (two) or more cheques are dishonoured, whether in succession or otherwise, Promoter is entitled to reject further and future payments by cheque and require Purchaser(s) to make payment by Demand Draft, NEFT, or RTGS only.



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- (a) All costs, expenses, fees, and taxes in connection with procuring the said loan, mortgage of Purchaser's Apartment, servicing and repayment of the said loan, and all liabilities arising out of any default with respect to the said loan and/or the mortgage of Purchaser's Apartment, shall be solely and exclusively borne and incurred by Purchaser(s).
- (b) Agreements and contracts pertaining to such loan and mortgage shall not impose any liabilities or obligations on the Promoter in any manner. All such agreements and contracts shall ratify the right and entitlement of Promoter to receive the Sale Consideration and Deposits and Charges payable by Purchaser(s) under this Agreement.
- (c) If pursuant to sanction of a loan, Promoter is required to confirm and be party to the execution of a tripartite agreement between the lending institution, Purchaser(s) and Promoter, Purchaser(s) agrees that Promoters obligations under such tripartite agreement are strictly limited to – (i) conveyance of Purchaser(s) Apartment at the relevant time; (ii) facilitate handing over the conveyance deed to the lending institution; and (iii) acting upon the instructions of the lending institution under the terms of the tripartite agreement, subject always to Promoters' rights under Clause 9.4 of this Agreement.

5.6. **Corpus & Maintenance Charges**

- (a) Promoter shall be entitled to use the corpus fund for payment of maintenance, taxes, and other outgoings due and payable. Promoter is also entitled to use the corpus fund against any outstanding amounts due from the Purchaser(s) to Promoter in respect of the sale and purchase of the Apartment.
- (b) If the corpus fund shall fall deficient and there is surplus under any other head of account, Promoter shall be entitled to adjust the deficiency against such surplus. In case there shall be a deficit in the corpus fund, Purchaser(s) shall forthwith on demand pay to Promoter his/her/its/their proportionate share to make up such deficit.
- (c) The Deposits and Charges and in the event additional deposits, charges and/or amounts are payable, Purchaser(s) undertakes to pay all such amount in full and without demur within 10 (ten) days of receiving a written demand notice from Promoter.
- (d) The Purchaser(s) shall also pay to Promoter his/her/its/their proportionate share of the amounts towards **title insurance charges at actual basis**, operation and maintenance of Common Areas as well as Facilities and Amenities along with an additional 15% (fifteen percent) service charge (applicable as on date or such other rate as may be applicable from time to time) plus applicable Taxes thereon on the Project Land irrespective of whether the Purchaser(r) taken possession of the Apartment or not.

5.7 **Compliance with Foreign Exchange Laws**

It is abundantly made clear to Purchaser(s) who is a non-resident/foreign national of Indian origin, that in respect

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of all remittances towards purchase of Purchaser's Apartment it shall be Purchaser(s) sole responsibility to comply with applicable provisions of the Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Any refund required to be made under the terms of this Agreement shall be made in accordance with the provisions of the Foreign Exchange Management Act, 1999 or such statutory enactments or amendments thereof, and the rules and regulations of the Reserve Bank of India or any other applicable law from time to time. Purchaser(s) understands and agrees that in the event of any failure on Purchaser's part to comply with the prevailing exchange control guidelines issued by the Reserve Bank of India, Purchaser(s) shall alone be liable for any action that may be initiated by an Authority under applicable law. Promoter shall not, under any circumstances, be held liable for the acts of commission or omission of Purchaser(s) in this regard. Purchaser(s) agrees to indemnify and keep indemnified Promoter from any loss or damage caused to Promoter in this regard.

5.8 **Rebates**

The Promoter may allow, in its sole discretion and on such terms as the Promoter shall deem appropriate, a rebate for early payments of equated monthly instalments payable by the Purchaser(s). Nothing contained in this Clause shall bind or be deemed to bind Promoter to any statements or offers presented as a part of marketing campaigns, special offers or promotions which may be offered by Promoter in due course of its business.

6. **TIME IS OF THE ESSENCE**

6.1 Time is of the essence of this Agreement for the Parties.

6.2 Time being of the essence for Purchaser(s) as well, Purchaser(s) undertakes to pay all amounts due and payable by the Purchaser(s) to Promoter, including but not limited to Sale Consideration in accordance with the Payment Plan and/or Deposits and Charges thereby enabling Promoter to complete the this Phase of the Project in a timely manner.

7. **PERMISSIBLE DEVIATION IN AREA**

7.1 The Purchaser's Apartment is agreed to be sold on the basis of Carpet Area.

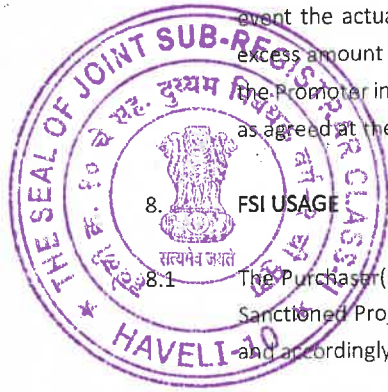
7.2 Promoter shall confirm the final Carpet Area of Purchaser's Apartment after completion of the Project and prior to registration of the Conveyance Deed. Promoter may furnish written details to Purchaser(s) of variations (if any) in the final Carpet Area of Purchaser(s) Apartment, subject to a variation cap of $\pm 3\%$ (*plus-minus* three percent) ("**Permissible Deviation**"), which shall be dealt with in the manner set out in Clause 7.2 below. If the actual Carpet Area at the time of offering possession of Purchaser's Apartment is within the Permissible Deviation, the Parties agree that there will be no increase or reduction of the Sale Consideration. Further, Promoter shall not be liable to pay any compensation for variance within the Permissible Deviation.

7.2 If the actual Carpet Area at the time of Possession Intimation:

- (a) is smaller by an area above 3% (three percent) but below 5% (five percent) of the Carpet Area stated herein, Promoter shall adjust/refund the calculated amount to Purchaser(s) within 45 (forty five) from the date of such final calculation;
- (b) is larger by an area above 3% (three percent) but below 5% (five percent) of the Carpet Area stated herein, Purchaser(s) shall pay the balance amount to Promoter within 45 (forty five) from the date of final calculation.

7.3 In the event there being any change in the areas or values and consequent imposition of the stamp duty, registration charges and applicable Taxes, Purchaser(s) shall pay the differential amount towards the stamp duty, registration charges and Taxes as may be applicable.

7.4 Provided however that any interest payable by the Promoter to the Purchaser(s) on this account may be set-off by the Promoter from the final instalment payable by the Purchaser(s), in accordance with the Payment Plan. In the



event the actual Carpet Area exceeds the Permissible Deviation, the Promoter shall be entitled to include the excess amount in its next payment notice to the Purchaser(s) and the Purchaser(s) shall pay the excess amount to the Promoter in accordance therewith. All monetary adjustments shall be made at the same rate per square meter as agreed at the time of execution and registration of this Agreement.

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8. FSI USAGE

8.1 The Purchaser(s) has/have been informed and is/are aware that the buildable area has been sanctioned for the Sanctioned Project as a single land on the basis of the available Floor Space Index ("FSI") on the Larger Property and accordingly Promoter intends to develop the Larger Property in multiple phases, at its discretion.

8.2 The Promoter hereby declares that the Floor Space Index ("FSI") being utilized as on date in respect of the Larger Property is approximately 1,19,887.78 Square Meters (One Lakh Nineteen Thousand Eight Hundred Eighty-Seven (decimal) Seven Eight).

8.3 Purchaser(s) acknowledge that the FSI proposed to be consumed in the Project may not be proportionate to the area of the Project Land on which it is being constructed in proportion to the total area of the Larger Property taking into account the FSI to be utilized for all buildings to be constructed thereon. Promoter may in its sole discretion, allocate such FSI for each of the buildings being constructed on the Larger Property and purchasers (including the Purchaser) of apartment(s)/flat(s)/unit(s) shall not dispute the allocation of FSI by the Promoter nor claim any additional FSI or buildable area in respect of the Project Building or the Sanctioned Project.

8.4 The Promoter has disclosed the FSI to be utilized on the Project and Purchaser has agreed to purchase the Purchaser's Apartment based on such proposed utilization.

8.5 The Purchaser(s) agrees and acknowledges that all FSI, balance unutilised FSI in future phases, proposed FSI, additional FSI, or incentive FSI shall at all times belong to the Promoter only, which the Promoter is entitled to utilize at its discretion, in any subsequent phases of the Larger Project. The Purchaser(s) further agrees and acknowledges that the Promoter alone is entitled to use and deal with the development potential of the Larger Property under existing and/or future rules and regulations pertaining to FSI, TDR, incentive FSI, proposed but not sanctioned FSI or additional FSI for the construction of future buildings, in such manner as Promoter, in its sole discretion, deems fit. The benefit and enjoyment of any future increments or enhancements to FSI available in respect of the Larger Property shall always vest with and belong exclusively to the Promoter.

9. EVENTS OF DEFAULT

9.1 **Default by Promoter**

In the event Promoter fails to issue Possession Intimation on or before Possession Date, Purchaser(s) shall, at his/her/its/their discretion:

(a) be entitled to continue with this Agreement and in such case, Promoter agrees to pay to Purchaser(s) who do/does not intend to withdraw from the Project, Interest on the Sale Consideration paid by Purchaser(s) under the Payment Plan. Interest shall be payable for every month of delay or part thereof, from the Possession Date, till the date of handing over of possession in accordance with Applicable Law; or

(b) be entitled to terminate this Agreement with 30 (thirty) days prior written notice to Promoter, upon the expiry of which this Agreement shall stand terminated, relieving Parties of their liabilities and obligations hereunder, except for such obligations that explicitly survive termination of this Agreement. Upon termination, Promoter shall, within 60 (sixty) days from the date of termination, refund to Purchaser(s) the Sale Consideration received till that date, together with Interest.

(c) On such termination notice being issued by Purchaser(s), Promoter will be entitled to deal with Purchaser's Apartment without any reference to Purchaser(s) and notwithstanding Purchaser(s) not having executed the cancellation agreement.

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9.2 Purchaser(s) further agrees and undertakes that upon termination of this Agreement as specified in Clause 9.1(b) and (c), Purchaser(s) shall sign or execute all necessary documents as may be specified by the Promoter, including irrevocable special powers of attorney or other forms of authorization enabling Promoter to obtain cancellation of this Agreement before the relevant jurisdictional Authority.

9.3 **Default by Purchaser(s)**

(a) Without prejudice to the right of the Promoter to charge interest at the Interest Rate, as mentioned in Clause 3 (xiii) above, and any other rights and remedies available to the Promoter, either (a) on the Allottee committing default in payment on a due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her/its proportionate share of taxes levied by concerned local authority and other outgoings) and/or (b) the Allottee committing 3 (three) defaults of payment of instalments of the Sale Consideration, the Promoter shall be entitled, at its own option and discretion, to terminate this Agreement, without any reference or recourse to the Allottee. Provided that, the Promoter shall give a notice of 15 (fifteen) days in writing to the Allottee ("Default Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee, of its intention to terminate this Agreement with detail/s of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of the Default Notice, including making full and final payment of any outstanding dues together with interest thereon computed at the Interest Rate, then at the end of the period specified in the Default Notice, the Promoter shall be entitled to terminate this Agreement by issuance of a written notice to the Allottee ("Promoter Termination Notice"), by Courier / E-mail / Registered Post A.D. at the address provided by the Allottee. On the receipt of the Promoter Termination Notice by the Allottee, this Agreement shall stand terminated and cancelled.

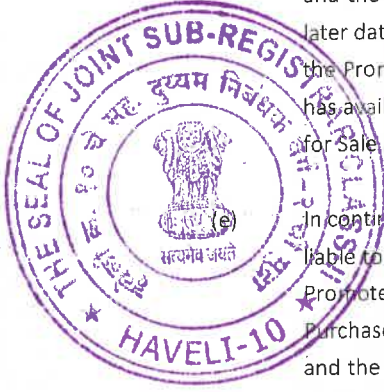
9.4 **Consequences of Default by Purchaser(s)**

- (a) On the termination and cancellation of this Agreement in the manner as stated in 9.3 and without prejudice to the other rights, remedies and contentions of the Promoter, the Advance Amount being 10% of the Sale Consideration plus other outgoings and expenses incurred by the Promoter including interest on any overdue payments, incentives/discounts/benefits of any nature whatsoever if passed on to the Allottee under the transaction contemplated herein with respect to the said Premises, brokerage/referral fees, taxes paid/stamp duty and registration charges/ paid/payable and administrative charges as determined by the Promoter shall stand forfeited ("Forfeiture Amount") as and by way of agreed genuine pre-estimate of liquidated damages and not by way of penalty. Upon registration of the deed of cancellation in respect of the said premises and upon resale of the said premises i.e., upon the promoter subsequently selling and transferring the said premises to another allottee and receipt of the sale consideration thereon, the Promoter shall after adjusting the Forfeiture Amount, refund to the Allottee the balance amount, if any of the paid up Sale Consideration.
- (b) In the event the Allottee has availed of financial assistance from any Bank or Financial Institute for the purchase of the said Premises, then the Promoter shall deposit the refund amount directly with such Bank/Financial Institution and the Allottee shall seek refund of dues, if any, from such Bank/Financial Institution.
- (c) Upon the termination of this Agreement, the Allottee shall have no claim of any nature whatsoever against the Promoter and/or the said Premises and/or car park and the Promoter shall be entitled to deal with and/or dispose of the said Premises and/or car parks in the manner it deems fit and proper.
- (d) Simultaneous with the execution of this Agreement, the Purchaser has executed in favour of the Promoter a Power of Attorney authorizing the Promoter to execute and present for registration necessary cancellation documents (and present them for registration if necessary) with respect to termination of this Agreement in case of default by the Purchaser or as per the order of the Authority or as per the notice of the financial institution from whom the Purchaser has availed financial assistance for this transaction. The Purchaser hereby agrees and accepts that all cancellation documents executed by the Promoter by way of such Power of Attorney shall be valid and subsisting and binding on both parties;

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and the Purchaser and/or any person claiming through or under them shall not dispute the same at a later date. It is further agreed that such cancellation of document shall be executed simultaneously with the Promoter refunding the amounts or payment to the financial institution from whom the Purchaser has availed financial assistance for this transaction of the Purchaser as per the terms of the Agreement for Sale and/or the Tripartite Agreement executed with such financial institution.

In continuation of Purchaser(s) statutory obligations under Section 19(7) of the Act, Purchaser(s) shall be liable to pay Interest on all delayed payments which become due and payable by the Purchaser(s) to the Promoter under the terms of this Agreement. Notwithstanding anything, any payments made by the Purchaser (s) to the Promoter would be first appropriated towards the payment of interest due if any and the residual amounts will be adjusted against payments due and the Purchaser (s) will be liable to make good any deficit towards payments due.

9.5 Termination for Convenience

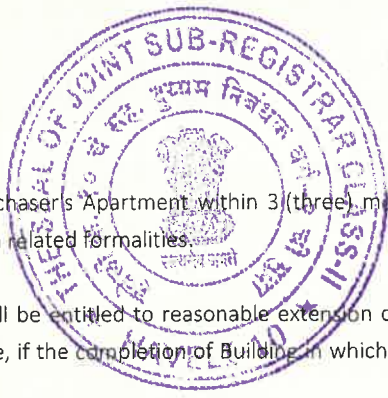
- (a) If Purchaser(s) desires to terminate this Agreement for no cause, Purchaser(s) shall request the Promoter to terminate this Agreement, which request shall be in writing. Parties agree that a request for termination shall not automatically terminate this Agreement.
- (b) Upon receiving a request for termination, the Promoter may accept such notice provided Purchaser(s) has fulfilled the following conditions, namely:
 - (i) Has handed over originals of this Agreement and all related documents within 7 (seven) days from the issuance of the termination request; and
 - (ii) Has executed the cancellation agreement in the format required by Promoter and present himself/herself/itself/themselves for registration of the cancellation agreement, if required.
- (c) Upon both these conditions being complied with to the satisfaction of Promoter, the Agreement shall stand cancelled and terminated and Promoter will initiate the refund process according to Clause 9.4(a) and (c) above.
- (d) Promoter shall not be liable to pay Interest on the said refund amount.
- (e) Promoter will be entitled to deal with the Purchaser's Apartment in any manner whatsoever, without any reference to Purchaser(s), notwithstanding Purchaser(s) not having executed the cancellation agreement and or registering the same in case this Agreement is registered.

9.6 Repayment of Housing Loan & Deficit Liability

- (a) If Purchaser(s) has/have taken housing loan facility from any financial institution or bank, then Promoter shall pay the refund amount directly to such financial institution or bank, and such payment shall constitute due and valid refund to the Purchaser(s).
- (b) Purchaser(s) undertakes and agrees that any deficit or shortfall in amounts payable to a bank or other financial institution that has sanctioned a home loan to Purchaser(s) for purchase of the Purchaser's Apartment shall be paid by the Purchaser(s) to such bank or financial institution directly. Promoter shall not be liable for any such deficit amounts and Purchaser(s) hereby agrees to fully indemnify Promoter against any claims made in relation thereto.

10. POSSESSION

- 10.1 Subject to Purchaser(s) having complied with the obligations under this Agreement and there being no Force Majeure conditions, Promoter shall complete development of the Purchaser's Apartment on or before 30th June 2025 (the "Possession Date"). Purchaser(s) shall strictly comply with their duties under Sections 19(6), (10), and (11) of the Act and undertake(s) to pay all balance amounts due under this Agreement



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and take possession of the Purchaser's Apartment within 3 (three) months of the Possession Intimation after completing necessary possession related formalities.

10.2 Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Purchaser's Apartment on the aforesaid date, if the completion of Building in which the Purchaser's Apartment is situated is delayed on account of:

- (a) war, civil commotion or act of God as understood under applicable law for the time being in force; or
- (b) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

10.3 **Procedure for Taking Possession**

- (a) In continuation of the Purchaser(s) duties under Sections 19(6), (10), and (11) of the Act and consequent upon Promoter issuing the Possession Intimation, Purchaser(s) shall make all payments due under this Agreement, including but not limited to all Deposits and Charges to enable Purchaser(s) to register the Sale Deed for the Purchaser's Apartment in favour of the Purchaser(s).
- (b) In the event Purchaser(s) fails to take conveyance within 60 (sixty) days from the date of Possession Intimation, Purchaser(s) shall be deemed to have breached Purchaser's duties under this Agreement and specifically under Section 19(10) of the Act. Consequently, Clause 9.4 shall apply, without prejudice to any other rights or remedies available to the Promoters under Applicable Law and/or this Agreement.
- (c) However, if Promoter does not terminate this Agreement, the Purchaser(s) shall pay all applicable Taxes, Deposits and Charges, charges for electricity, property taxes, municipal taxes and levies, maintenance charges, and Interest on all outstanding amounts under this Agreement or under Applicable Law, from the date of Possession Intimation till the date Purchaser(s) takes registration of the Deed of Sale or similar document as applicable.
- (c) The Purchaser agree(s) to pay the maintenance charges as determined by the Promoter, Building Society, or Apex Society as the case may be.

10.4 The Purchaser(s) shall take possession of the Apartment within 60 (sixty) days of the Possession Intimation. In the event Purchaser(s) fails to take possession the Said Premises within 60 (sixty) days from the date of Possession Intimation, then the Purchaser(s) is liable to pay to the Promoter, a holding charges at the rate of ₹ 1000 (Rupees One Thousand only) plus applicable Taxes, per day from the expiry of time provided for taking possession till such time the Purchaser(s) actually takes possession of the Purchaser's Apartment.

10.5 Purchaser(s) acknowledges and agrees that the Possession Intimation constitutes performance of the Promoter's obligations to hand over possession of the Purchaser's Apartment as contemplated under the Act. Any delay in execution and registration of possession documents or conveyance deed because of Purchaser(s) failure or refusal to pay all amount due under the Agreement shall not be construed as Promoter's failure to perform its obligations.

10.6 Simultaneous with taking possession of the Apartment, Purchaser(s) shall execute all necessary documentation as may be required, including but not limited to an apartment maintenance manual. Purchaser(s) failure to take possession of the Apartment shall not absolve Purchaser(s) of his/her/its/their liability to pay applicable dues to the Building Society and/or Apex Society.

10.7 **Costs Associated with Conveyance**

- (a) The Purchaser(s) shall pay applicable stamp duty and registration fees for conveyance, in accordance with then Applicable Law.
- (b) The Purchaser(s) shall also bear the legal costs associated with the preparation, finalisation, completion, and execution of the documentation (including but not limited to this Agreement, Deed of Sale, and other documents associated therewith).

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11. RIGHT RESERVED TO DEVELOPER IN RELATION TO DEVELOPMENT OF THE SANCTIONED PROJECT

11.1 Purchaser(s) agrees that Promoter shall have an unobstructed right without hindrance, to progress the construction of the remaining phases of the Project and all the Common Areas of the Project and the Common Amenities and Facilities of Project.

11.2 Purchaser(s) agrees that Promoter will be entitled to free and uninterrupted access, at any point of time, in any part of the Larger Property including this Project and all other phases of the Sanctioned Project.

11.3 The Purchaser(s) is fully aware that Promoter will be developing this Project and completing the Building and has agreed that Purchaser(s) shall have no objection to Promoter completing construction and development of other towers/buildings and other phases of the Sanctioned Project even after Purchaser(s) takes possession of Purchaser's Apartment.

11.4 Notwithstanding anything contained in this Agreement, the Promoter shall have an irrevocable and perpetual licence to all air rights and branding rights upon the sanctioned Project. Promoter shall also have the irrevocable and perpetual right to designate and brand the Sanctioned Project as a "Puravankara" project, or a "Provident" project as applicable. The Promoters or their nominees or assignees shall have an exclusive, royalty free, perpetual, and irrevocable license to install, fix, display, use and control, directly or indirectly, all advertising rights, marketing rights, signage rights, hoarding rights, including but not limited to all physical advertising, marketing, signage, hoardings and all other forms of signage by whatever name called, temporary or permanent, located within and/or on top of each/every block of Sanctioned Project, or at any location on the Larger Property.

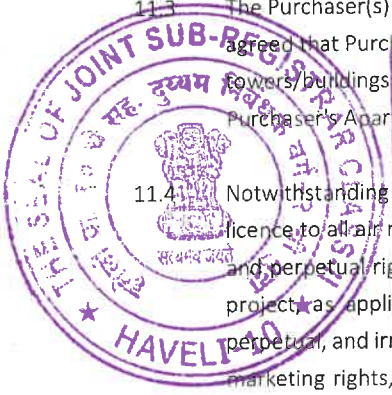
11.5 The Promoter or its assignees shall have an exclusive, royalty free, perpetual, and irrevocable license to install, fix, display, use and control, directly or indirectly, all advertising rights, marketing rights, signage rights, hoarding rights, including but not limited to all physical advertising, marketing, signage, hoardings and all other forms of signage by whatever name called, temporary or permanent, located within or upon the Project.

11.6 The Promoter shall, at the appropriate time of development, be entitled to designate any spaces/areas on the Larger Property, the Building or any part thereof (including on the terrace and stilt/podium levels of the Building) for third party service providers, for facilitating provision and maintenance of utility services (including power, water, drainage and radio and electronic communication) for the benefit of and use by the occupants of the units/premises to be constructed thereon. Such designation may be undertaken by the Promoter on lease, leave and license basis or such other method as the Promoter may deem fit. Further, the infrastructure (including cables, pipes, wires, meters, antennae, base sub-stations, Towers) in respect of the utility services may be laid/provided in the manner the Promoter may require and utilised in common by occupants of units/premises in the Project Building and/or the Larger Property. The Promoter and its workmen/agents/contractors/employees and third-party contractors appointed by the Promoter shall be entitled to access and service such infrastructure and utilities over the Larger Property without any claim, demand or objection by the Purchaser.

11.7 The Promoter shall be entitled to allot and permit the use of designated spaces for parking of two-wheelers and cycles belonging to Purchaser(s), for such reasonable consideration as Promoter determines. Nothing contained in this Agreement shall automatically vest the Purchaser(s) with a right to demand a parking space for two-wheelers or cycles and all unallotted parking spaces for two-wheelers and/or cycles shall at all times belong to the Promoter.

11.8 The name of the Project shall not be changed under any circumstances. However, the Promoter will be entitled to make changes to the name of the Project or give different names for each of the buildings comprising the Project in accordance with applicable law, rules and regulations in this regard. The Purchaser(s) shall not, directly or indirectly, make, cause to be made or permit any change to the name of the Project (as determined by the Promoter) under any circumstances whatsoever. The Purchaser(s) hereby confirm that he/she/it/they have no right, title or interest of any nature in the brand name of the Promoter, which shall at all times remain vested solely in the Promoter.

11.8 In the event any unit in the Project is unsold/unallotted on completion of the Project, the Promoter shall not be liable or required to bear and/or pay any Deposits and Charges in respect thereof, save and except the municipal



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taxes at actuals and outgoings per month for the unsold premises (levied on the unsold premises).

12. DEFECT LIABILITY & REMEDIATION

12.1 Subject to the Purchaser(s) adhering strictly to the apartment use and maintenance manual, normal wear and tear, and Warranty Exceptions, if within a period not exceeding 5 (five) years commencing from date of issue of Occupation Certificate for the Project, Purchaser(s) brings to the notice of Promoter any structural defect in the Purchaser's Apartment or the Project Building, or any defects on account of workmanship, or structural defects, then:

(a) where such defect or damage is on account of and attributable solely to the Promoter failing to exercise diligence in construction of the Purchaser's Apartment and/or Building within which the Purchaser's Apartment is located, the Promoter shall rectify the identified defect at its own cost; or

(b) where such defect or damage has occurred on account of the Purchaser(s) failing to maintain the Purchaser's Apartment and/or Society failing to maintain all Common Areas of the Project and/or Common Amenities and Facilities of the Project at the standard mandated by the Promoter at the time of handing over possession, the Promoter shall provide the Purchaser(s) and/or Association an estimate of the cost of repairs, and upon receiving written acceptance of such estimate, proceed to carry out the repairs so identified.

12.2 In the event Promoter fails to rectify defects identified in accordance with Clause 12.1(a) above, Purchaser(s) shall be entitled to receive actual costs incurred by the Purchaser(s) in undertaking rectification of such defects.

12.3 The Promoter shall, however, not be responsible or liable to comply with its obligations stated in Clause 12.1 above, if the Purchaser(s) and/or Association has/have carried out any unauthorized or prohibited renovations, alterations, modifications, changes, fit-out or any civil works in the Purchaser's Apartment /Tower and/or the defects are on account of the acts or omissions on the part of the Purchaser(s) or the other purchaser(s) of Apartments or acts of third parties.

12.4 Provided always that, if any structural defect or damage is found to have been caused due to:

(a) Any act of omission or commission of the Purchaser(s) or any other purchasers of apartments in the Project, or

(b) Due to the negligence of the Purchaser(s) or any other purchasers of apartments in the Project or his/her/their/its agents, or

(c) structural defects caused or attributable to the Purchaser(s), including but not limited to carrying out structural or architectural changes from the original design attributes, demolition, dismantling, making openings, removing or re-sizing the original structural framework, putting excess or heavy load; or

(d) Using the apartment in any manner other than as intended under this Agreement or such other reasons attributable to the Purchaser(s),

Then the Promoter shall not be liable to remedy/rectify/repair/replace the arising defects, whether structural or not.

12.5 The Purchaser(s) shall use or permit the Purchaser's Apartment or any part thereof to be used as a personal residence only and any non-residential use absolves the Promoter of all liability under this Clause 12. The Purchaser(s) further undertakes that he/she/they/it shall use the Purchaser(s) Parking Space only for purpose of keeping or parking his/her/their/its vehicle and shall not rent, sub-let or otherwise permit use of the Parking Space for any other purpose whatsoever.

13. RESTRICTION ON TRANSFER

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Purchaser

Purchaser(s) shall be entitled to sell, transfer, assign, and/or deal with or dispose of the Apartment after the execution and registration of this Agreement and prior to Possession Date, subject to and provided that Purchaser(s) has made, or makes, full and final payment of the Sale Consideration, including all Deposits and Charges and Taxes, all other amounts due and payable by the Purchaser(s) to Promoter, and a sum amounting to 2% (Two Percent) of the Sale Consideration or current selling price or the assignment value, whichever is higher at the time of making such assignment along with applicable taxes, as a condition precedent to grant permission by Promoter. If the transfer or assignment is being made in favour of any of the family members of the Purchaser, as defined under Maharashtra Stamp Act, 1958 the Promotor shall not charge any transfer fee.



14. FORMATION OF BUILDING & APEX SOCIETY
 4.1. Amalgamation of Owners
 (a)

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Presently Owner No. 1 is the owner of Owner 1 Plots and Owner No. 2 is owner of Owner 2 Plots. The Owners propose to amalgamate themselves under the provisions of the Maharashtra Co-operative Societies Act, 1960, so as to form one single society under Maharashtra Co-operative Societies Act, 1960 no later than Completion Date. Such amalgamated society shall act as an apex society ("**Apex Society**") and shall always be the owner of the Larger Property.

- (b) The name of such Apex Society shall be decided solely by the Promoter.
- (c) The Apex Society shall admit as its members the Building Society and Other Societies within 3 months of the Project Completion.

14.2. **Building Society**

- (a) Purchaser(s) shall, along with other purchasers of Apartments in the Project, join in forming and registering a co-operative housing society in respect of the Project under the provisions of the Maharashtra Co-operative Societies Act, 1960 and the Rules thereunder (the "**Building Society**") and in accordance with the provisions of the Act.
- (b) For this purpose, Purchaser(s) shall from time to time sign and execute the application for registration and/or membership and all other papers, forms, writings and documents necessary for the formation and registration of the Building Society (the "**Society Documents**") and for becoming a member thereof, including the bye-laws of the Building Society. Purchaser(s) shall fill in, sign and return the Society Documents to the Promoter within 7 (seven) days of it being made available to the Purchaser(s), so as to enable the Promoter to register the Society. Purchaser(s) shall not object to any changes or modifications to the draft/final byelaws of the Building Society, as may be required by any Authority. Purchaser(s) also accept(s) and agree(s) that certain changes may be required to the application forms and other writings including the society register to be filled up, including deletion and substitution of the Purchaser(s) or other purchasers of apartments in the Project consequent to sale and transfer of the Purchaser's Apartment or their respective premises, to which the Purchaser(s) gives consent.
- (c) Subject to – (i) the number of distinct and individual purchasers of apartments in the Project Building exceeding 51%, and (ii) each of the purchasers having executed the Society Documents, Promoter agrees to form and register the Building Society on the terms and conditions set out herein.
- (d) Promoter will include the terms and conditions contained in **Annexure - 3** attached to this Agreement as part of the first bye-laws, rules, guidelines and regulations of every Building Society.
- (e) Purchasers of Apartments in the Project Building shall be admitted to membership of a Building Society only on complying with the requirements of membership under the Maharashtra Cooperative Societies Act, 1960 and rules thereunder. The Building Society shall admit all purchasers of flats in the Project Building as members of the Building Society, in accordance with its bye-laws. Promoter shall be entitled, but not obligated, to join as a member of the Building Society in respect of unsold premises in the Project Building, if any.

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- (f) Post formation of the Building Society, the Building Society shall be responsible for the operation, maintenance and management and/or supervision of the Project Building and the Purchaser(s) shall extend necessary co-operation and shall do the necessary acts, deeds, matters and things as may be required in this regard.
- (g) It is further agreed between the Parties that the ownership of the Project Building alone would vest with the Building Society by executing such documents as may be required within 3 (three) months from Project Completion.
- (h) Notwithstanding anything contained herein, rights of members of a Building Society shall stand suspended until the date of the first annual general meeting of a Building Society, which shall be convened within 30 (thirty) days of receiving the Occupation Certificate for the Project. Purchaser(s) agrees and acknowledges that the restrictions contained herein are reasonable and necessary to allow Promoter to complete Development of the Project on time.

14.3. **Apex Society**

- (a) Apex Society shall mean the amalgamated society under the provisions of the Maharashtra Co-Operative Societies Act, 1960 as stated in Clause 13.1 above.
- (b) Each of the Building Societies shall be admitted as member of the Apex Society within 3 (three) months of the registration of the Apex Society.
- (c) Individual purchasers of one or more units/apartments/pods/condos, residential or commercial, in the Project shall not be entitled to apply for and/or demand membership and/or demand deemed membership of the Apex Society.
- (d) On admission of the Building Societies as members of the Apex Society, all Common Areas and Facilities and Amenities located in the Larger Project shall be operated, maintained and managed by the Apex Society. The Building Societies being members of the Apex Society shall contribute towards operation, maintenance and management of common areas and Facilities and Amenities proportionate to the FSI consumed for each building. For the purposes of this Clause, common areas shall comprise of areas stated and designated as such in the final sanctioned plan for the entire project. During the phase wise development of the project, a Building Society shall proportionately contribute towards operation, maintenance and management of all the common area and facilities forming part of the project on the Larger Property and pay all such amount at the agreed time and without delay, to the Promoter.
- (e) The Purchaser agrees and declares that the Promoter has well and sufficiently explained the Project layout to the Purchaser and the Purchaser considering the phase wise development of the Larger Property including the adjoining properties as contemplated herein and in the spirit of beneficial enjoyment has agreed to the manner of formation of Apex Society, Building Societies for better operation, maintenance and management of the Project.

14.4. The cost, and Taxes with respect to the formation of Building Societies and Apex Society, including in respect of (a) any documents, instruments, papers and writings; (b) professional fees charged by the Advocates & Solicitors engaged by the Promoter for preparing, drafting and approving all such documents, shall be borne and paid by the Building Societies, Apex Society, and their respective members/intended members including the Purchaser(s), as the case may be, and the Promoter shall not be liable to pay any amounts on this account.

14.5. It is agreed between the Parties that only upon – (i) the completion of development of the Sanctioned Project by Promoter as per the development scheme of the Promoter as envisaged from time to time, (ii) upon the Promoter receiving the entire payment towards Sale Consideration and Deposits and Charges due and payable to the Promoter under all the agreements executed with all purchasers of all residential and/or commercial units and (iii) receipt of Occupancy Certificate from the concerned Authority for the Sanctioned Project, the Promoter shall hand over the affairs of the Sanctioned Project to the Apex Society and the Apex Society and Building Societies shall execute such documents in this regard as the Promoter shall deem necessary.

15. COMMON AREAS FACILITIES & AMENITIES

15.1. The Purchaser(s) shall not have any right, title, or interest in respect of the Common Areas and such other areas as may be designated as common areas by Promoter, and shall only be permitted to use Common Areas, Facilities and Amenities in the Project, including open parking space/s, open spaces, internal access roads, recreation areas, swimming pool, club house, pathways, passageways, internal access roads, lobbies, staircase, common terrace, and other areas as may be designated as common areas/facilities/amenities by the Promoter, in common with the Promoter and its contractors / workmen / employees / agents, other purchasers/occupants of premises in the Building and Future Buildings in the Sanctioned Project.

15.2. The use of Common Areas, Facilities and Amenities shall be permitted on such terms and conditions as may be decided by the Promoter, or Apex Society. The Purchaser(s) further agree to promptly bear and pay the necessary costs and taxes thereon.

Such Common Areas, Facilities and Amenities in the Project Building and the Project are an integral part of the layout for development of the Larger Property. Therefore, Promoter shall be at liberty and be entitled to give to future purchasers of apartments/units/pods in Phase Buildings and Future Buildings, by way of written agreement, any and all necessary rights to, in or on all Common Areas, Facilities and Amenities and neither the Purchaser(s) nor any person or entity on Purchaser's behalf shall, at any time claim any exclusive rights with respect to the same, nor object to or otherwise deny or restrict the use and membership of such Common Areas, Facilities and Amenities by prospective purchasers of units/apartments in the Larger Property. Nothing contained in this Agreement shall mean or be construed as permitting or entitling the Purchaser(s) to demand completion or use of such common areas, facilities and amenities that may form part of other phases of the Larger Project.

15.4. The Purchaser(s) undertake(s) to not raise any objection to or interfere with the use of the aforesaid areas by the aforesaid persons, notwithstanding that there may be any perceived or actual risks, nuisance, annoyance or inconvenience that could arise by virtue of such common use, access and entry.

15.5. Payment of Sale Consideration, Taxes, and Deposits and Charges shall entitle the Purchaser(s) to use the clubhouse being provided in the Project.

15.6. It is agreed that the clubhouse provided in the Project would be managed professionally taking into consideration the facilities provided. Purchaser(s) agrees that the maintaining and operating the clubhouse requires the appointment of experts in the field of managing and operating such facilities. Therefore, Purchaser(s) agrees that Promoter is entitled to contract with and appoint a qualified agency to run, operate and manage the clubhouse in the Project until Project Completion and for a period of 12 (twelve) months thereafter.

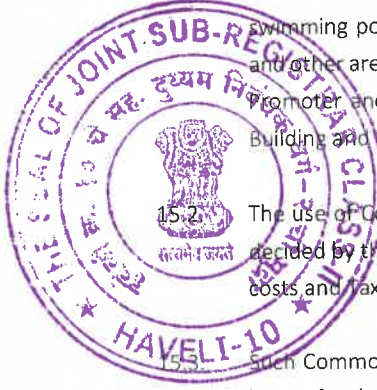
15.7. Membership of the clubhouse is available to the Purchaser(s) as long as the Purchaser(s) is and remains the registered owner of the Apartment. In the event of sale or transfer of the Apartment by the Purchaser(s) in any manner whatsoever, the transferee shall become entitled to the membership of the clubhouse and the transferor (viz., Purchaser(s) herein) shall no longer be a member of the clubhouse nor be entitled to use the Facilities and Amenities.

15.8. Use of the clubhouse by the Purchaser(s) is subject to the following terms and conditions apart from the other rules and regulation shall be in the following manner:

(a) If the Purchaser(s) is a partnership firm or any association of persons then, only such partner, or associate, or authorized representative of the firm or association of persons physically occupying the Apartment is entitled to use the clubhouse, Facilities and Amenities.

(b) If the Purchaser(s) is a public company or a private limited company under applicable law then, only the person who is the authorized occupant of the Apartment is entitled to use the clubhouse, Facilities and Amenities.

(c) If a person inherits the Apartment then, the person occupying the Apartment consequent upon such



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inheritance is entitled to membership and use of the clubhouse.

- (d) If the Apartment is co-owned, then such co-owners will be entitled to membership and use of the clubhouse.
- (e) In any other case like tenancy, lease, or license, executed and registered in accordance with applicable law, the person duly authorized to occupy the Apartment is entitled use the clubhouse.

It is also clarified that certain facilities shall have usage charges in addition to membership fees and all such usage charges shall be paid by the Purchaser(s) as and when demanded by the Promoter along with applicable Taxes thereon, or be paid to the Building Society in accordance with the rules and regulations framed in this regard.

- 15.9. The rights and entitlements of the Purchaser(s) under this Agreement are restricted to the right and entitlement to receive the Apartment, membership to the clubhouse, and use of Facilities and Amenities, subject to the terms and conditions of this Agreement.
- 15.10. The Purchaser(s) shall at no time demand partition of the Apartment or the Project Building and/or the Future Buildings and/or the Larger Property.

16. REPRESENTATIONS AND WARRANTIES OF THE PARTIES

- 16.1. The Owners, Consenting Parties and PPLLP hereby represents and warrants to the Purchaser that to the best of their knowledge and awareness:
- (a) The Owners have clear and marketable title with respect to the Larger Property subject to disclosed litigations as declared in the title report attached to this Agreement, and has the necessary rights to carry out development upon the Project Land and also has actual, physical and legal possession of the Project Land for the implementation of the Project;
- (b) The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- (c) There are no encumbrances upon the Larger Property or the Project except those disclosed in the title report;
- (d) There are no litigations pending before any Court of law with respect to the Project Land except those disclosed in the title report;
- (e) That in the event of any new litigation being instituted or where the Promoter is made aware of any existing or pending litigation in respect of the Project Land, Promoter shall disclose these litigations to the Competent Authority in accordance with the Act;
- (f) All approvals, licenses and permits issued by the competent Authorities with respect to the Project, Project Land or Project Building are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits yet to be issued by the relevant Authorities with respect to the Project, Project Land or Project Building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain in compliance with applicable laws in relation to the Project;
- (g) The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser(s) under this Agreement is prejudicially be affected;
- (h) Otherwise than the Joint Development Agreement, Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with

respect to the Project Land which will, in any manner, affect the rights of Purchaser(s) under this Agreement;



(i) Promoter confirms that Promoter is not restricted in any manner whatsoever from selling the Apartment to the Purchaser(s) in the manner contemplated in this Agreement.

16.2. Subject to the provisions of Clause 13 above, on formation of the Apex Society or at such time as the Promoter deems fit, the Promoter shall handover lawful, vacant, peaceful, physical possession of the Common Areas of all Project Building to the Apex Society.

16.3. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the Project to the competent Authorities.

16.4. To the best of Promoter's knowledge, no notice from the Government or any other Authority (including any notice for acquisition or requisition of the property) has been received or served upon the Promoter in respect of the Project Land and/or the Project except those disclosed in the title report.

16.5. The Purchaser(s) hereby represents and warrants to Promoter that:

- (a) Purchaser(s) is/are not prohibited from acquiring the Apartment and Parking Space under any applicable law or otherwise;
- (b) Purchaser(s) has/have not been declared and/or adjudged to be insolvent or bankrupt, and/or ordered to be wound up or dissolved, as the case may be;
- (c) No receiver and/or liquidator and/or official assignee or any person is appointed in the case of the Purchaser(s) or all or any of his /her/their/its assets and/or properties;
- (d) None of the Purchasers(s) assets/properties are attached and/or no notice of attachment has been received under any applicable rule, law, regulation, or statute;
- (e) no notice is or has been received from the Government of India (either Central, State or Local) and/or from any other Government abroad for his/her/their/its involvement in any money laundering or any illegal activity nor is the Purchaser(s) declared to be a proclaimed offender and/or has a warrant is issued against him/her/it/them, which warrant is still pending and unresolved;
- (f) No execution or other similar process is issued or levied against Purchaser(s) or against any of his/her/their/its assets or properties.

16.6. Promoters further covenant with Purchaser(s) that Promoter will indemnify and keep Purchaser(s) indemnified against all claims, actions, proceedings, demands, and losses which Purchaser(s) may sustain by reason of any defect in the title of Promoters to Larger Property.

17. COVENANTS OF THE PURCHASER(S)

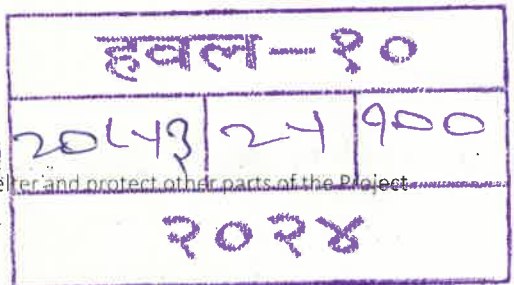
17.1. The Purchaser(s) by himself/herself/itself/themselves with intention to bind all persons into whose hands the Apartment may hereinafter come, hereby covenants with the Promoter as follows, to ensure the soundness and safety of the Building and Larger Project, for maintaining the value of the Building and Larger Project, and for ensuring that any easement in respect of any of the aforesaid remains unaffected:

- (a) Not to do or suffer to be done anything in or to the Project Building, Apartment, Common Areas, Common Amenities and Facilities which may be against the rules, regulations or bye-laws of the concerned Authority or change / alter or make addition in or to the Project Building or to the Apartment itself or any part thereof and to maintain the Apartment (including sewers, drains, pipes) and appurtenances thereto at the Purchaser(s) own cost in good repair and condition from the date on which the Purchaser(s)

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purchases the Apartment and in particular so as to support, shelter and protect other parts of the Project Building.

- (b) Not to raise any objection to the Promoter completing the construction of the Building in accordance with applicable law and this Agreement, without any interference or objection, whether prior to or subsequent to the Purchaser(s) taking possession of the Apartment.
- (c) Not to store anything in the refuge floor nor store any goods in the Apartment which are illegal, prohibited, hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the Project Building and shall not carry or cause to be carried heavy packages on the upper floors which may damage or likely to damage the Common Areas, Facilities and Amenities or any other part of the Project Building.
- (d) Not to change the user of the Purchaser's Apartment and to comply with stipulations and conditions laid down by the Promoter/its designated project manager or the Building Society with respect to the use and occupation of the Apartment.
- (e) Not to demolish or cause to be demolished, any part or all of the Purchaser's Apartment.
- (f) Not to cover or construct anything on the open spaces, garden, recreation area and/or parking spaces and/or refuge areas.
- (g) Not to make any alteration in the elevation and outside colour scheme of paint and glass of the Project Building and not cover / enclose the planters and service slabs or any of the projections from the Apartment, within the Apartment, nor chisel or in any other manner cause damage to the columns, beams, walls, slabs or RCC partition or walls, pardis or other structural members in the Apartment, nor do / cause to be done any hammering for whatsoever use on the external / dead walls of the Project Building or do any act to affect the FSI potential of the Larger Property.
- (h) Not to do or permit to be done any renovation / repair within the Apartment, otherwise than in accordance with the conditions set out and agreed upon in this Agreement.
- (i) Not to violate and to abide by all rules and regulations framed by the Promoter / its designated project manager or the agency appointed by the Promoter or by the Building Society or Apex Society, for the purpose of maintenance and up-keep of the Project, the premises comprising the Project, or in connection with any interior works, civil works, renovation, modifications, or other works that the Purchaser(s) may carry out in the Purchaser's Apartment and to generally comply with building rules, regulations and bye-laws for the time being of the concerned Authority.
- (j) Not to park at any other place in the Project and park all cars only in the car parking spaces allotted to the Purchaser(s) by the Promoter.
- (k) Not to object to the permission granted/to be granted by the Promoter to other flat purchasers for the use of their respective appurtenant spaces and the car parking spaces.
- (m) Not, in any manner whatsoever, make, install or carry out any structural alterations or changes, non-structural alterations or changes, internal masonry works, dummy flooring, changes to plumbing plan and pipes, and exercise the necessary care and diligence to ensure that drain out points of the aluminium window tracks are not obstructed or blocked in any manner whatsoever.
- 17.2. The Purchaser(s) agree and covenant to strictly adhere to the terms and conditions set out in Schedule - 10 attached to this Agreement, which conditions shall also be incorporated into the bye-laws, guidelines, rules and regulations of each Building Society.
- 17.3. The Purchaser(s) covenants that until ownership of Project Building in which the Apartment is situated is conveyed to the Building Society, the Promoter and its surveyors, agents, representatives, employees, personnel, workmen,

and other duly authorized personnel shall be entitled to enter into and upon the Project Building or any part.

17.4. The Purchaser(s) hereby covenants and agrees that the consideration agreed herein is based on the mutual negotiations between the Purchaser and the Developer, cost factors and GST input credits to the developer and market conditions as on date of the application for allotment and the Purchaser shall have no right to renegotiate on the consideration in comparison with the other purchasers and/or for whatsoever other reasons may be.

17.5. The Purchaser(s) further covenants and agrees that the Promoter shall remain the owner of all open areas, Common Areas, and Facilities and Amenities until the Larger Project is transferred to the Apex Society. Provided however that from the date of Occupation Intimation, the Promoter shall be entitled to charge Purchaser(s) such amounts as may be required for the maintenance, upkeep, repair, replacement, or insurance of the Common Areas, Facilities and Amenities. It is clarified that Promoter shall not under any circumstances be called upon or be required to pay for or carry out any maintenance, upkeep, repair, replacement, or insurance of the Common Areas, Facilities and Amenities without receiving necessary contributions and payments from Purchaser(s).

17.6. The Purchaser(s) is aware that the Promoter shall make necessary arrangements for providing water supply to the residents of the project. However, in the event of non-availability of water or insufficient water supply from PMC or such concerned Authority and if the necessary arrangement for water is required to be done from outside source either through tankers or from any other source, in such an event the Allottee shall bear all costs and expenses of water supply and the same will be part of the common maintenance charges. The Promoter shall not be liable to pay any amount towards water charges or towards expenses for procuring water and the Allottees shall not at any time demand any amounts towards the same from the Developer/ Promoter."

18. INDEMNITY

The Parties shall indemnify and keep indemnified, saved, defended and harmless each other against any or all demands, notices, claims, actions, proceedings, losses, damages, expenses, costs or other liabilities incurred or suffered by the other Party from or due to any breach by a party of any of its covenants, representations and warranties under this Agreement or due to any act, omission, default on the part of a party in complying/performing his/her/their obligations under this Agreement.

19. NOTICES

19.1. All notices to be served on any Party as contemplated by this Agreement shall be deemed to have been duly served at the respective addresses mentioned hereinabove if sent by Registered Post Acknowledgement Due ("R.P.A.D."), reputed courier service or by hand delivery or by fax, or by email to the designated address/phone number/email id (as the case may be) first mentioned.

19.2. A notice shall be deemed to have been served as follows:

- (a) if personally delivered, at the time of delivery; or
- (b) if sent by courier or R.P.A.D., upon receiving written delivery confirmation; or
- (c) if sent by fax or email, upon receiving written confirmation of receipt from the Party upon whom such notice is served.

19.3. Any Party may, from time to time, change its address provided for in this Agreement by giving to the other Party not less than 15 days prior written notice. If no such change is notified, the service on the address given in the title of this Agreement shall be address to which the notices are to be issued and such notice being issued shall be considered as being issued to the correct address, irrespective of the Party having changed its address without notifying.

20. NO GRANT

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Apartment or of the Project or of the Project Building or any part thereof. The Purchaser(s) shall have no claim, save and except in respect of the Purchaser's Apartment hereby agreed to be sold to Purchaser(s), and

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Owners and Confirming Party and Promoter

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all open spaces, parking spaces, Common Areas and Facilities and Amenities, will remain the property of the Promoter until the Sanctioned Project is transferred to the Apex Society.

21. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement, the Promoter shall not mortgage or create a charge on the Purchaser's Apartment and if any such mortgage or charge is made or created prior to the sale and purchase of the Purchaser's Apartment under this Agreement, then Promoter shall secure release of the Purchaser's Apartment from such mortgage or charge. Not with standing anything contained in any other law for the time being in force and until the Promoter secures release of the Purchaser's Apartment from the mortgage or charge, that mortgage or charge shall not affect the right and interest of the Purchaser(s) who has agreed to purchase the Purchaser's Apartment.

22. **COSTS & EXPENSES**

The Purchaser(s) shall bear and pay all the amounts and Taxes including stamp duty, registration charges and all out-of-pocket costs, charges and expenses to be incurred on all documents for sale and/or transfer of the Apartment herein and on the transaction contemplated herein. Provided however that stamp duty and registration charges with respect to this Agreement shall be borne by the Promoter.

23. **BINDING EFFECT**

23.1. Forwarding a draft of this Agreement to the Purchaser(s) shall not bind the Promoter or Purchaser(s) in any manner, way, or form, unless – firstly, the Purchaser executes this Agreement with all Annexure and Schedules, along with making payments as stipulated in the Payment Plan; and secondly, presents himself/herself/itself/themselves/ or their duly authorized power of attorney holder for registration of this Agreement at the office of the relevant Sub- Registrar on the date intimated by the Promoter.

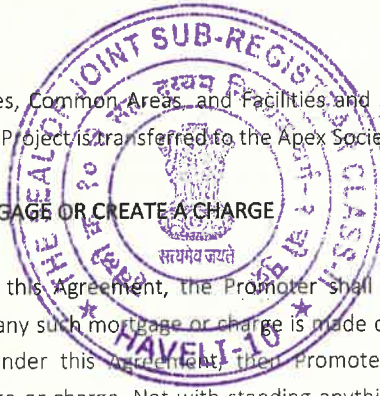
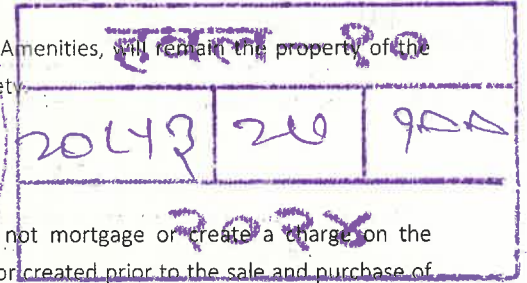
23.2. If the Purchaser(s) fails to present himself/herself/itself/themselves/ or their duly authorized power of attorney holder for registration on the date specified, the Promoter shall nevertheless be entitled to present this Agreement for registration in accordance with applicable law.

23.3. The Promoter shall, in such an event, serve a written notice on the Purchaser(s) requiring the Purchaser(s) to present himself/herself/itself/themselves/ or their duly authorized power of attorney holder for registration of this Agreement within 15 (fifteen) days failing which the application of the Purchaser(s) shall be treated as cancelled and all sums deposited by the Purchaser(s) in connection therewith including the booking amount shall be returned to the Purchaser(s) without any interest or compensation, subject to the Promoters right to withhold an amount of ₹ 100,000 (Rupees One Lakh Only) on account of costs and expenses already incurred by the Promoter in relation to the registration of this Agreement. Any repayment herein shall only be processed consequent upon the Purchaser(s) executing all necessary deeds, documents, agreements and undertakings for cancellation of registration of this Agreement.

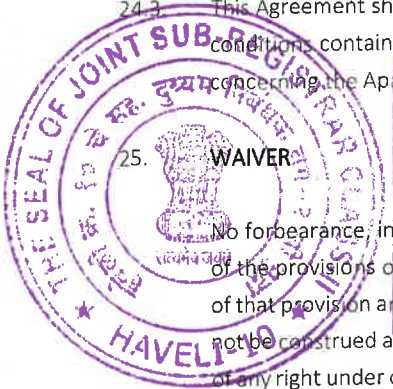
24. **ENTIRE AGREEMENT**

24.1. This Agreement, together with the signed cost sheet, booking form, and allotment letter constitutes the entire agreement between the Parties and supersedes other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made by the Promoter, any agent, employee or representative of the Promoter or any other person.

24.2. The model flat, if constructed by the Promoter, and all furniture, items, electronic goods, and amenities displayed therein, and any marketing material including sales brochures, models, photographs, videos, illustrations, and walk through provided to the Purchaser(s) or made available for the Purchaser(s) viewing are representational and indicative and do not constitute, nor be interpreted as, a representation or warranty or declaration by the Promoter or any of its agents/employees/representatives and the Purchaser(s) shall not be entitled to make any claim upon the Promoter with respect to any item/component/facet that is not specifically agreed to be provided by the Promoter to the Purchaser(s) under this Agreement.



24.3 This Agreement shall form the only binding agreement between the Parties hereto subject only to the terms and conditions contained herein and this Agreement fully supersedes and replaces any previous agreements, if any, concerning the Apartment.



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25. **WAIVER**

No forbearance, indulgence or relaxation or inaction by the Promoter at any time to require performance of any of the provisions of these presents shall in any way affect, diminish or prejudice its rights to require performance of that provision and any waiver or acquiescence by it of any breach of any of the provisions of these presents shall not be construed as a waiver or acquiescence of any continuing or succeeding breach of such provisions or a waiver of any right under or arising out of these presents, or acquiescence to or recognition of rights and/or position other than as expressly stipulated in these presents.

26. **RIGHT TO AMEND**

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

27. **SEVERABILITY**

If any clause or part thereof of this Agreement is held / ruled illegal by any court of competent jurisdiction, or unenforceable under present or future laws, then it is the intention of the Parties that the remainder of this Agreement, shall not be affected, and shall remain valid, subsisting and binding on the Promoter and the Purchaser(s) and their respective rights and obligations shall continue as if the Agreement did not contain such clause which is held / ruled illegal or invalid.

28. **FURTHER ASSURANCES**

- 28.1. It is clearly understood and agreed that Promoter may develop and construct Future Buildings after obtaining due approvals from all the concerned Authorities and the Purchaser(s) shall not object for such constructions or development. In case the Promoter requires Purchaser(s) consent for any such approvals, the Purchaser shall give such consent promptly, enabling Promoter to complete the Larger Project.
- 28.2. Purchaser(s) is also aware that the Sanctioned Plan is only a partial and provisional sanction and Promoter may apply for and obtain necessary approvals to build additional floors in some building located in and on the Larger Property.
- 28.3. Promoter may, at its sole discretion, initiate construction of podium level and building up to stilt floors of the Larger Project as part of the Project. 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.

29. **GOVERNING LAW & DISPUTE RESOLUTION**

- 29.1. This Agreement and all matters connected therewith shall be governed by Indian law and specifically applicable law in the State of Maharashtra. This Agreement shall be subject to the exclusive jurisdiction of the Courts at Pune, Maharashtra.
- 29.2. Any dispute between Parties shall be settled amicably within a period 30 (thirty) days, unless the Parties agree upon a longer period for resolution of their dispute. In the event the Parties fail to settle their dispute amicably, either Party shall be entitled to refer the dispute to the Competent Authority, for resolution in accordance with the provisions of RERA and Rules thereunder.

Owners and Confirming Party and Promoter

Purchaser



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IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement on the day first above written

SIGNED AND DELIVERED by
 "Promoter"

through its Authorized Signatory
 Mr.Prem Chand Naidu

SIGNED AND DELIVERED by
 "Owner 1"

through its POA Holder Pune Projects LLP

SIGNED AND DELIVERED by
 "Owner 2"

through its POA Holder Pune Projects LLP

SIGNED AND DELIVERED by
 "First Consenting Party"

through its POA Holder Pune Projects LLP

SIGNED AND DELIVERED by
 "Second Consenting Party"

through its POA Holder Pune Projects LLP

SIGNED AND DELIVERED by
 the "Purchaser(s)"

[Handwritten signature of Mr. Satish Tukaram Sutar]

Mr.Satish Tukaram Sutar



[Handwritten signature of Mrs. Pranita Satish Sutar]

Mrs.Pranita Satish Sutar



Witness:-

1) Akshay Sutar
 Vikhroli, Mumbai - 400083

2) Sehra Ramare
 Ramare, Pune

[Handwritten signature of Akshay Sutar]

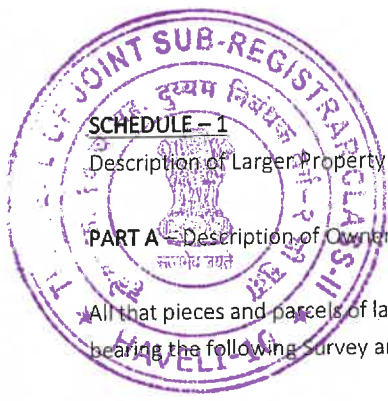
[Handwritten signature of Sehra Ramare]

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Owners and Confirming Party and Promoter

[Handwritten signature of the Purchaser]

Purchaser



SCHEDULE - 1

Description of Larger Property

PART A - Description of Owner 1 Plots

All that pieces and parcels of lands situate, lying and being at Village Mundhwa, Taluk Haveli Pune City and District Pune and bearing the following Survey and their Hissa numbers:

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Sl. No.	Survey No.	Hissa No.	Area (in ares)	Approx. Area (in sqm)
1.	9 to 14	1/39	79	7900
2.	9 to 14	1/42	79	7900
3.	9 to 14	1/43	79	7900
4.	9 to 14	1/45	79	7900
5.	9 to 14	1/46	79	7900
TOTAL			395	39500.00

PART B - Description of Owner 2 Plots

All that pieces and parcels of lands situate, lying and being at Village Mundhwa, Taluk Haveli, Pune City and District Pune and bearing the following Survey and their Hissa numbers:

Sl. No.	Survey No.	Hissa No.	Area (in ares)	Approx. Area (in sqm)
1.	9 to 14	1/37	79	7900
2.	9 to 14	1/38	79	7900
3.	9 to 14	1/40	79	7900
4.	9 to 14	1/41	79	7900
5.	9 to 14	1/44	79	7900
TOTAL			395	39500.00

PART C - Description of Larger Property

All that pieces and parcels of lands situate, lying and being at Village Mundhwa, Taluk Pune City and District Pune and bearing the following Survey and their Hissa numbers in all measuring 79115.95 Sq. Meters and 79000 Sq. Meters as per 7/12 records:

Sl. No.	Survey No.	Hissa No.	Area (in ares)	Approx. Area (in sqm)
1.	9 to 14	1/37	79	7900
2.	9 to 14	1/38	79	7900
3.	9 to 14	1/39	79	7900
4.	9 to 14	1/40	79	7900
5.	9 to 14	1/41	79	7900
6.	9 to 14	1/42	79	7900
7.	9 to 14	1/43	79	7900
8.	9 to 14	1/44	79	7900
9.	9 to 14	1/45	79	7900
10.	9 to 14	1/46	79	7900
TOTAL			790	79000.00

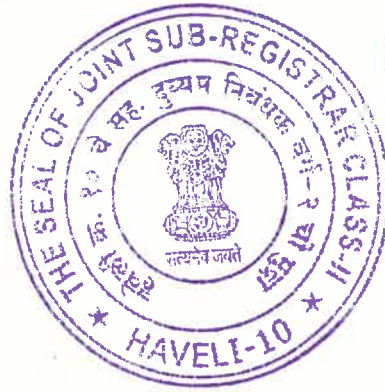
Owners and Confirming Party and Promoter

Purchaser

SCHEDULE - 2

Description & Layout of Purchaser's Apartment

A 2BHK Apartment bearing No. **B11-1604** on the **16th** Floor of **Building - 11** of the Project having a Carpet Area of **53.39** square meters., which includes enclosed balcony measuring approximately **0** square meters, and exclusive balcony and/or terrace area measuring approximately **8.77** square meters, along with **1 Covered** Parking Space(s) bearing No. **B11-1604**.



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Owners and Confirming Party and Promoter

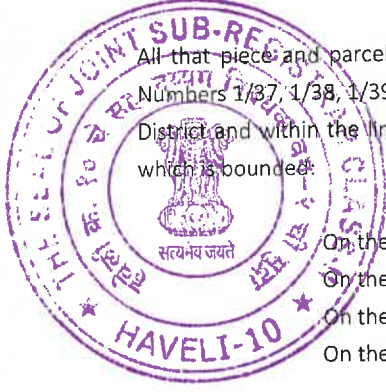
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Purchaser

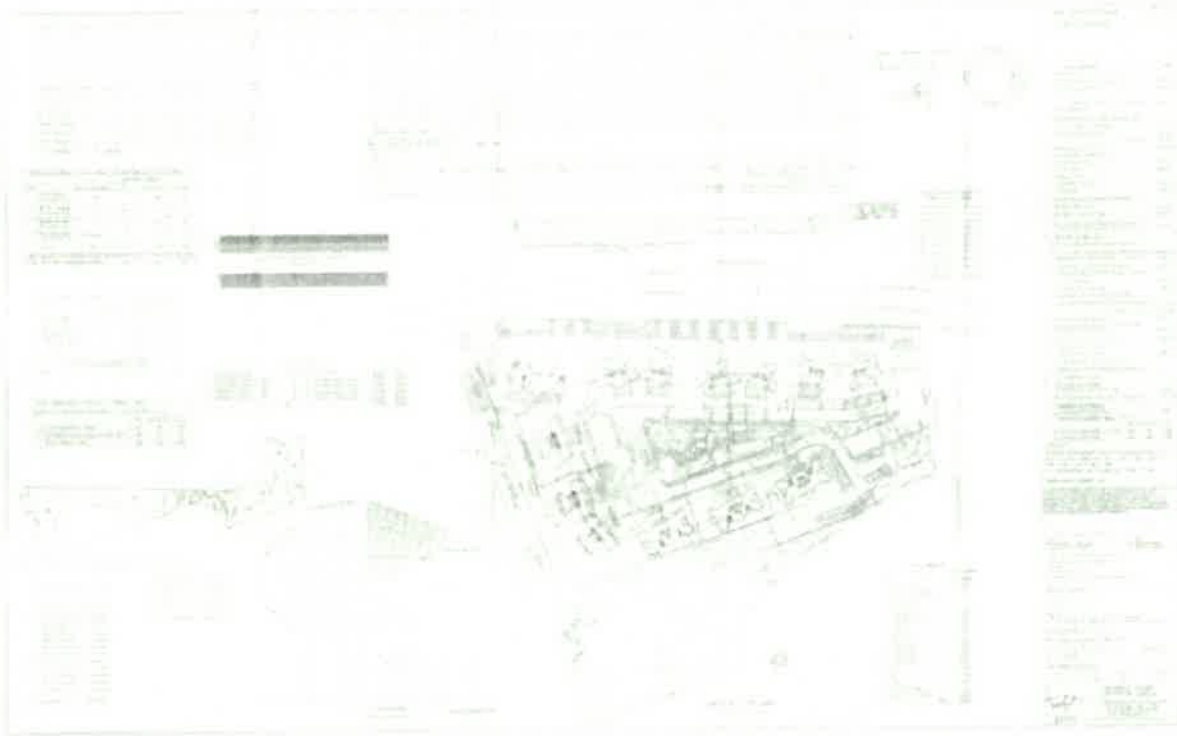
SCHEDULE – 3

Sanctioned Plan



All that piece and parcel of the land admeasuring 79000.00 square meters located at Survey Numbers 9 to 14, Hissa Numbers 1/37, 1/38, 1/39, 1/40, 1/41, 1/42, 1/43, 1/44, 1/45, and 1/46 situated in village Mundhawa, Taluka Haveli, Pune District and within the limits of Pune Municipal Corporation and the Registration District Pune, Sub-Registrar, Haveli and which is bounded:

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On the East by	: Survey No. 9 to 14 (P)	
On the West by	: Road	
On the North by	: Mula Mutha River	
On the South by	: Survey No. 9 to 14 (P), 1/48	



SCHEDULE – 4

Specifications

1. The specifications, facilities and amenities listed in this Schedule are provided in the Sanctioned Project. Purchaser(s) agree and accept that:
 - (a) all decisions in relation to the exact specification of equipment and facilities being provided, including but not limited to brand names, cost, dimensions, quality, and quantity will be determined by Promoter, at its sole and absolute discretion, at the appropriate time;
 - (b) The obligations of Promoter hereunder is to provide usable equipment.
 - (c) Promoter makes no promises, assurances or warranties in relation to the equipment provided and that all equipment, materials and services provided as part of Facilities and Amenities will be purchased from third party suppliers on such terms and conditions as the third party suppliers normally provide such equipment, materials, or services;
 - (d) All Facilities and Amenities are provided on an "as is" basis and are expressly and specifically excluded from the Promoters obligations under this Agreement.
 - (e) the maintenance, management and operation all Facilities and Amenities shall be the responsibility of such agency as the Promoter may have appointed for this purpose or the Building Societies or Apex Society as the case may be and Promoter shall not be liable for the failure of or defects in the equipment,

Owners and Confirming Party and Promoter

Purchaser

materials or services provided herein.

2. Purchaser(s) agrees that his/her/its/their use of the clubhouse and Facilities and Amenities are subject to the terms and conditions contained in the Agreement and/or rules, regulations or guidelines enacted by the Promoter, Building Societies or Apex Society for this purpose.
3. Elevators provided by the Promoter in Project Building (specifications, brands, quality, costs and other details to be decided by Promoter at its discretion) will be automatic lifts/elevators with automatic rescue device (if feasible), emergency call facility to security cabin (if feasible), back-up:
4. Intercom point (EPABX) connected to security in the living room or dining room of the Apartment. Specifications, line capacity, brands, quality, costs and other details to be decided by Promoter at its discretion at the relevant time.
5. Subject to the conditions set out in paragraph 1 above, the Promoter agrees to provide the following amenities:
 - (a) Pool table – 2 nos. (Cue sticks, chalk, scoreboard and accessories not included)
 - (b) Squash court – 1 nos. (Racquets, balls, grips, and other accessories not included)
 - (c) Card game tables - 4 nos. (Cards, chips, chairs, and other accessories not included)
 - (d) Gym – 6 Treadmills,
4 stationary exercise cycles (cycling shoes and other accessories not included),
3 bench presses (bars, weights, plates, grips, and other accessories not included)
1 multi station gym (number of stations as determined by Promoter)
Dumbbells (number, quantity and quality as determined by Promoter)
Weights (number, quantity and quality as determined by Promoter)
Mats (number, quantity and quality as determined by Promoter)
 - (e) Yoga area and/or Aerobics area (flooring and fit-out as determined by Promoter)
6. Additional facilities as may be provided by the Promoter at its discretion (specifications, brands, quality, cost, colour, and other details to be decided by Promoter at its discretion)

PURAVANKARA LIMITED
EMERALD BAY - SPECIFICATIONS - NOVEMBER 2020 - RD

1. STRUCTURE

1.1. RCC framed Structure Seismic zone IV as per NBC
1.2. Parking : basement/Plaza/covered/Outside
1.3. Terrace Floors to have up/down
1.4. Staircases & lifts in each block connected to


2. FINISHES

2.1. FLOORING

2.1.1. Basement floor /Stair floor lobbies
Passages leading to the lifts & Staircase
2.1.2. Typical Floor lobbies
2.1.3. Living/Dining/Foyer/All other bedrooms/Kitchen
2.1.4. Master Bed room
2.1.5. Balcony/ Utility/Terrace
2.1.6. Toilets
2.1.7. Staircase

2.2. WALLS

2.2.1. All internal Apartment walls
2.2.2. Kitchen
2.2.3. Toilets



THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
BANGALORE
2020

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CJ
C.J. Batasubramanya
President - Design

D
Dharmesh Shakti
Executive V.P. - Sales

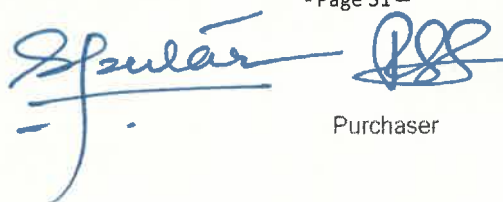
S
Sanjay Sharma
President - Technical

A
Ajayesh Kapoor
Chief Operating Officer

N
Nani Choksey
Vice Chairman




Owners and Confirming Party and Promoter



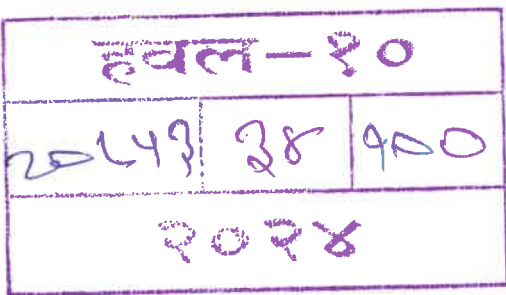
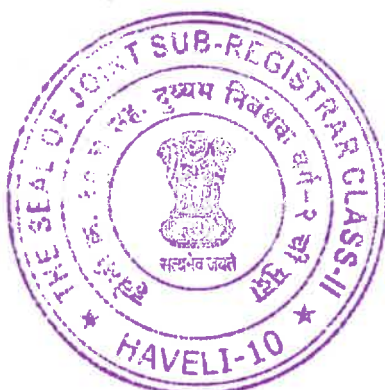
Purchaser

2.2.4.	Lift wall cladding	:	Granite/Vitrified Tiles as per architect's design
2.2.5.	Exterior Facade of Building	:	Painted with external grade/ Emulsion Paint & textured paint in Selective Places as per Architect's design.
2.3. CEILING			
2.3.1.	All Internal Ceiling of Apartments	:	Plaster/Plasterboard with textured & painted in Emulsion
2.3.2.	Ceilings	:	Modular Grid False Ceiling
2.3.3.	Entrance Lobby	:	Modular Grid/GYP Board false ceiling
2.4. HANDRAILS			
2.4.1.	Staircases	:	MS Railings as per Architect's design
2.4.2.	Balcony/Terrace	:	Cast iron/MS Railings as per Architect's design
2.4.3.	Utility	:	Black work/ RCC as per Architect's design
3. FIXTURES & FITTINGS			
3.1. DOORS			
3.1.1.	Main door	:	FRAME: Hard wood / Engineered door Frame SHUTTER: Engineered shutter with veneer finish on both sides, with lock handle & Security eye
3.1.2.	Bedroom Doors	:	FRAME: Hard wood / Engineered door Frame SHUTTER: Engineered shutter with laminate on both sides, with lock & handle
3.1.3.	Toilet Doors	:	FRAME: Hard wood / Engineered door frame SHUTTER: Engineered shutter with laminate on both sides, with lock handle & lock
3.1.4.	Living/Dining to Terrace, Balcony BP to Terrace/Balcony Doors	:	2.5 track glazed UPVC/ Aluminium frames with sliding hinged shutters with multiple mesh 2.5 track glazed UPVC/ Aluminium frames with sliding hinged shutters with multiple mesh

 CJ Balasubramanya, President - Design
 Dhruv Shah, Executive V.P. - Sales
 Sanjay Sharma, President - Technical
 Anil Kapoor, Chief Operating Officer
 Nani Choksey, Vice Chairman

	Kitchen to Utility door	:	2.5 track glazed UPVC/ Aluminium frames with sliding hinged shutters with multiple mesh
3.2. WINDOWS & VENTILATORS			
3.2.1.	Windows	:	Glazed 2.5 track with mosquito mesh UPVC/ Aluminium frames with sliding hinged shutters with safety bars
3.2.2.	Ventilators	:	Glazed UPVC/ Aluminium frames with Louvered finished fixed shutters with mosquito fly & insect fan.
3.3. PLUMBING / SANITARY FITTINGS			
3.3.1.	All Sanitary & Plumbing Fixtures	:	As per ANNEXURE I
3.4. ELECTRICAL WORKS			
3.4.1.	General Electrical works	:	Identified cables, wiring through PVC Coated, concealed in wall & ceiling with Good quality modular switches and sockets
3.4.2.	DG - POWER BACK UP	:	100% Back up for common area lighting, comp, lift & fire services based on load and Diversity factors. DG Backup for Residential units. Post: KW - 1 B-KW, 2B-KW, 3B-KW
3.4.3.	ELEVATORS	:	Elevators with AUTOMATIC RESCUE DEVICE (ARD) With emergency and Facility to Security cabin with Backup (Capacity - as per Design)
3.5. OTHER SERVICES / INFRASTRUCTURE			
3.5.1.	Services	:	SH, WTP & DWD as per Requirements
3.5.2.	Intercom point	:	Living / Dining of each app from centralised Security

 CJ Balasubramanya, President - Design
 Dhruv Shah, Executive V.P. - Sales
 Sanjay Sharma, President - Technical
 Anil Kapoor, Chief Operating Officer
 Nani Choksey, Vice Chairman



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PURAVANKARA LIMITED
EMERALD BAY - SPECIFICATIONS - NOVEMBER 2020 - R0

ANNEXURE 1 - PLUMBING / SANITARY FITTINGS

<p>TOILET IN MASTER BED ROOM</p> <ul style="list-style-type: none"> EW/C Wash basin Provisors Floor trap <p>OTHER TOILETS</p> <ul style="list-style-type: none"> EW/C Wash basin Provisors Floor trap <p>POWDER ROOM</p> <ul style="list-style-type: none"> EW/C Wash basin Floor trap <p>KITCHEN</p> <ul style="list-style-type: none"> SS Sink <p>UTILITY</p> <ul style="list-style-type: none"> CP Fittings Floor trap 	<ul style="list-style-type: none"> White colored, W/C mounted with seat cover, cistern flush valve, health faucet White colored, W/C mounted, wash basin with pedestal / bottle trap, floor trap Provision for geyser, electrical & plumbing lines Floor trap with cockroach trap White colored, W/C mounted, EW/C with seat cover, cistern flush valve, health faucet Wash basin with pedestal / bottle trap, floor trap Provision for geyser, electrical & plumbing lines Floor trap with cockroach trap White colored, W/C mounted, EW/C with seat cover, cistern flush valve, health faucet Wash basin with pedestal / bottle trap, floor trap Floor trap with cockroach trap SS Sink, Single bowl, Single Drainboard, Sink Mixer and Provision for water boiler & Instant Geyser (Electrical & Plumbing lines) 2 way backcock for Washing machine (Electrical & Plumbing lines) Floor trap with cockroach trap
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 C.J. Balasubramanya President - Design	 Dharmesh Shah Executive V.P. - Sales	 Sanjay Sharma President - Technical	 Anand Kapsor Chief Operating Officer	 Hari Chaksey Vice Chairman
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PURAVANKARA LIMITED
EMERALD BAY - SPECIFICATIONS - NOVEMBER 2020 - R0

PURAVANKARA

ANNEXURE 3 - AMENITIES FOR ALL PHASES

<p>➤ Amenities of Club house</p> <ul style="list-style-type: none"> • Pool table - Two nos • Squash court - one no • Table game tables - 4 nos • Gym - 6 nos fitness mill, 4 no's exercise bike and bench press one multi station & dumbbells weights and mats • Yoga Aerobics 	<p>➤ Amenity in landscape :</p> <ul style="list-style-type: none"> • Fan feeding desk • Yoga deck • Golf practice green with ASTRO TURF and hole • Children's play area • Tennis table court • H.P. Basketball court • Multi play court Tennis/Netball/Badminton • Netball - Cricket practice area • Jogging track • Meditation • Swimming 	<p>➤ Amenity in Landscape :</p> <ul style="list-style-type: none"> • Aave pool • Swimming pool • Prose deck pool • Beach volleyball court • Meditation deck • Basketball court • Netball • Cricket • Multi play
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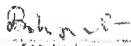
 C.J. Balasubramanya President - Design	 Dharmesh Shah Executive V.P. - Sales	 Sanjay Sharma President - Technical	 Anand Kapsor Chief Operating Officer	 Hari Chaksey Vice Chairman
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Owners and Confirming Party and Promoter

Purchaser

DISCLAIMER IN SPECIFICATIONS

1. Amenities/specifications pertaining to balcony/terrace and/or utility (including but not limited to flooring, fixtures, MS-35 railings, block work, etc.) are applicable exclusively to apartments with balcony/terrace and/or utility. Apartments/units not designed with a specific utility area are not equipped with any amenities related to utility. Apartments/Units not designed with balcony/terrace will not have any amenities/specifications related to balcony/terrace.
2. Amenities/specifications pertaining to the kitchen, including but not limited to flooring, fixtures, electrical and/or plumbing lines, granite slab/platform and all other amenities/facilities/provisions specific to the kitchen and kitchen area are applicable exclusively to apartments with kitchen.
3. In the event of any contradictory conflicts between the Agreement for Sale and this specifications document, the provisions of the Agreement for Sale shall prevail and be final and binding.
4. The specifications enclosed here are to be read along with the relevant UNIT Application form.


C J Balasubramanya
President - Design


Dharmesh Shah
Executive V.P. - Sales


Sanjay Sharma
President - Technical


Abhishek Kapoor
Chief Operating Officer


Nani Chaksey
Vice Chairman



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SCHEDULE – 5

Payment Plan Sl. No.	Activity Name	Milestone %	Amount in ₹
1	Booking Amount		500000
2	10 days from the date of booking (minus booking amount)	9.5	133820
3	On Registration (5.5% Plus Stamp duty, Registration, legal charges & GST)	5.5	366949
4	On Completion of Excavation of the building or block/wing in which the said flat is located	10	667179
5	On completion of Plinth of the building or block/wing in which the said flat is located	5	333590
6	On Completion of 3rd Floor of the building or block/wing in which the said flat is located	5	333590
7	On Completion of 6th Floor of the building or block/wing in which the said flat is located	5	333590
8	On Completion of 9 th Floor of the building or block/wing in which the said flat is located	5	333590
9	On Completion of 12th Floor of the building or block/wing in which the said flat is located	5	333590
10	On Completion of 15th Floor of the building or block/wing in which the said flat is located	5	333590
11	On Completion of 18th Floor of the building or block/wing in which the said flat is located	2.5	166795
12	On Completion of 21st Floor of the building or block/wing in which the said flat is located	2.5	166795
13	On Completion of 24th Floor of the building or block/wing in which the said flat is located	2.5	166795
14	On Completion of 27th Floor of the building or block/wing in which the said flat is located	2.5	166795
15	On completion of Final Slab including podiums and slits of the building or block/wing in which the said flat is located	5	333590
16	On Completion of Walls of the building or block/wing in Purchaser's Flat	5	333590
17	Completion of internal Plumbing in Purchaser's Flat	5	333590
18	Completion of Flooring in Purchase's Flat	5	333590
19	Installation of external Windows in Purchaser's Flat	5	333590
20	Completion of erection of lifts in the building in which the said flat is located	5	333590
21	At the time of handing over the possession of the flat to the flat Purchaser on or after receipt of occupation certificate	5	333590
	Total	100	6671794

*Demands will be raised as and when work is completed and the activities listed above are not in chronological order. It is possible that 2 or more demands may be raised simultaneously or in quick succession on account of completion of relevant activity.

SCHEDULE – 6

Deposits & Charges

No.	Particulars	Amount (₹)
1	Infrastructure charges	₹ 144524/- + applicable GST
2	Electricity, Water, Sewage & related charges, Deposits & Expenses, Other outgoings	At actuals to be paid to Promoter + applicable GST
3	Gas Connection deposits / Charges (if applicable)	At actuals to be paid to Promoter + applicable GST
4	Legal Charges	₹ 20,500/- + applicable GST (for 2/3 BHK)
5	Formation and Registration of Society	Payable on demand

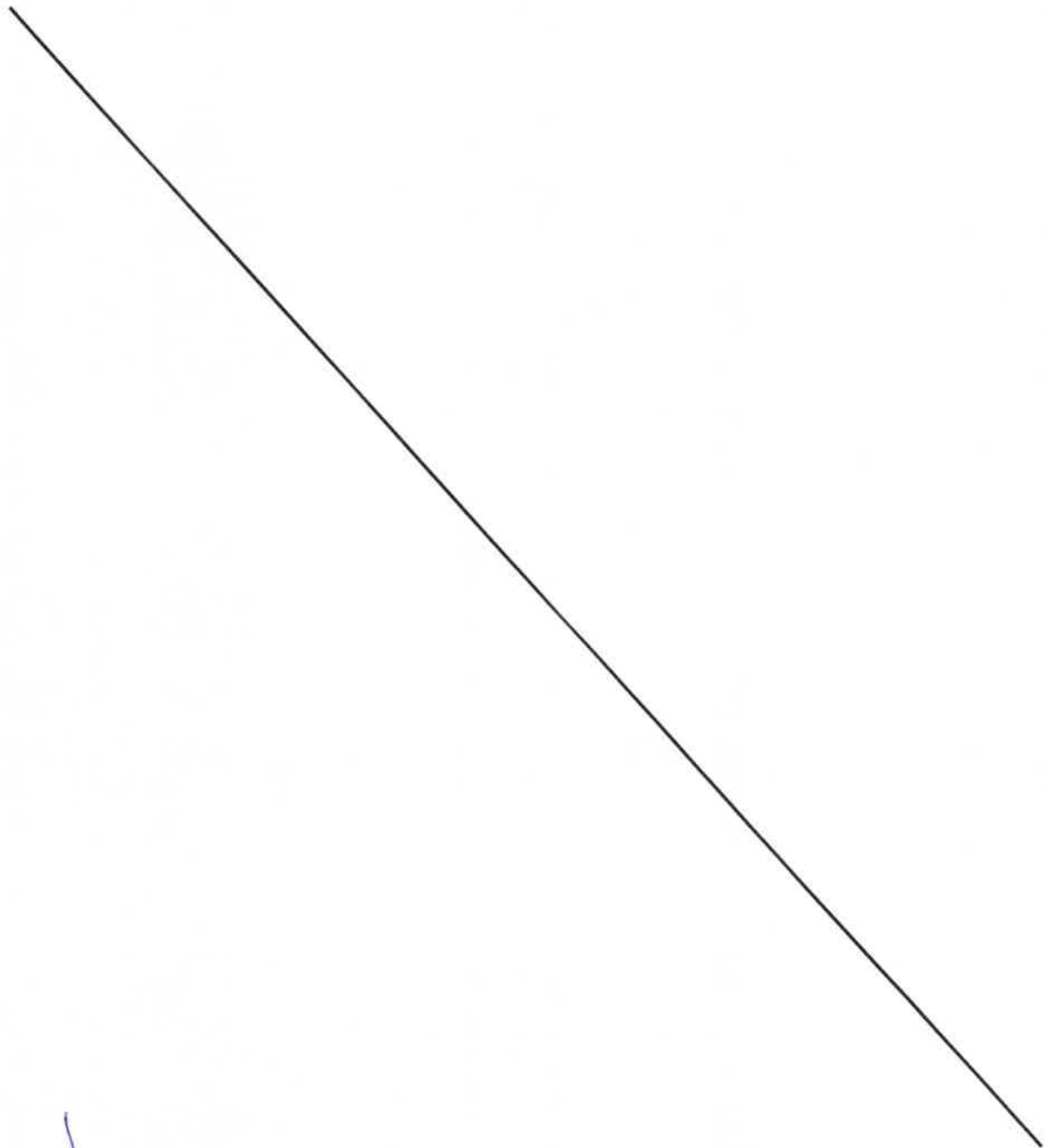
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No.	Particulars	Amount (₹)
1	Share Application Charges	Payable on Demand
2	Corpus Fund	₹ 20,000/- + applicable GST
3	Maintenance charges along with 15% service charges of the Promoter	₹ 1,50,000/- + applicable GST (for 2 BHK Comfort)
		₹ 1,50,000/- + applicable GST (for 2 BHK Grand)
		₹ 1,75,000/- + applicable GST (for 3 BHK Comfort)
		₹ 2,00,000/- + applicable GST (for 3 BHK Grand)
4	Municipal Taxes and Outgoings	As applicable



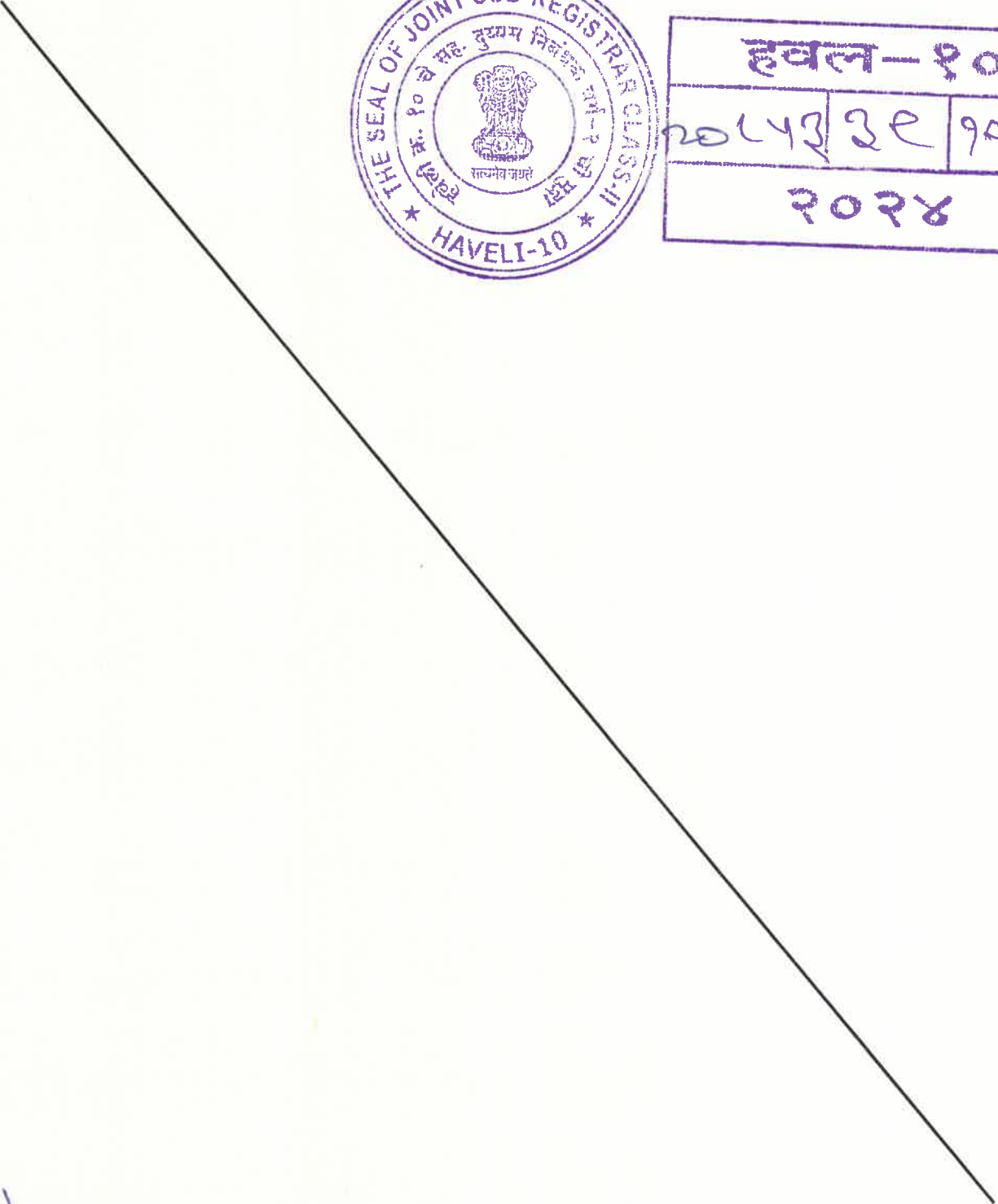
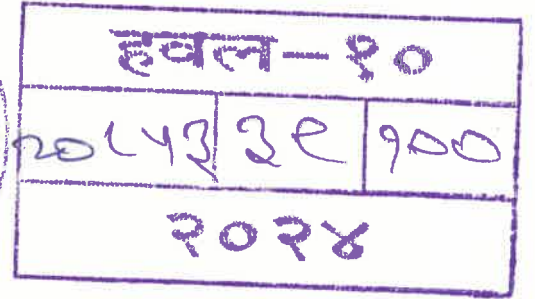
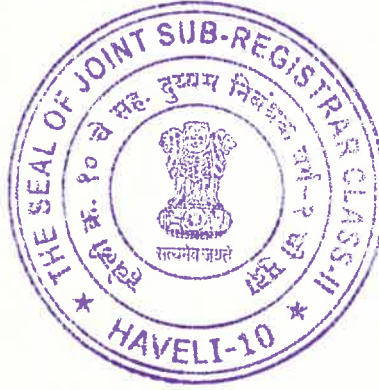
Owners and Confirming Party and Promoter

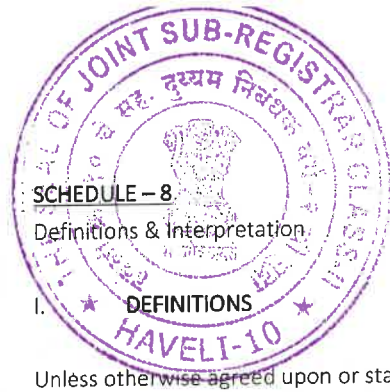
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SCHEDULE - 7

RERA Account Details

Sl. No.	HEADING	DETAILS
1	Account Name	Pune Projects LLP- Emerald Bay (B11) Master Collection Escrow account
2	Account Number	251002221264
3	Name of Bank	INDUSIND Bank Limited, Ground Floor, Centenary Building, No.28, M.G. Road, Bangalore - 560 001.
4	IFSC	INDB0000008
5	Swift Code	INDBINBBGM
6	MICR	560234001
7	Branch Name	M.G. Road





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Unless otherwise agreed upon or stated to the contrary in the Agreement:

1. **"Agreement"** shall mean this agreement for sale between the Owners, Consenting Parties, and the Promoter for the sale and purchase of the Apartment.
2. **"Apartment"** shall mean a dwelling unit, flat, premises, tenement, unit or by any other name called, being a separate and self-contained part of any immovable property located in the Project and intended to be used for any residential purposes in accordance with the terms and conditions of this Agreement.
3. **"Apex Society"** shall mean all Building Societies amalgamated and registered under the Maharashtra Cooperative Societies Act, 1960 and rules framed thereunder
4. **"Architect"** shall mean such person or association of individuals registered as an architect under the provisions of the Architects Act, 1972.
5. **"Authority"** shall mean any governmental authority, department, agency, instrumentality, section, board, corporation, office, unit or bureau of the Central Government or State Government and includes all local authorities, agencies, corporations including municipal corporations, municipal authorities, town planning councils, committees, panchayats, village accountants, revenue authorities, sub-registrars, development authorities or commissions, constituted under applicable law and vested with authority in matters relating to land, property and development thereon.
6. **"Building Society"** or **"Building Societies"** shall mean the cooperative society or cooperative societies, described in Clause 11.2 of this Agreement, registered under the Maharashtra Cooperative Societies Act, 1960 and rules enacted thereunder.
7. **"Carpet Area"** shall mean the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Purchaser, or verandah area and exclusive open terrace area appurtenant to the Apartment for exclusive use of the Purchaser, but includes the area covered by the internal partition walls of the Apartment.
8. **"Common Amenities and Facilities"** shall mean such facilities and amenities as the Promoter has agreed to complete and deliver, details of which are set out in **Schedule - 4** attached to this Agreement.
9. **"Common Areas"** shall mean the land comprising the Project including within it, staircases, lifts, staircase and lift lobbies, fire escapes, common entrances and exits of buildings, common basements excluding parking spaces sold to Purchaser, terraces, parks, play areas, open parking areas and common storage spaces, premises for lodging of persons employed for management of the Project including accommodation for security personnel; installations of central services such as electricity, gas, water, sanitation, air-conditioning, incinerators, systems for water conservation and renewable energy, water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use, community and commercial facilities designated as common areas, and other portions of Phase - 2 of the Project as may be necessary for the maintenance and safety of the Common Areas, but excluding portions of the Larger Property not registered as part of the Project.
10. **"Competent Authority"** shall mean the Real Estate Regulatory Authority constituted by the Government of Maharashtra under the provisions of RERA and rules enacted thereunder, as may be amended from time to time.
11. **"Designated Account"** shall mean the account set out in Schedule - 7, or such other other account as the Promoter may designate from time to time.



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12. "Development" shall mean the development, construction and completion of the Project, including completion of the Facilities and Amenities as set out in this Agreement.
13. "Deposits and Charges" shall mean all amounts payable, details of which are set out in Schedule - 6, by the Purchaser(s) to the Promoter and/or Building Society and/or Apex Society including but not limited to all deposits and/or charges levied (whether prospectively or retrospectively) by an Authority, private or governmental supplier for supply of electricity; water charges and/or any other amenity or facility and/or additional fire safety measures or outgoings of any nature,
14. "Joint Development Agreement" shall mean the agreement dated 21.11.2014 between the Owners, Consenting Parties, and Promoter, registered at the office of the Sub-Registrar of Assurances, at serial number 9190 of 2014.
15. "Larger Property" shall mean all that land and immovable property belonging to the Owners.
16. "Occupancy Certificate" shall mean the occupancy certificate, not including a Part O.C, or such other certificate by whatever name called, issued by the relevant Authority within whose jurisdiction the Sanctioned Project lies, permitting occupation of any building, tower, apartment, or complex as provided under local laws; and which building, tower, apartment, or complex has provision for civic infrastructure such as water, sanitation, and electricity in accordance with local law.
17. "Parking Space" shall mean, if sold and purchased under this Agreement, an area as approved by a Authority and as per applicable development control regulations, sold to a Purchaser(s) for parking of one or more vehicles, excluding motorized two-wheelers and cycles, which space or contiguous spaces may be located in the basements, stilt levels, podium levels, or space provided by mechanized parking arrangements or such other area as may be designated as parking spaces and approved by the Authorities, but shall not include a garage and/or open parking spaces.
18. "Party" or "Parties" shall mean Owner 1, Owner 2, First Consenting Party, Second Consenting Party, Promoter, or Purchaser referred to individually or collectively, as the context may require.
19. "Payment Plan" shall mean the schedule for payments to be made by the Purchaser, details of which are set out in Schedule - 5 attached to this Agreement.
20. "Permissible Deviation" shall mean the allowed variance, as stated in Clause 7, between the Carpet Area as stated in this Agreement and the final Carpet Area as measured immediately prior to handing over possession of the Apartment to the Purchaser, which deviation shall not exceed 3% (three percent) of the Carpet Area stated herein.
21. "Possession Intimation" shall mean the written intimation issued by Promoter to Purchaser(s) in accordance with Clause 10.1 of this Agreement.
22. "Project" or "Building" shall mean the development, construction and completion of Emerald Bay (Building 03) comprising residential apartments.
23. "Possession Date" shall mean such date as has been submitted to the Competent Authority at the time of registration of the Project, or as specifically stated in Clause 10.1, unless extended with the prior approval of the Competent Authority.
24. "RERA" shall mean the Real Estate (Regulation and Development) Act, 2016 and Rules.
25. "Rules" shall mean all rules notified by the Government of Maharashtra from time to time, in exercise of its power under Section 84 of the Real Estate (Regulation and Development) Act, 2016.
26. "Sanctioned Plan" shall mean the provisionally approved site plan, building plan, service plan, covered parking and circulation plan, landscape plan, layout plan, zoning plan, and such other plan to the extent applicable to the Project; and shall include structural designs if applicable, Project permissions granted by a relevant Authority and

such other permissions as may be approved and/or granted by the relevant Authority prior to the commencement of the Project.

27. "Sanctioned Project" shall; (i) the completion of development of the last wing of the last building in the project being developed on the Larger Property as a whole; and (ii) completion of development and construction activities of all Common areas, commercial areas, services, facilities, amenities and all other works on the Larger Property; and (iv) sale of the last of the apartments/units/shops developed on the Larger Property; and (iii) the amalgamation any adjoining properties into the Larger Property, whichever is later, in accordance with plans sanctioned by an Authority.

28. "Sale Consideration" shall mean the amount as stated in Clause 4.1 of this Agreement that the Purchaser has agreed to pay to the Promoter for the Apartment, including but not limited to the price of land, construction of the Project, internal development charges, external development charges, taxes, cost of provisioning and providing all Facilities and Amenities in the Project but excluding GST, stamp duty, registration charges, Taxes, and other amounts as may be applicable thereon.

29. "Taxes" shall mean all applicable amounts payable to or levied on account of taxes, charges, tolls, tariffs, assessments, duties, levies, cesses, surcharges, impositions, fees or other amounts payable to any Authority including but not limited to service tax, value added taxes, goods and services tax, other indirect taxes thereon, whether payable now or as may become payable in the future, under this Agreement and in relation to the transaction of sale and purchase of the Apartment.

30. "Warranty Exceptions" shall mean all the fixtures, fittings and items listed in Schedule – 9 attached to this Agreement and located in the Apartment, Common Areas, Facilities and Amenities, Project Building, or otherwise located anywhere on the Project, which are excluded from the provisions of Clause 12.

II. INTERPRETATION

1. Recitals stated in this Agreement are descriptive and shall not be construed to be an integral nor operative part of this Agreement.

2. The headings given in the operative section of this Agreement are only for convenience, and are not intended in derogation of RERA.

3. In this Agreement where the context admits:

(a) any reference to any statute or statutory provision shall include all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated) and such provision as from time to time amended, modified, re-enacted or consolidated (whether before, on or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement as applicable, and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;

(b) Any reference to the singular shall include the plural and vice-versa;

(c) Any references to the masculine, the feminine and the neuter shall include each other;

(d) Any references to a "company" shall include a body corporate;

(e) the word "day" or "business day" would be construed as a day which is not a Sunday, or a public holiday or a bank holiday under the Negotiable Instruments Act, 1881 either at Mumbai, or any place where any act under this Agreement is to be performed;

(f) The schedules form part of this Agreement and shall have the same force and effect as if expressly set



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out in the body of this Agreement, and any reference to this Agreement shall include any schedules to it. Any references to clauses, sections and schedules are to clauses, sections of and schedules to this Agreement. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of clauses, sections and schedules in which the reference appears;

- (g) references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
- (h) The expression "Clause" or "this Clause" shall, unless followed by reference to a specific provision, be deemed to refer to the whole clause (not merely the sub-clause, paragraph or other provision) in which the expression occurs;
- (i) Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- (j) in determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a business day, then the period shall include the next following business day;
- (i) the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;
- (j) References to a person (or to a word importing a person) shall be construed so as to include:
- (k) an individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal Personality/ separate legal entity);
- (l) That person's successors in title and permitted assigns or transferees in accordance with the terms of this Agreement; and
- (m) references to a person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;
- (n) Where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words.

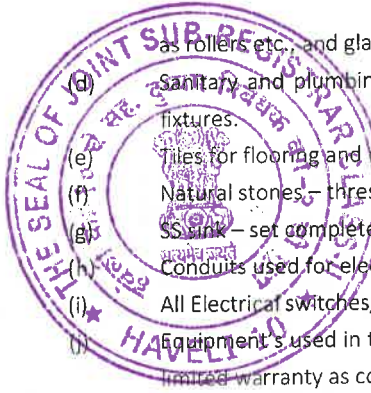
SCHEDULE - 9

Warranty Exceptions

Promoter shall not be liable to repair or replace the following items, which are not covered under the Promoters defect remediation liability. Where applicable and provided a manufacturer, vendor, and/or supplier has offered warranty terms, the Promoter shall pass-on such warranty on the same terms and subject to the same conditions offered by such manufacturer, vendor, and/or supplier.

Items excluded from warranty and defect liability are:

- (a) Doors – including shutters, frames and Architraves – are provided considering normal wear and tear. No guarantees on abuse. Polishing and laminates are also not covered.
- (b) Hardware for doors - such as handles, hinges, Tower bolts, magnetic eye, door stoppers, screws, anchors, foam filling, adhesives and locks.
- (c) UPVC windows – sections – complete with architraves, hardware, insect mesh, components of UPVC windows such



- as rollers etc., and glass.
- (d) Sanitary and plumbing fixtures (including traps) – any defects arising not out of manufacturing for pipes and fixtures.
- (e) Tiles for flooring and wall.
- (f) Natural stones – thresholds/cooking platform/counters for washbasins.
- (g) SS sink – set complete for defects arising NOT out of manufacturing.
- (h) Conduits used for electrical works, cables/wires.
- (i) All Electrical switches/ sockets including cover plates – not arising out of manufacturing.
- (j) Equipment's used in the Clubhouse (pool tables, gym equipment, pumps, light fixtures, pool equipment's) – with limited warranty as covered by the manufacturer.
- (k) Firefighting – hose reel and sprinklers, supply lines/joints.
- (l) Railings – in glass, stainless steel against breakage and rusting.
- (m) Limited warranty as available from the manufacturer is only covered for Equipment's used for lifts, water supply, solar water heaters, light posts, lightening arrestors, earth pits, AC units, pumps, panels, switch gear, diesel generators, PA system, Intercom – equipment and EPABX, Transformers, CCTV and allied works.
- (n) Limited warranty against waterproofing – covered up to the warranty provided by the vendors for this activity.
- (o) any other fixture provided such as signage's, post boxes, lockers provided at clubhouse including the furniture, light fixture, exhaust fans, etc.,
- (p) All false ceiling materials provided for lobbies and toilets.
- (q) Paints for the units as well as external, Marking for driveways, parking marking, column edge protections, road/drive way humps, pavers, traffic – mirrors.
- (r) STP's, WTP's, Panels, and all other service equipment – with limited warranty as provided by the manufacturer.

SCHEDULE – 10

Purchaser(s) Covenants – Restricted & Prohibited Activities

To maintain the aesthetics of the Project Building and to ensure the quiet and peaceful enjoyment by all the purchasers and occupants therein and for the common benefit of all, and to preserve and maintain the safety, security and value of the Apartment, the Project Building and the Larger Property, the Purchaser(s) agree and covenant as follows:

- (a) If the Purchaser(s) or members of the Purchaser(s) family or any servant or guest of the Purchaser(s) violate any one or more of the covenants and prohibited actions listed below, then the Purchaser(s) shall immediately take remedial action and shall also become liable to pay a sum of ₹ 5000/- (Rupees Five Thousand Only) plus applicable Taxes to the Promoter on each occasion on which the violation is committed:
- (i) Not to affix any fixtures or grills on the exterior of the Project Building for the purposes of drying clothes or for any other purpose and not to have any laundry drying outside the said Premises. The Purchaser(s) may fix grills on the inside of the windows. The standard design for the same shall be obtained by the Purchaser(s) from the Promoter and the Purchaser(s) undertakes not to fix any grill having a design other than the standard design approved by the Promoter.
- (ii) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Apartment into the compound or the refuge floor or any portion of the Larger Property and the Project Building.
- (iii) Not to at any time cause or permit to be caused any public or private nuisance in or upon the Apartment, Project Building or Larger Property or any part thereof or do anything which shall cause an annoyance, inconvenience, suffering, hardship or disturbance to the occupants of other premises in the Project Building or to the Promoter. The Purchaser(s) shall ensure that the Purchaser(s) pets and/or domesticated animals, if any, in or upon the said Premises, the Project Building or the Larger Property or any part thereof shall not enter the restricted areas/no entry zones as may be designated by the Promoter in the Project Building / Larger Property and/or pose a health or safety hazard and/or cause nuisance to the other occupiers of the Project Building / Larger Property and or the lifts installed in the Project Building.
- (iv) Not to discharge, dump, leave or burn nor to cause or permit the discharging, dumping, leaving or burning of any wastage including but not limited to pollutants into the surface or other drains or in or upon any

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part of the Apartment and/or the Project Building and/or open spaces nor litter or permit any littering in the Common Areas or around the Apartment and/or the Project Building and at the Purchaser(s) own cost and expense to make good and sufficient provision for the safe and efficient disposal of all waste generated at the said Premises and/or the Project Building and/or open spaces to the requirement and satisfaction of the Promoter and/or relevant Authorities.

- (v) Not to do either by himself / herself / itself/ themselves or through any other person anything which may or is likely to endanger or damage the Project Building or any part thereof, the garden, greenery, fencing, saplings, shrubs, trees and the installations for providing facilities in the Project Building. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the Project Building.
- (vi) Not to display / permit to be displayed at any place in/upon the Project Building or Larger Property or any part thereof including on any construction thereon, any bills, posters, hoardings, advertisement, name boards, signboards including neon and illuminated, placards, posters, notice, advertisement, name plate, sign, flag-staff, air conditioning unit, television or wireless mast or aerial or any other thing whatsoever. The Purchaser(s) shall not stick or affix pamphlets, posters or any paper on the walls of the Project Building or common area therein or in any other place or on the window, doors and corridors of the Project Building.
- (vii) Not to allow debris and waste materials resulting from any interior decoration work, fit-outs, renovations, modifications, carpentry or other allied works to be accumulated or placed in the Common Areas or Facilities and Amenities or in any area within the Project Building/Larger Property and make suitable arrangement, at the Purchaser(s) cost and expense, for removal of any and all such debris on a daily basis.
- (b) Upon formation and registration of each Building Society and admitting Building Societies in the Apex Society, the Promoter shall hand over such amounts to the Society exclusive of any interest thereon and the same shall be reflected in the account/s of the Purchaser(s) with the Building Society and if the Purchaser(s) does/do not pay the aforesaid sum, the same shall be shown as amounts outstanding and due from the Purchaser(s) to the Building Society in the Building Society's account.
- (c) Not to install a window air-conditioner within or outside the Apartment. If found that Purchaser(s) has affixed a window air conditioner or outdoor condensing unit which projects outside the Apartment, Purchaser(s) shall forthwith become liable to pay a sum of ₹ 15,000/- (Rupees Fifteen Thousand only) plus applicable Taxes. If the Purchaser(s) does/do not pay the aforesaid sum, the same shall be shown as amounts outstanding and due from the Purchaser(s) to the Building Society in the Building Society's account.
- (d) The aforesaid amounts shall be payable by Purchaser(s) in addition to the cost of rectification for the default committed. In the event Purchaser(s) fails to rectify the default within 15 (fifteen) days from committing such default at Purchaser(s) own cost, then Promoter shall be entitled to send a notice to Purchaser(s) intimating Purchaser(s) that Promoter shall, within a period of 48 (forty-eight) hours from the date thereof, enter the Apartment to rectify such defect. After such 48 (forty-eight) hour period, Promoter through its agents, shall have a right to enter the Apartment and dismantle, at Purchaser(s)' cost, such fixtures or grills or air conditioner or the outdoor condensing unit or such other fixture which is / are in contravention of terms contained in this Schedule - 10.

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SCHEDULE – 11

Nominee

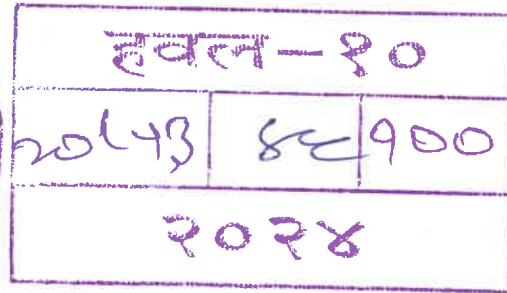
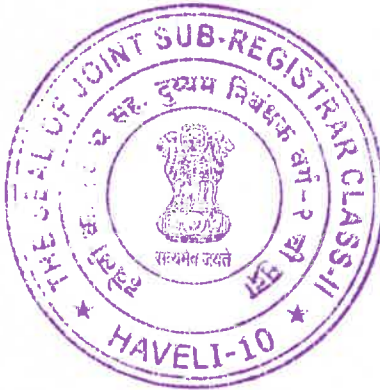
1. In accordance with the requirement under Clause 15 of this Agreement, the Purchaser(s) hereby nominates the following person as Nominee:

Name Smt.Mangal Tukaram Sutar
Address 4, Jai Malhar Chowk, Indira Nagar No.2,Golibar Rd. Ghatkopar (W),Mumbai-400086
Relationship with Purchaser Mother
Phone number 9769361521

2. If the Purchaser(s) wants to change the Nominee by replacing the person named above, then the Purchaser shall inform the Promoter in writing, and provide the following details:

Name of old nominee : N/A
Name of new nominee : N/A
Address of new nominee: : N/A
Relationship with Purchaser : N/A
Phone number of new nominee : N/A

3. In the absence of a communication from Purchaser(s) informing the Promoter of change in nominee, Promoter shall maintain the name and details of the original nominee on its records. Promoter shall not, under any circumstances, be liable for any actions, omissions, or consequences of the Purchaser(s) failure to inform Promoter of the change in nominee.



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DSK Legal
True Value, True Values

DSK Legal
Advocates & Solicitors
1203, One Indiabulls Centre
Tower 2B, Floor 12B
841, Senapati Bapat Marg
Elphinstone Road
Mumbai - 400 013, India

T: +91 22 6658 8000
F: +91 22 6658 8001

TITLE CERTIFICATE

Upon instructions of Puravankara Projects Limited ("**Purvankara**") we have investigated (i) the ownership right of Pinni Co-operative Housing Society Limited ("**Pinni**") in respect of the properties mentioned in Part A of this Certificate, (ii) ownership rights of Sharad Co-operative Housing Society Limited ("**Sharad**") in respect of the properties mentioned in Part B of this Certificate, and (iii) the development rights of Pune Projects LLP ("**LLP**") in respect of the properties mentioned in Part A and Part B and more particularly described in this Certificate based on the documents provided by the representatives of Pinni, Sharad and LLP, and have to state as follows:

For the purposes of this Certificate:

- A. We have perused the title documents set out in **Annexure "A"** hereto and have relied upon the mutation entries and the 7/12 extracts of the captioned properties.
- B. We have caused searches to be conducted in respect of the captioned properties mentioned hereinabove and have relied upon the Search Reports dated June 6, 2014 issued by Rajendra Jaigude, Advocate. We have not caused any updated Search, thereafter.
- C. We have perused and relied upon the title certificates issued by M/s. Hariani & Co., *inter alia* certifying the rights of Pinni and Sharad with respect to the captioned properties.
- D. Since our scope of work does not include considering aspects within the domain of an architect and surveyor, we have not carried out any physical inspection of the captioned properties nor have commented on the development aspects of the captioned properties.
- E. We have issued public notices in the names of the owners and developers for inviting any objections / claims in respect of the captioned properties in (i) Times of India dated May 15, 2014 having circulation in Pune (In English language); and (ii) Prabhat dated May 15, 2014 having circulation in Pune (in Marathi language); and have received certain claims / objections, which are dealt with separately in this Certificate. We have not published any public notice, thereafter.
- F. Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any searches before any court of law or before any other authority (judicial or otherwise) to verify whether the properties are subject matter of any litigation, however we are aware of certain existing litigations on some of the properties which are more particularly setout hereinafter.
- G. We have not conducted any investigation / enquired into the total holdings of the respective owners of the properties to ascertain whether they exceed the holding limit specified under The Maharashtra Agricultural Lands (Ceiling on Holdings) Act, 1956.

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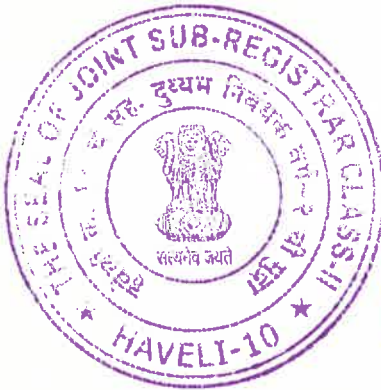
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- H. Since the captioned properties were originally owned by the State of Maharashtra and subsequently allotted to various plot holders pursuant to an Order of the Collector, the tenure of the captioned properties is "Occupant Class II" and is governed by the terms and conditions of such grant. The terms of this grant provides that any further disposal or creation of encumbrance in respect of the captioned properties will require prior permission of the Collector and payment of nazarana. Though the terms of such grant does not include grant of development rights, it may be advisable to independently confirm from a valuing architect whether prior permission / payment of nazarana will be required prior to creation of development rights in respect of the properties. In any event, the understanding on the liability for payment of such nazarana, if any, should be commercially agreed between the parties.
- I. By an order dated February 11, 2013, issued by the Deputy Registrar, Cooperative Society, Pune City (4), Pinni came to be bifurcated into several Societies in accordance with its Special Resolution dated December 16, 2012 in following manner:

Society	Plots	Registration Number
Pinni Cooperative Housing Society Limited (1)	Survey No. 9 to 14 Hissa No. 1/36	PNA/PNA(4)/HSG(TC)/12556 /2012-13
Pinni Cooperative Housing Society Limited (2)	Survey No. 9 to 14 Hissa No. 1/50, and Survey No. 9 to 14 Hissa No. 1/51	PNA/PNA(4)/HSG(TC)/12557 /2012-13

By an order dated May 22, 2014, issued by the Deputy Registrar, Cooperative Society, Pune City (4), Pinni came to be bifurcated into several Societies in accordance with its Special Resolution dated September 22, 2013 in following manner:

Society	Plots	Registration Number
Pinni Cooperative Housing Society Limited (3)	Survey No. 9 to 14 Hissa No. 1/39, Survey No. 9 to 14 Hissa No. 1/42, Survey No. 9 to 14 Hissa No. 1/43, Survey No. 9 to 14 Hissa No. 1/45, Survey No. 9 to 14 Hissa No. 1/46	PNA/PNA(4)/HSG(TC)/15 738/2014-15
Pinni Cooperative Housing Society Limited (4)	Survey No. 9 to 14 Hissa No. 1/33	PNA/PNA(4)/HSG(TC)/15 739/2014-15
Pinni Cooperative Housing Society Limited (5)	Survey No. 9 to 14 Hissa No. 1/57, Survey No. 9 to 14 Hissa No. 1/60	PNA/PNA(4)/HSG(TC)/15 740/2014-15
Pinni Cooperative Housing Society Limited (6)	Survey No. 9 to 14 Hissa No. 1/63	PNA/PNA(4)/HSG(TC)/15 741/2014-15
Pinni Cooperative Housing Society Limited (7)	Survey No. 9 to 14 Hissa No. 1/66	PNA/PNA(4)/HSG(TC)/15 742/2014-15



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- J. By an order dated May 22, 2014, issued by the Deputy Registrar, Cooperative Society, Pune City (4), Sharad came to be bifurcated into several Societies in accordance with its Special Resolution dated February 23, 2014 in following manner:

Society	Plots	Registration Number
Sharad Cooperative Housing Society Limited (1)	Survey No. 9 to 14 Hissa No. 1/34	PNA/PNA(4)/HSG(TC)/15 734/2014-15
Sharad Cooperative Housing Society Limited (2)	Survey No. 9 to 14 Hissa No. 1/37, Survey No. 9 to 14 Hissa No. 1/38, Survey No. 9 to 14 Hissa No. 1/40, Survey No. 9 to 14 Hissa No. 1/41, Survey No. 9 to 14 Hissa No. 1/44.	PNA/PNA(4)/HSG(TC)/15 735/2014-15
Sharad Cooperative Housing Society Limited (3)	Survey No. 9 to 14 Hissa No. 1/56, Survey No. 9 to 14 Hissa No. 1/58, Survey No. 9 to 14 Hissa No. 1/59.	PNA/PNA(4)/HSG(TC)/15 736/2014-15
Sharad Cooperative Housing Society Limited (4)	Survey No. 9 to 14 Hissa No. 1/48	PNA/PNA(4)/HSG(TC)/15 737/2014-15

- K. The representatives of Pinni and Sharad have provided us with copies of NA Orders dated May 10, 2013, August 28, 2013, May 12, 2014, and March 23, 2015. In accordance with the aforesaid N.A. orders, the Tenure of the properties came to be converted from "agricultural" to "non-agricultural". As our scope of work does not include verifying the architectural aspects, the LLP has independently verified the same with a liaising architect.
- L. We have not conducted any investigation / enquired into the pending direct/indirect tax liability of the current owners (or their predecessors in title) and/or in respect of the captioned properties. This aspect needs to be independently verified by Chartered Accountant or tax consultant.
- M. We have relied upon Information in relation to:
- lineage, on the basis of revenue records and information;
 - copies of documents of title as listed in Annexure "A"; and
 - copies of 7/12 and other revenue records.
- N. We have assumed that:
- the mutation entries provided to us accurately reflects the transactions contained therein and have presumed the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1960.

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- the mutation entries provided to us accurately reflects the transactions contained therein;
- the mutation entries and other revenue records, which are not available do not have any adverse effect on the title of the captioned properties;
- the persons executing the documents have the necessary authority to execute the same;
- all documents/records submitted to us as photocopies conform to the originals and all such originals are authentic and complete;
- all signatures and seals on any documents/records submitted to us are genuine;
- wherever any minors' rights are involved the same have been dealt with by their rights / natural guardian for legal necessity and the same have not been challenged by such minors upon their attaining majority; and
- the legal capacity of all natural persons are as they purport it to be.

Based on the aforesaid, we have to report as under:

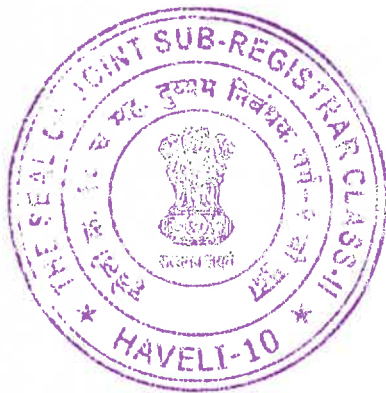
Brief History

- Prior to the year 1968, the property bearing Survey Nos. 9 to 14, was owned by the Irrigation Department, State of Maharashtra total area of admeasuring 225 Acre 23 Guntha.
- Mutation Entry No. 2858 dated October 4, 1968 records that pursuant to the order of the Collector, Pune dated August 19, 1968 and the order of the Tehsildar, Pune City dated September 19, 1968, an area admeasuring 90 Acres out of total area admeasuring 225 Acres 23 Gunthas of the property bearing Survey Nos. 9 to 14, owned by the Irrigation Department, State of Maharashtra came to be allotted in favour of the Revenue Department, State of Maharashtra for cultivation purposes. Accordingly, the property bearing Survey Nos. 9 to 14 came to be divided as follows:

Survey No. 9 to 14 Hissa No. 1	135 Acres 23 Guntha	Drainage (Irrigation Department)
Survey No. 9 to 14 Hissa No. 2	90 Acres	Revenue Department

- Mutation Entry No. 3083 dated January 30, 1971 records the effect of decimal system in the revenue records under the provisions of the Weights and Measurement Act 1958 and Indian Coinage Act 1955.
- Mutation Entry No. 4662 dated August 3, 1992 records that pursuant to the order of the Collector, Pune dated July 11, 1989, an area admeasuring 2 Acres (80 Ares) each came to be allotted in favour of 70 members of NT/VJNT (Nomadic Tribes) community, out of the total area of the property bearing Survey No. 9 to 14 Hissa No. 1. The aforesaid allotment order was subsequently rectified by an order dated February 16, 1993 by the Collector, Pune, wherein the area of each of allotted plot came to be rectified as 79 Ares instead of original allotment of 80 Ares each. Accordingly, 7/12 extract of each of the allotted plot (70 plots, each admeasuring 79 Ares) came to be issued *inter alia* in the name of various individuals, as recorded therein. For the

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Owners / Confirming Party

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Promoter

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Purchaser

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purposes of our Certificate, we have dealt with the Pinni Plots and Sharad Plots more particularly described herein, separately.

PART A – DEVOLUTION OF PINNI PLOTS

- By and under the Order of the Collector, Pune dated July 11, 1989 read with the Order dated February 16, 1993 the following lands situated at Keshav Nagar, Mundhwa, Pune came to be allotted to different allottees in the manner as follows and on the terms and conditions therein mentioned:

Sr. No.	Survey No. and Hissa No.	Area	Names of the Allottees
1.	Survey No. 9 to 14 Hissa No. 1/39	79 Ares	Maruti Mathu Gaikwad
2.	Survey No. 9 to 14 Hissa No. 1/42	79 Ares	Dhagu Fakira Gaikwad
3.	Survey No. 9 to 14 Hissa No. 1/43	79 Ares	Vatsalabal Bhikaji Jadhav
4.	Survey No. 9 to 14 Hissa No. 1/45	79 Ares	Dattu Fakira Gaikwad
5.	Survey No. 9 to 14 Hissa No. 1/46	79 Ares	Sitabai Baburao Gaikwad
6.	Survey No. 9 to 14 Hissa No. 1/57	79 Ares	Padma Maruti Jadhav
7.	Survey No. 9 to 14 Hissa No. 1/60	79 Ares	Margu Shettiba Gaikwad

hereinafter referred to as the "Pinni Plots".

- By and under various Development Agreements, the aforesaid allottees of the Pinni Plots granted development rights in respect of their respective plots in favour of Intel Shelters Private Limited on the terms and conditions therein mentioned. Simultaneously with the execution of the Development Agreements as aforesaid, the aforesaid allottees also executed and registered various Powers of Attorney in respect of their respective plots in favour of representatives of Intel Shelters Private Limited, granting various powers and authorities unto them for development of the Pinni Plots.
- Pursuant to obtaining necessary orders from the Collector for the purposes of conveying the Pinni Plots and payment of requisite *Nazarana*, by and under various registered Deeds of Sale read with various Deeds of Confirmation, the aforesaid allottees or their heirs / legal representatives, alongwith the confirmation of Intel Shelters Private Limited ("Intel") sold, conveyed and transferred their respective plots in favour of Pinni on the terms and conditions therein mentioned. Accordingly, Pinni became the owner of the Pinni Plots subject to the development rights of Intel.
- Subsequently, the name of Intel was changed to Oxford Shelters Private Limited ("Oxford").

PART B – DEVOLUTION OF SHARAD PLOTS

- By and under the Order of the Collector, Pune dated July 11, 1989 read with the Order dated February 16, 1993 the following lands situated at Keshav Nagar, Mundhwa, Pune

came to be allotted to different allottees in the manner as follows and on the terms and conditions therein mentioned:

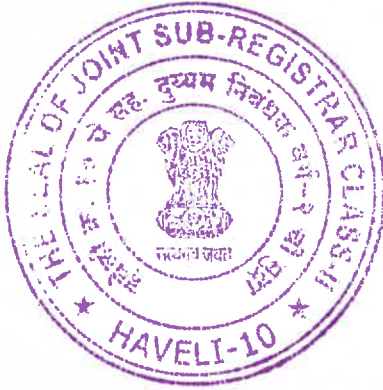
Sr. No.	Survey No. and Hissa No.	Area	Names of the Allottees
1.	Survey No. 9 to 14 Hissa No. 1/37	79 Ares	Vithhal Satva Gaikwad
2.	Survey No. 9 to 14 Hissa No. 1/38	79 Ares	Sawata Vithhal Gaikwad
3.	Survey No. 9 to 14 Hissa No. 1/40	79 Ares	Maruti Eknath Gaikwad
4.	Survey No. 9 to 14 Hissa No. 1/41	79 Ares	Sundarabai Gangaram Jadhav
5.	Survey No. 9 to 14 Hissa No. 1/44	79 Ares	Babai Raghunath Gaikwad
6.	Survey No. 9 to 14 Hissa No. 1/56	79 Ares	Kisan Baburao Jadhav
7.	Survey No. 9 to 14 Hissa No. 1/58	79 Ares	Sitabai Rama Jadhav
8.	Survey No. 9 to 14 Hissa No. 1/59	79 Ares	Ananda Vyankat Jadhav

Hereinafter referred to as the "Sharad Plots".

- Pursuant to obtaining necessary orders from the Collector for the purposes of conveying the Sharad Plots and payment of requisite nazarana, by and under various registered Sale Deeds read with various Deeds of Confirmation and/or Supplementary Agreements, the aforesaid allottees or their heirs / legal representatives, sold, conveyed and transferred their respective plots through their constituted attorney Subhash Laxmanrao Kadam (proprietor of M/s. Subhash Kadam and Associates) in favour of Sharad on the terms and conditions therein mentioned.
- Further by various registered Development Agreements, Sharad alongwith the confirmation of Mr. Subhash Laxmanrao Kadam (proprietor of M/s. Subhash Kadam and Associates) granted the development rights in respect of aforesaid plots in favour of Hritik Technologies and Realty Private Limited ("Hritik") on the terms and conditions contained therein. Accordingly, Sharad became the owner of the Sharad Plots subject to the development right of Hritik.
- Hereinafter, Pinni Plots and Sharad Plots shall collectively be referred to as the "Said Property".

Assignment in favour of Pune Projects LLP

- By and under a Joint Development Agreement dated March 26, 2014, registered with the office of the Sub-Registrar of Assurances under Serial No. 9190 of 2014, read with Power of Attorney dated March 26, 2014, registered with the office of the Sub-Registrar of Assurances under Serial No. 9191 of 2014, (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited, granted and assigned the development rights in respect of the said properties, in favour of Pune Projects LLP, for the consideration and upon the terms and conditions contained therein.

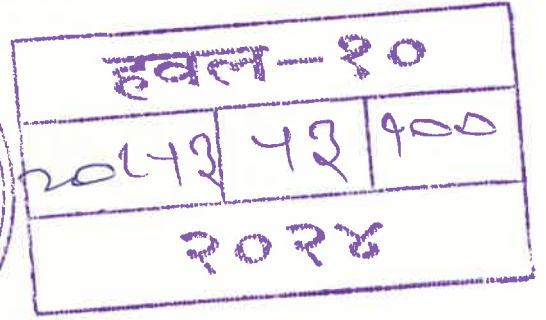
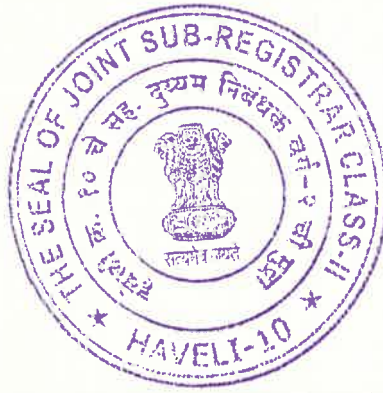


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[Signature]
Owners / Confirming Party

[Signature]
Promoter

[Signature]
Purchaser



Objections:

• **Pinni Plots:**

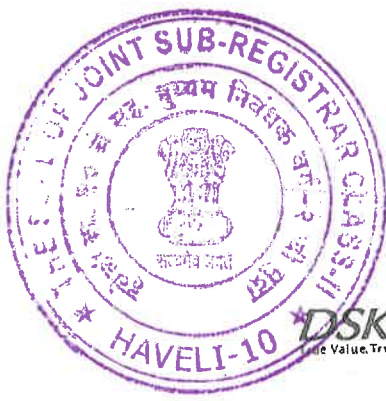
Pursuant to the public notices issued by we have received the following claims / objections:

1. Objection dated May 18, 2014, raised by Vinodkumar Manikchand Shrishrimal in respect of the properties bearing Survey No. 9 to 14 Hissa Nos. 1/39, 1/42, 1/43, 1/45, 1/46, 1/57 and 1/60. Upon perusal of the objection raised by Vinodkumar Shrishrimal, we note that he has no objection to the title of the captioned properties but has only raised his concerns that the Interest of the members of Pinni be duly protected.
2. Objection dated May 23, 2014, raised by Advocate C.S. Gaikwad on behalf of his client R.V. Mehta, in respect of the properties bearing Survey No. 9 to 14 Hissa Nos. 1/57 and 1/60. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that there is no document executed by Mr. R.V. Mehta in respect of any of the captioned properties. We have by our letter dated June 21, 2014 called upon Advocate C.S. Gaikwad to furnish the documents on which his client has raised an objection, but have not received any response to the same.
3. Objection dated May 27, 2014, raised by Maruti Muthu Gaikwad in respect of the property bearing Survey No. 1 to 14 Hissa No. 1/39. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that Maruti Muthu Gaikwad has allegedly claimed that the sale by him in favour of Pinni is illegal and void, despite having obtained the permission for sale from the authorities. Maruti Muthu Gaikwad had initiated Special Civil Suit No. 686 of 2006, which has already been dismissed and the details whereof are dealt in the description of the First Property.
4. Objection dated May 24, 2014, raised by Advocate Rajendra M. Daundkar on behalf of Balasaheb Khandu Badade in respect of the property bearing Survey No. 9 to 14 Hissa No. 1/39. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that the original owners i.e. Maruti Muthu Gaikwad and others had executed an unregistered Agreement for Sale in favour of Balasaheb Khandu Badade. However, Balasaheb Khandu Badade did not obtain any permission for sale from the authorities nor did he pay the nazarana charges for the same and accordingly no Sale Deed was executed by the original owners in favour of Balasaheb Khandu Badade. Therefore the claim of Balasaheb Khandu Badade is on the basis of unregistered documents. Despite having no title to the said property, Balasaheb Khandu Badade has filed Special Civil Suit No. 2033 of 2011, which is dealt in detail in the description of the First Property.
5. Objection dated May 29, 2014, raised by Advocate Shashikant M. Indalkar. The objection does not specify the client on whose behalf such objection was raised nor the property details. Accordingly by our letter dated June 21, 2014, we have called upon Advocate Shashikant M. Indalkar to provide us with complete information, however, we have not received any response to the same.
6. Objection dated May 28, 2014, raised by Advocate Satish G. Mulik on behalf of Maruti Mathu Gaikwad in respect of the properties bearing Survey No. 9 to 14 Hissa Nos. 1/39, 1/42, 1/45 and 1/46. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that Maruti Muthu Gaikwad has allegedly claimed that the sale by him in favour of Pinni is illegal and void, despite having obtained the permission for sale from the authorities. Maruti Muthu Gaikwad had initiated Special Civil Suit No. 686 of 2006, which has already been dismissed and the details whereof are dealt in the description of the First Property. Similarly the details of

Owners / Confirming Party

Promoter

Purchaser



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Special Civil Suit Nos. 508 of 2012, 800 of 2008 and 801 of 2008 have been dealt in the description of the Second Property, Fourth Property and Fifth Property respectively.


7. Objection raised by Suman Shankar Galkwad, Ganpat Baburao Galkwad and Vinayak Dattu Galkwad in respect of the properties bearing Survey No. 9 to 14 Hissa Nos. 1/42, 1/45 and 1/46. The objection of Suman Galkwad and others was in reference to Special Civil Suit Nos. 508 of 2012, 800 of 2008 and 801 of 2008, which have been dealt in the description of the Second Property, Fourth Property and Fifth Property respectively.
8. Objection dated June 2, 2014, raised by Kishor M. Dete on behalf of Vatsalabai Bhikaji Jadhav in respect of the property bearing Survey No. 9 to 14 Hissa No. 1/43. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that Vatsalabai Bhikaji Jadhav was the original allottee of the property, who has executed the Sale Deed in favour of Pinni and also confirmed the transaction personally by executing and registering a Deed of Confirmation. Further no litigation has been initiated by Vatsalabai Bhikaji Jadhav.

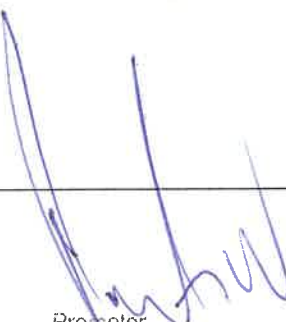
• **Sharad Plots:**

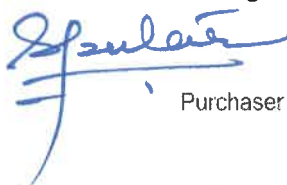
Pursuant to the public notices issued by we have received the following claims / objections:

1. Objection dated May 18, 2014, raised by Vinodkumar Manikchand Shrishrimal in respect of the properties bearing Survey No. 9 to 14 Hissa Nos. 1/37, 1/38, 1/40, 1/41, 1/44, 1/56 and 1/58 and 1/59. Upon perusal of the objection raised by Vinodkumar Shrishrimal, we note that he has no objection to the title of the captioned properties but has only raised his concerns that the interest of the members of Sharad be duly protected.
2. Objection dated May 24, 2014, raised by Advocate D.R. Shinde on behalf of Vijaya Parshuram Jadhav in respect of the properties bearing Survey No 9 to 14 Hissa Nos. 1/37 and 1/38. The objection raised by Vijaya Parshuram Jadhav is based on the pending Suit No. 1670 of 2013 filed by her, which is dealt with in detail in the description of the First Property and Second Property respectively.
3. Objection dated May 24, 2014, raised by Advocate Rajendra M. Daundkar on behalf of Balasaheb Khandu Badade in respect of the property bearing Survey No. 9 to 14 Hissa No. 1/58. Upon perusing the response received from M/s. Hariani & Co., Advocates and Solicitors, it appears that the original owners had executed an unregistered Agreement for Sale in favour of Balasaheb Khandu Badade. However, Balasaheb Khandu Badade did not obtain any permission for sale from the authorities nor did he pay the nazarana charges for the same and accordingly no Sale Deed was executed by the original owners in favour of Balasaheb Khandu Badade. Therefore the claim of Balasaheb Khandu Badade is on the basis of unregistered documents. Balasaheb Badade has also filed Suit No. 408 of 2008, which is dealt with in detail in the description of the Seventh Property.
4. Objection dated May 24, 2014, raised by Advocate Rajendra M. Daundkar on behalf of Tulja Bhavani Co-operative Housing Society (Proposed) represented through its Chief Promoter Shri. Rajesh Bhalchandra Barne in respect of the property bearing Survey No. 9 to 14 Hissa No. 1/40. Upon perusal of the objection and the response of M/s. Hariani & Co., Advocates and Solicitors, it appears that the original owners had executed some unregistered Agreement for Sale with respect to the said property in favour of Balasaheb Badade and on the basis of this unregistered Agreement for Sale, Balasaheb Badade agreed to sell the property in favour of Rajesh Barne in his capacity of the Chief Promoter of Tulja Bhavani Co-operative Housing Society, which is also

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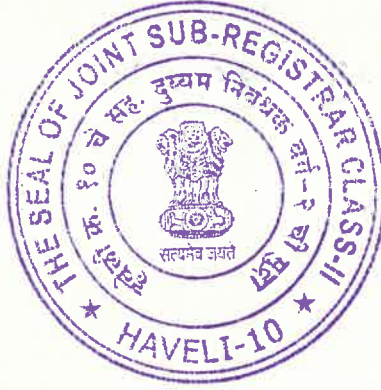

Owners / Confirming Party


Promoter


Purchaser

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DSK Legal
True Value. True Values

subject matter of Special Suit No. 216 of 2009, which is dealt with in detail in our description of the Third Property.

5. Objection dated May 29, 2014, raised by Advocate Shashikant M. Indalkar. The objection does not specify the client on whose behalf such objection was raised nor the property details. Accordingly by our letter dated June 21, 2014, we have called upon Advocate Shashikant M. Indalkar to provide us with complete information, however, we have not received any response to the same.

Pursuant to the receipt of the aforesaid claims/objections, we had forwarded the same to M/s. Harlani & Co. Advocates and Solicitors for their clarifications. In reply to our request, M/s. Harlani & Co. by their letter dated June 12, 2014 provided us the clarifications as set out therein.

Litigation:

Pinni Plots

1. Maruti Mathu Gaikwad filed a Special Civil Suit No. 686 of 2006, in the Court of Civil Judge, Senior Division, Pune against Pinni and 8 others, in respect of the Survey No. 9 to 14 Hissa No. 1/39 for several reliefs *inter alia* including cancellation of deeds and permanent injunction. By an Order dated November 22, 2013, the aforesaid Suit came to be dismissed for want of prosecution. We have been informed that Maruti Mathu Gaikwad has not taken any proceedings to challenge the Order dated November 22, 2013. By and under Deed of Confirmation dated April 22, 2016, registered at Serial No. 5971 of 2016, Maruti Mathu Gaikwad and others have confirmed the Sale Deed dated February 4, 2005, and subsequent transaction documents including the Joint Development Agreement.
2. Balasaheb Khandu Badade filed a Special Civil Suit No. 2033 of 2011, in the Court of Civil Judge, Senior Division, Pune against Maruti Mathu Gaikwad and 8 others, Survey No. 9 to 14 Hissa No. 1/39 for several reliefs *inter alia* including cancellation of Agreement for Sale dated May 16, 1996 and permanent injunction. It appears that an application for interim injunction has also been filed in the aforesaid suit. The Defendant Nos. 8 and 9 (i.e. Pinni and Oxford) have filed their written statement and say to an Interim application in the aforesaid suit. It further appears that the application under Section 9A, was also moved for objecting the jurisdiction of the Court based on limitation, but vide order dated December 31, 2012, the same came to be rejected. It appears that the said suit is pending, as on date. It further appears that against the aforesaid order dated December 31, 2012, Oxford have filed Civil Revision Application stamp No. 19738/2013 and Civil Application No. 121/2015 in the Hon'ble High Court, Bombay, which is pending as on date.
3. Shankar Dhagu Gaikwad and 2 others filed a Special Civil Suit No. 508 of 2012 (old Suit No. 828 of 2008), in the Court of Civil Judge, Senior Division, Pune against Pinni and 9 others, in respect of the Survey No. 9 to 14 Hissa No. 1/42 for several reliefs *inter alia* including cancellation of deeds and permanent injunction. However, by filing of Consent Terms dated March 17, 2015, the aforesaid suit has been settled/withdrawn.
4. Shashikala Vitthalrao Jadhav filed a Special Civil Suit No. 897 of 2008, in the Court of Civil Judge, Senior Division, Pune against Hausabai Dhagu Gaikwad and 10 others, in respect of the Survey No. 9 to 14 Hissa No. 1/42 for several reliefs *inter alia* including partition, cancellation of deeds and permanent injunction. It further appears that one of the Defendants, Laxmi Tulashiram Gaikwad died and application to admit her legal heirs on record is pending. It appears that the said suit is pending, as on date.

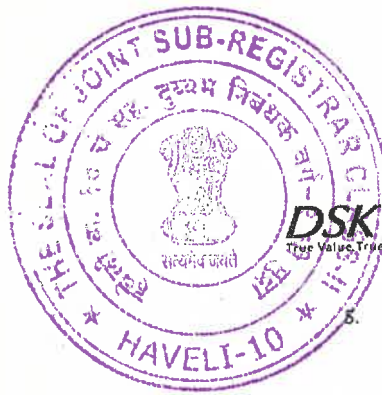
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Owners / Confirming Party

Promoter

Purchaser

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5. Dattu Fakira Gaikwad filed a Special Civil Suit No. 800 of 2008, in the Court of Civil Judge, Senior Division, Pune against Pinni and 11 others, in respect of the for Survey No. 9 to 14 Hissa No. 1/45 several reliefs *inter alia* including cancellation of deeds and permanent injunction. It appears that an application for interim injunction has also been filed in the aforesaid suit. However, by filing of Consent Terms dated March 10, 2015, the aforesaid suit has been settled/withdrawn.

6. It further appears that the application filed by Pinni for dismissal of the suit under Order 7 Rule 11 along with Section 164 of The Maharashtra Co-operative Society Act, 1960 came to be rejected by Order dated July 15, 2010. It further appears that Pinni has filed Civil Revision Application No. 5471 of 2011 before the Bombay High Court and have also filed Civil Application No. 649 of 2011. However, the aforesaid suit has been withdrawn.
7. Ganpat Baburao Gaikwad and 21 others filed a Special Civil Suit No. 801 of 2008, in the Court of Civil Judge, Senior Division, Pune against Pinni and 3 others, in respect of the Survey No. 9 to 14 Hissa No. 1/46 for several reliefs *inter alia* including cancellation of deeds and permanent injunction. It appears that an application for interim injunction has also been filed in the aforesaid suit. The Defendant Nos. 1 to 4 (including Pinni and Intel) have filed their written statement and Say to the interim injunction. It appears that the said suit is pending, as on date.
8. It appears that there was an application under Section 164 of the Maharashtra Cooperative Societies Act, 1960 filed by the defendants in the aforesaid suit which was rejected vide order dated July 15, 2010. It further appears that against the aforesaid order, Pinni and others filed Civil Revision Application No. 565/2015 (stamp no. 5453 of 2011) in the Hon'ble High Court, Bombay. It appears that Civil Revision Application (stamp no. 5453 of 2011) has been admitted and by an order dated July 27, 2016, further hearing of Special Civil Suit No. 801/2008 is stayed till the hearing & final disposal of the aforesaid Civil Revision Application.

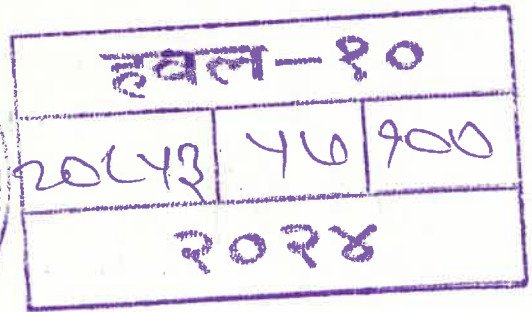
Sharad Plots:

1. Vijaya Parshuram Jadhav filed a Special Civil Suit No. 1670 of 2013, in the Court of Civil Judge, Senior Division, Pune against Subhash Kadam & Associates and 13 others, in respect of the Survey No. 9 to 14 Hissa No. 1/37, Survey No. 9 to 14 Hissa No. 1/38 for several reliefs *inter alia* including cancellation of deeds, partition and permanent injunction. We have been informed that the summons of the aforesaid suit has not been served. It appears that the said suit is pending, as on date. It further appears from the supplementary title certificate issued by M/s Hariani & Co. that Vijaya Parshuram Jadhav has also filed a Notice of Lis Pendens dated June 25, 2014, registered in office of Sub registrar of Assurances, Haveli No. 7 at Serial No. 4827 of 2014, in respect of the aforesaid suit and the same was further rectified by Deed of Correction dated July 14, 2014, registered in office of Sub registrar of Assurances, Haveli No. 7 at Serial No. 5348 of 2014. The aforesaid suit is pending for filling Written Statement of Sharad Society.
2. Rajesh Bhalchandra Bame (chief promoter of Tulja Bhavani Co-operative Society (proposed)) filed a Special Civil Suit No. 216 of 2009, in the Court of Civil Judge, Senior Division, Pune against Kamal Maruti Gaikwad and 9 others, in respect of the Survey No. 9 to 14 Hissa No. 1/40, for several reliefs *inter alia* including specific performance of Agreement for Sale and Power of Attorney dated August 8, 2005 executed in his favour by the defendant no. 7 (Balasaheb Khandu Badade) and for permanent injunction. It appears that the owners of the property had executed an Agreement for Sale dated May 27, 1996 in favour of Balasaheb Khandu Badade. It further appears that an application for Interim injunction was filed in the aforesaid suit, which was

Owners / Confirming Party

Promoter

Purchaser



rejected on November 13, 2013. It appears that, the Plaintiff has filed an application to bring the legal heirs of Defendant No. 1 on record and the aforesaid suit is now pending for filing reply to the said application.

3. Apaarao Rama Halse filed a Special Civil Suit No. 1263 of 2006, in the Court of Civil Judge, Senior Division, Pune against Surendra Gangaram Jadhav (since deceased, through legal heirs) and 10 others, in respect of the Survey No. 9 to 14 Hissa No. 1/41 for several reliefs *inter alia* including specific performance of Agreement for Sale dated June 17, 1996 executed in his favour by the defendant no. 2 and 3 and others. It appears that, Sharad has filed an application for filing its Say and Written Statement in the aforesaid suit and other consequential reliefs thereto, which appears to be pending, as on date.
4. Balasaheb Khandu Badade filed a Special Civil Suit No. 408 of 2008, in the Court of Civil Judge, Senior Division, Pune against Bharati Rajendra Jadhav and 15 others, Survey No. 9 to 14 Hissa No. 1/58, for several reliefs *inter alia* including specific performance of Agreement for Sale dated May 6, 1996 and permanent injunction. It appears that an application for interim injunction has also been filed in the aforesaid suit. The Defendant Nos. 1 to 13, 14, 15 and 16 (i.e. including Sharad, Hritik and others) have filed their written statement and say to an interim application in the aforesaid suit. It further appears that the aforesaid suit is pending for framing of Issues, as on date.
5. M/s. Subhash Kadam and Associates filed a Special Civil Suit No. 1256 of 2013, in the Court of Civil Judge Senior Division, Pune against Sharad and others, in respect of the Sharad plots, for several reliefs *inter alia* including recovery of money, cancellation of the Development Agreement and Supplementary Development Agreement and permanent injunction in respect of the development of the property. However, by filing of Consent Terms dated September 8, 2016, the aforesaid suit has been settled/withdrawn.

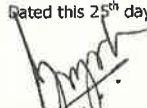
Opinion:

Subject to what is stated hereinabove and the pending litigations, (i) Pinni has a clear and marketable title in respect of the Pinni Plots subject to the joint development rights of Oxford and Pune Projects LLP; and (ii) Sharad has a clear and marketable title in respect of the Sharad Plots subject to the joint development rights of Hritik and Pune Projects LLP;

This certificate is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our certificate.

This certificate is addressed to and is solely for the benefit of Purvankara Projects Limited and their respective advisors. We would be pleased to discuss the contents of this certificate and provide with any additional information/clarifications that may be required. In case you have any specific queries relating to this certificate, please do not hesitate to contact us.

Dated this 25th day of October, 2016.


Sagar Kadam
Partner
DSK Legal


Owners / Confirming Party


Promoter


Purchaser



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Annexure 'A'
List of Documents

Pinni Plots

First Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/39 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune

1. Development Agreement dated May 25, 2001 (notarized), executed between Maruti Mathu Gaikwad, Rajendra Mathu Gaikwad and Sushma Rajendra Gaikwad, and Intel Shelters Private Limited.
2. Power of Attorney May 25, 2001 (notarized), executed by Maruti Mathu Gaikwad, Rajendra Mathu Gaikwad and Sushma Rajendra Gaikwad, appointing Anirudhha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney.
3. Order dated January 13, 2005, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned property, In favour of Pinni Cooperative Housing Society Limited.
4. Sale Deed dated February 4, 2005, registered in office of Sub registrar of Assurances, Haveli at serial No. 727 of 2005, executed between Maruti Mathu Gaikwad, Rajendra Mathu Gaikwad and Sushma Rajendra Gaikwad (represented through their constituted attorney, Anandram Dagduram Mutha) alongwith the confirmation of Panacea Constructions, (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seolekar) and Pinni Cooperative Housing Society Limited.
5. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
6. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.
7. Deed of Confirmation dated April 22, 2016, registered in office of Sub registrar of Assurances, Haveli No. 10 at Serial No. 5971 of 2016, executed by Maruti Mathu Gaikwad and others in favour of Pinni Cooperative Housing Society Limited (3) alongwith the confirmation of Oxford Shelters Private Limited.


Second Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/42, admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune

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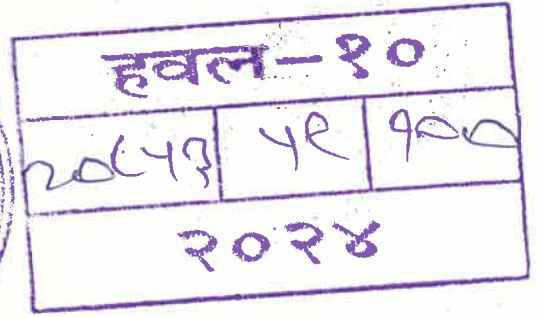

Owners / Confirming Party


Promotee


Purchaser

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8. Development Agreement dated October 21, 2000 (notarized), executed between Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad and Suman Shankar Gaikwad and Panacea Constructions.
9. Power of Attorney dated October 21, 2000, registered in office of Sub registrar of Assurances, Haveli at serial No. 318 of 2000, executed by Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad and Suman Shankar Gaikwad, appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney.
10. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad and Suman Shankar Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
11. Power of Attorney December 31, 2001 (notarized), executed by Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad and Suman Shankar Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointing Anirudha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney.
12. Order dated August 26, 2002, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
13. Sale Deed dated September 13, 2002, registered in office of Sub registrar of Assurances, Haveli at serial No. 4705 of 2002, executed between Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad, Suman Shankar Gaikwad, Santosh Tulshiram Gaikwad and Hausabai Dhagu Gaikwad alongwith the confirmation of Panacea Constructions, (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudha Uttam Seolekar) and Pinni Cooperative Housing Society Limited.
14. Deed of Confirmation dated June 7, 2004, registered in office of Sub registrar of Assurances, Haveli at serial No. 3345 of 2004, executed by Tulshiram Dhagu Gaikwad and Laxmi Tulshiram Gaikwad.
15. Deed of Confirmation dated April 17, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2898 of 2007, executed by Dhagu Fakira Gaikwad, Shankar Dhagu Gaikwad, Suman and others alongwith the confirmation of Intel Shelters Private Limited.
16. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
17. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Third Property

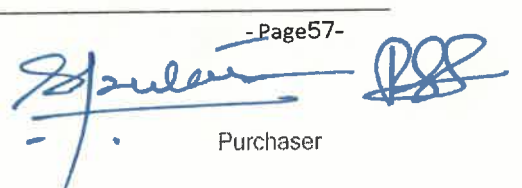
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Owners / Confirming Party



Promoter



Purchaser



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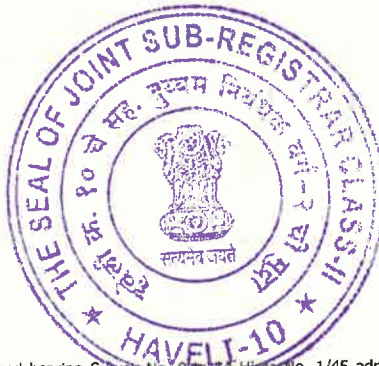
All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/43 admeasuring 79 Acres, situate at village Mundhwa, Taluka Pune City, District Pune.

18. Development Agreement dated February 20, 2001 (notarized), executed between Vatsalabai Bhikaji Jadhav, Arun Bhikaji Jadhav and Sunanda Arun Jadhav, and Panacea Constructions.
19. Power of Attorney dated February 20, 2001, registered in office of Sub registrar of Assurances, Havelli at serial No. 49 of 2001, executed by Vatsalabai Bhikaji Jadhav, Arun Bhikaji Jadhav and Sunanda Arun Jadhav, appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney.
20. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Vatsalabai Bhikaji Jadhav, Arun Bhikaji Jadhav and Sunanda Arun Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
21. Power of Attorney December 31, 2001 (notarized), executed by Vatsalabai Bhikaji Jadhav, Arun Bhikaji Jadhav and Sunanda Arun Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointing Anirudhha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney.
22. Order dated July 31, 2002, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
23. Sale Deed dated October 30, 2002, registered in office of Sub registrar of Assurances, Havelli at serial No. 5578 of 2002, executed between Vatsalabai Bhikaji Jadhav (represented through their constituted attorney, Anandram Dagduram Mutha) alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seolekar) and Pinni Cooperative Housing Society Limited.
24. Deed of Confirmation dated August 25, 2004, registered in office of Sub registrar of Assurances, Havelli at serial No. 5271 of 2004, executed by Vatsalabai Bhikaji Jadhav, Arun Bhikaji Jadhav, and others.
25. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Havelli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
26. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Havelli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Owners / Confirming Party

Promoter

Purchaser



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२०६४३	६९	१००
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Fourth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/45 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

27. Development Agreement dated February 23, 2001 (notarized), executed between Dattu Fakira Gaikwad, Vinayak Dattu Gaikwad and Ambubai Vinayak Gaikwad and Panacea Constructions.
28. Power of Attorney dated February 23, 2001, registered in office of Sub registrar of Assurances, Haveli at serial No. 58 of 2001, executed by Dattu Fakira Gaikwad, Vinayak Dattu Gaikwad and Ambubai Vinayak Gaikwad, appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney.
29. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Dattu Fakira Gaikwad, Vinayak Dattu Gaikwad and Ambubai Vinayak Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
30. Power of Attorney December 31, 2001 (notarized), executed by Dattu Fakira Gaikwad, Vinayak Dattu Gaikwad and Ambubai Vinayak Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointing Anirudhha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney.
31. Order dated September 20, 2003, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
32. Sale Deed dated December 17, 2003, registered in office of Sub registrar of Assurances, Haveli at serial No. 5514 of 2004, executed between Dattu Fakira Gaikwad (represented through their constituted attorney, Anandram Dagduram Mutha) alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seolekar) and Pinni Cooperative Housing Society Limited.
33. Deed of Confirmation dated April 9, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2698 of 2007, executed by Dattu Fakira Gaikwad, Vinayak Dattu Gaikwad, and others alongwith the confirmation of Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seolekar).
34. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
35. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

[Handwritten Signature]
Owners / Confirming Party

[Handwritten Signature]
Promoter

[Handwritten Signature]
Purchaser



हवेल-१०		
२०५३	६२	१००
२०२४		

DSK Legal
True Value True Values

Fifth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/46 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

36. Development Agreement dated March 28, 2001 (notarized), executed between Sitabai Baburao Gaikwad, Shantabai Jagannath Gaikwad and Shankar Jagannath Gaikwad and Panacea Constructions.
37. Power of Attorney dated March 28, 2001, registered in office of Sub registrar of Assurances, Haveli at serial No. 102 of 2001, executed by Sitabai Baburao Gaikwad, Shantabai Jagannath Gaikwad and Shankar Jagannath Gaikwad, appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney.
38. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Sitabai Baburao Gaikwad, Shantabai Jagannath Gaikwad and Shankar Jagannath Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
39. Power of Attorney December 31, 2001 (notarized), executed by Sitabai Baburao Gaikwad, Shantabai Jagannath Gaikwad and Shankar Jagannath Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointing Anirudha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney.
40. Order dated September 20, 2003, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
41. Sale Deed dated December 17, 2003, registered in office of Sub registrar of Assurances, Haveli at serial No. 5515 of 2003, Sitabai Baburao Gaikwad (represented through their constituted attorney, Anandram Dagduram Mutha) alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudha Uttam Seolekar) and Pinni Cooperative Housing Society Limited.
42. Deed of Confirmation dated March 1, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2457 of 2007, executed by Sitabai Baburao Gaikwad, Ganpat Baburao Gaikwad, Mirabai Parshram Jadhav, Muktabai Pralhad Jadhav, Janabai Dada Jadhav alongwith the confirmation of Intel Shelters Private Limited (represented through its director Anirudha Uttam Seolekar).
43. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
44. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

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Owners / Confirming Party

Promoter

Purchaser

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२०२४		

Sixth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/57 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

45. Development Agreement dated September 29, 2000 (notarized), executed between Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav and Panacea Constructions.
46. Power of Attorney dated September 29, 2000, registered in office of Sub registrar of Assurances, Haveli at serial No. 280 of 2000, executed by Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav, appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as their constituted attorney.
47. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
48. Powerof Attorney December 31, 2001 (notarized), executed by Padma Maruti Jadhav, Datta Maruti Jadhav, Rupali Datta Jadhav, Vinod Maruti Jadhav and Rupa Vinod Jadhav (represented through their constituted attorney, Rajendra Uttamchand Dugad), appointing Anirudhha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney.
49. Order dated July 31, 2002, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
50. Sale Deed dated September 30, 2002, registered in office of Sub registrar of Assurances, Haveli at serial No. 5022 of 2002, Padma Maruti Jadhav, Datta Maruti Jadhav, and Vinod Maruti Jadhav alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seolekar) and Pinni Cooperative Housing Society Limited.
51. Release Deed dated July 16, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 7242 of 2008, executed by Meerabal Rajendra Gaikwad and Varsha Mahesh Wadekar.
52. Deed of Confirmation dated July 16, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 7244 of 2008, executed by Padma Maruti Jadhav, Datta Maruti Jadhav, and Vinod Maruti Jadhav alongwith the confirmation of Mirabai Rajendra Gaikwad, Varsha Mahesh Wadekar, Hemlata alias Rupa Vinod Jadhav and Rupali Dattatray Jadhav.
53. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects Limited.

Owners / Constituting Party

Promoter

Purchaser




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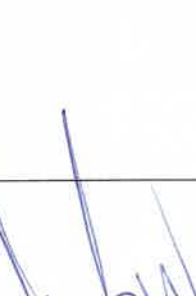
54. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

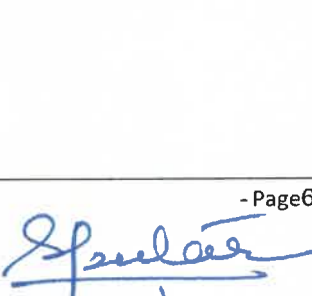
Seventh Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/60 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune

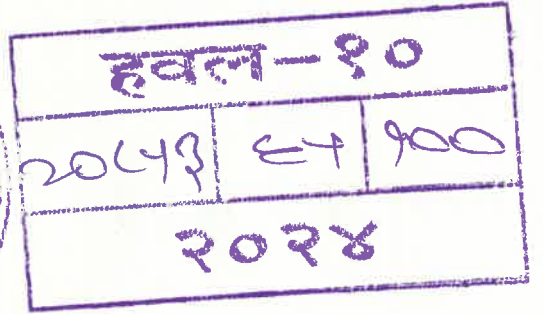
55. Development Agreement dated September 4, 2000 (notarized), executed between Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad and others and Panacea Constructions.
56. Power of Attorney dated September 4, 2000, registered in office of Sub registrar of Assurances, Haveli at serial No. 235 of 2000, executed by Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, and others appointing Anandram Dagduram Mutha and Rajendra Uttamchand Dugad as her constituted attorney.
57. Deed of Assignment dated December 31, 2001 (notarized), executed between Panacea Constructions, represented through its partner Rajendra Uttamchand Dugad, alongwith the confirmation of Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad, Bimavva Kalluli Jadhav, Savitri Margu Jadhav, Laxmibai Arjun Pawar, Maya Margu Gaikwad, and Maruti Margu Gaikwad (represented through their constituted attorney, Rajendra Uttamchand Dugad) and Intel Shelters Private Limited.
58. Power of Attorney December 31, 2001 (notarized), executed by Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad and others appointing Anirudhha Uttam Seolekar and Anandram Dagduram Mutha as their constituted attorney.
59. Order dated October 26, 2004, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Pinni Cooperative Housing Society Limited.
60. Sale Deed dated November 6, 2004, registered In office of Sub registrar of Assurances, Haveli at serial No. 6995 of 2004, executed between Hanmavva Margu Gaikwad, Dattatray Margu Gaikwad, and others alongwith the confirmation of Panacea Constructions (represented through its partner Anandram Dagduram Mutha) and Intel Shelters Private Limited (represented through its director Anirudhha Uttam Seolekar) and Pinni Cooperative Housing Society Limited.
61. Deed of Confirmation dated February 21, 2008, registered In office of Sub registrar of Assurances, Haveli at serial No. 1993 of 2008, executed by Dattatray Margu Gaikwad, Bebinanda Dattatray Gaikwad and others.
62. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
63. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative


Owners / Confirming Party


Promoter


Purchaser





Housing Society Limited (3), (ii) Pimpri Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

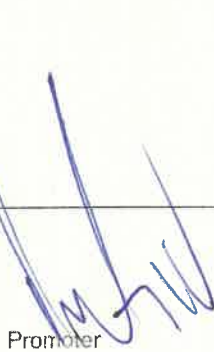
Sharad Plots

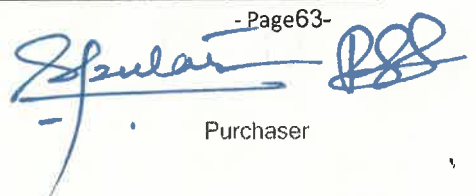
First Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/37 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

1. Power of Attorney dated July 14, 2006 registered in office of Sub registrar of Assurances, Haveli at serial No. 5096 of 2006, Sawata Vitthal Gaikwad, Mangal Sawata Gaikwad and Prashant Sawata Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
2. Order dated August 28, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned property, In favour of Sharad Cooperative Housing Society Limited.
3. Sale Deed dated November 27, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9878 of 2007, executed between Sawata Vitthal Gaikwad, Mangal Sawata Gaikwad and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited (represented through its director Pramod Mishrilal Dhariwal), and Sharad Cooperative Housing Society Limited.
4. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
5. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.
6. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal.
7. Deed of Confirmation dated January 10, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 323 of 2008, executed by Sawata Vitthal Gaikwad, Mangal Sawata Gaikwad and Prashant Sawata Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.


Owners / Confirming Party


Promoter

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Purchaser



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8. Deed of Confirmation dated February 12, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 1344 of 2008, executed by Amol Dhanraj Gaikwad, Savita Dashrath Jadhav and Ajay Dashrath Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
9. Deed of Confirmation dated March 18, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 9226 of 2008, executed by Dhanraj Vitthal Gaikwad, Alka Dhanraj Gaikwad and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
10. Deed of Correction dated March 27, 2008, registered at Serial No. 2424 of 2008, executed by and between Sharad Cooperative Housing Society Limited, Sawata Vitthal Gaikwad (for himself and as Manager and Karta of HUF), Mangal Sawata Gaikwad and Prashant Sawata Gaikwad alongwith the confirmation of M/s Subhash Kadam and Associates and Hritik Technologies and Realty Private Limited.
11. Deed of Correction dated April 15, 2008, registered at Serial No. 2889 of 2008, executed by and between Sharad Cooperative Housing Society Limited, Dhanaraj Vitthal Gaikwad and Satish Dhanaraj Gaikwad alongwith the confirmation of M/s Subhash Kadam and Associates and Hritik Technologies and Realty Private Limited.
12. Deed of Correction dated April 17, 2008, registered at Serial No. 2990 of 2008, executed by and between Sharad Cooperative Housing Society Limited, Savita Dashrath Jadhav and Ajay Dasharath Jadhav alongwith the confirmation of M/s Subhash Kadam and Associates and Hritik Technologies and Realty Private Limited.
13. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
14. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Second Property

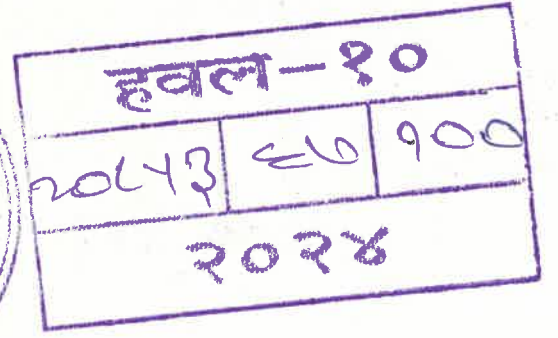
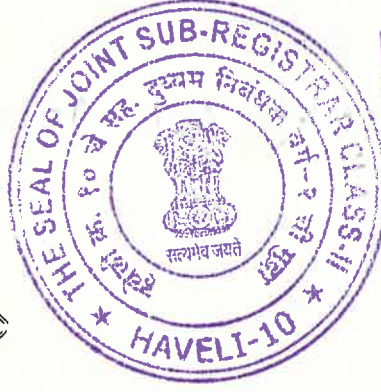
All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/38 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

15. Power of Attorney registered in office of Sub registrar of Assurances, Haveli at serial No. 5093 of 2006, Sawata Vitthal Gaikwad, Mangal Sawata Gaikwad and Prashant Sawata Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
16. Order dated January 12, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned property, in favour of Sharad Cooperative Housing Society Limited.

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Owners Confirming Part  Promoter  Purchaser 

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17. Sale Deed dated April 10, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2650 of 2007, executed between Sawata Vithhal Gaikwad, Mangal Sawata Gaikwad and Prashant Sawata Gaikwad (represented through their constituted attorney Subhash Laxmanrao Kadam) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited (represented through its director Pramod Mishrilal Dhariwal) and Sharad Cooperative Housing Society Limited.
18. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
19. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.
20. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal.
21. Deed of Confirmation dated January 10, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 322 of 2008, executed by Sawata Vithhal Gaikwad, Mangal Sawata Gaikwad and Prashant Sawata Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
22. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
23. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

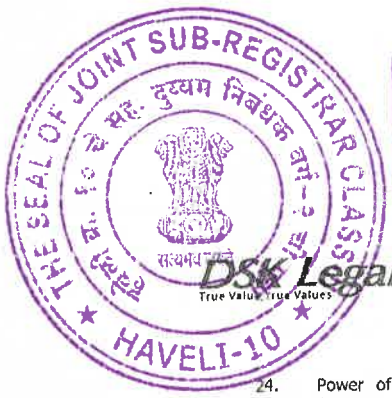
Third Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/40 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

Owners / Confirming Party

Promoter

Purchaser



हवल-१०		
२०५३	६६	१००
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24. Power of Attorney dated April 30, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3298 of 2005; Rajendra Maruti Gaikwad, Kausalya Narendra Jadhav, Nirmala Mahadev Jadhav, Sangita Kisan Jadhav, Meena Dadabhau Jadhav, and Kamal Maruti Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
25. Order dated August 28, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned property, in favour of Sharad Cooperative Housing Society Limited.
26. Sale Deed dated October 31, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 8697 of 2007, executed between Rajendra Maruti Gaikwad, Kausalya Narendra Jadhav, and others (represented through their constituted attorney Subhash Laxmanrao Kadam) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited (represented through its director Pramod Mishrilal Dhariwal) and Sharad Cooperative Housing Society Limited.
27. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
28. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.
29. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal.
30. Deed of Confirmation dated November 23, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 9257 of 2007, executed by Rajendra Maruti Gaikwad and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
31. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LL

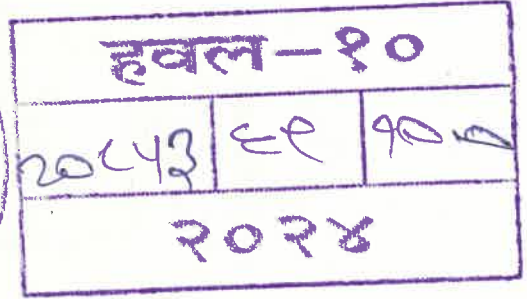
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Owners / Confirming Party

Promoter

Purchaser

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32. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Fourth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/41 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

33. Power of Attorney dated July 14, 2006 registered in office of Sub registrar of Assurances, Haveli at serial No. 5106 of 2006, Narendra Gangaram Jadhav, Baby Surendra Jadhav, Rekha Bharat Jadhav, Lilabai Maruti Gaikwad, Shobha Prakash Gaikwad, Kausalya Narendra Jadhav and Rahul Narendra Jadhav appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
34. Order dated August 28, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned property, in favour of Sharad Cooperative Housing Society Limited.
35. Sale Deed dated October 31, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 8698 of 2007, executed between Narendra Gangaram Jadhav, Baby Surendra Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam) and Sharad Cooperative Housing Society Limited.
36. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
37. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.
38. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal.
39. Deed of Confirmation dated November 28, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9127 of 2007, executed by Baby Surendra Jadhav and Ambadas Surendra Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam.

Owners / Confirming Party

Proprietor

Purchaser



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२०२४		

(proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.

40. Deed of Confirmation dated December 29, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9987 of 2007, executed by Lilabai Maruti Gaikwad and Shobha Prakash Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
41. Deed of Confirmation dated January 14, 2008, registered in office of Sub registrar of Assurances, Haveli at serial No. 392 of 2008, executed by Narendra Gangaram Jadhav, Baby Surendra Jadhav and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
42. Deed of Confirmation dated July 5, 2008 registered in office of Sub registrar of Assurances, Haveli at serial No. 5521 of 2008, executed by Rekha Bharat Jadhav and Soni Bharat Jadhav (minor, represented through natural guardian, mother) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
43. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
44. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Fifth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/44 admeasuring 79 Ares situate at village Mundhwa, Taluka Pune City, District Pune.

45. Power of Attorney dated May 3, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3373 of 2005, Babai Raghunath Gaikwad, Tukaram Raghunath Gaikwad, Pradip Raghunath Gaikwad, and Surekha Raghunath Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
46. Power of Attorney dated April 7, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 2513 of 2007, Shankar Raghunath Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as his constituted attorney.
47. Order dated January 12, 2007, Issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited.

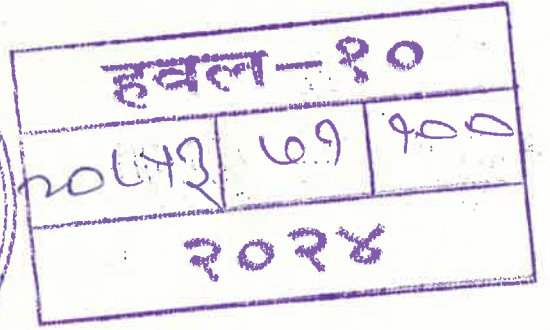
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Owners / Confirming Party

Promoter

Purchaser

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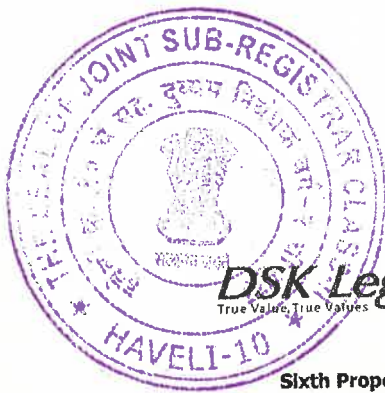


48. Sale Deed dated April 9, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2649 of 2007, executed between Babai Raghunath Gaikwad, Tukaram Raghunath Gaikwad, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Aditi Subhash Kadam) and Sharad Cooperative Housing Society Limited.
49. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
50. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.
51. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal.
52. Deed of Confirmation dated October 26, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8606 of 2007, executed by Babai Raghunath Gaikwad, Tukaram Raghunath Gaikwad, Pradip Raghunath Gaikwad, and Surekha Raghunath Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
53. Deed of Confirmation dated May 31, 2008 registered in office of Sub registrar of Assurances, Haveli at serial No. 4936 of 2008, executed by Shankar Raghunath Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
54. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
55. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Owners / Confirming Party

Promoter

Purchaser



DSK Legal
True Value, True Values

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२०२४		

Sixth Property

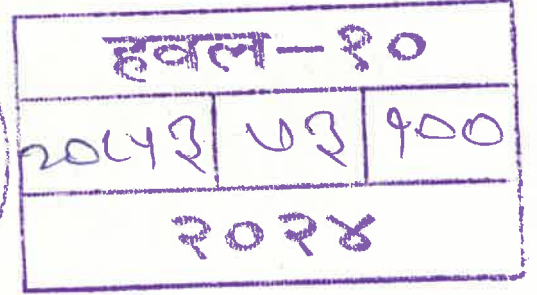
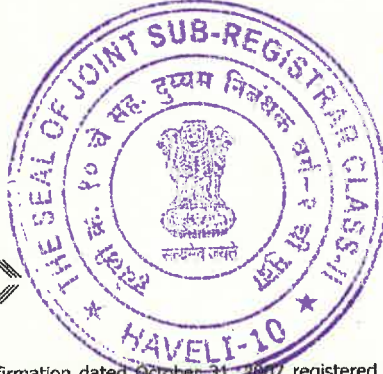
All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/56 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

56. Power of Attorney dated May 3, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3360 of 2005, Suresh Kisan Jadhav, Usha Ambadas Jadhav, Narsubai Kisan Jadhav and Vijay Shankar Jadhav appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
57. Order dated January 1, 2007, Issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited.
58. Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2791 of 2007, executed between Suresh Kisan Jadhav, Usha Ambadas Jadhav, Narsubai Kisan Jadhav and Vijay Shankar Jadhav (represented through their constituted attorney Subhash Laxmanrao Kadam) alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam) and Sharad Cooperative Housing Society Limited.
59. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
60. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.
61. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal.
62. Deed of Confirmation dated October 25, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8546 of 2007, executed by Suresh Kisan Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam), confirmed the Sale Deed dated April 16, 2007 executed in favour of Sharad Cooperative Housing Society Limited.

Owners / Confirming Party

Promoter

Purchaser



63. Deed of Confirmation dated October 31, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8704 of 2007, executed by Usha Ambadas Jadhav and Narsubai Kisan Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
64. Deed of Confirmation dated November 22, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 9245 of 2007, executed by Vijay Shankar Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
65. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
66. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

Seventh Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/58 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

67. Power of Attorney dated May 3, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3361 of 2005, Nitin Rajendra Jadhav, Tushar Rajendra Jadhav, and others appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
68. Order dated January 20, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited.
69. Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2792 of 2007, executed between Nitin Rajendra Jadhav, Tushar Rajendra Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam) and Sharad Cooperative Housing Society Limited.
70. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
71. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram

Owners / Confirming Party

Promoter

Purchaser



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Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.

72. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal.
73. Deed of Confirmation dated October 25, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8547 of 2007, executed by Nitin Rajendra Jadhav, Tushar Rajendra Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
74. Deed of Confirmation dated November 1, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8746 of 2007, executed by Yogesh Anil Jadhav, Ajay Anil Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
75. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.
76. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.

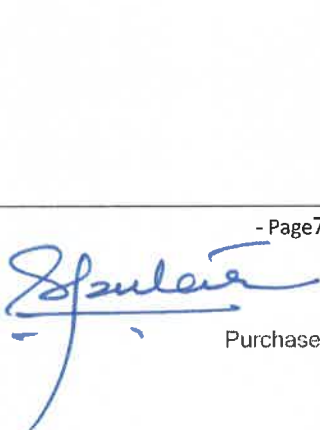
Eighth Property

All that piece and parcel of land bearing Survey No. 9 to 14 Hissa No. 1/59 admeasuring 79 Ares, situate at village Mundhwa, Taluka Pune City, District Pune.

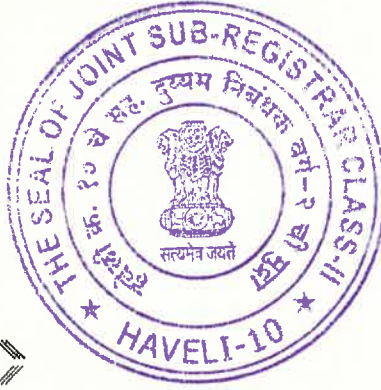
77. Power of Attorney dated May 13, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 4115 of 2005, Prakash Ananda Jadhav, Pradip Ananda Jadhav, Vikram Ananda Jadhav and Surekha Anil Gaikwad appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.
78. Power of Attorney dated May 12, 2005 registered in office of Sub registrar of Assurances, Haveli at serial No. 3516 of 2005, Ashok Ananda Jadhav, Sunita Ananda Jadhav and Yelu Ananda Jadhav appointed Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) as their constituted attorney.


Owners / Conforming Party


Promoter


Purchaser





हवल-१०		
२०४३	७४	१००
२०२४		

DSK Legal
True Value, True Values

79. Order dated January 20, 2007, issued by Divisional Commissioner, Pune Division granting the permission for sale of the captioned Property, in favour of Sharad Cooperative Housing Society Limited.
80. Sale Deed dated April 16, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 2790 of 2007, executed between Prakash Ananda Jadhav, Pradip Ananda Jadhav, and others alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited (represented through its director Subhash Laxmanrao Kadam) and Sharad Cooperative Housing Society Limited.
81. Development Agreement dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9447 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited.
82. Irrevocable Power of Attorney dated November 8, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 9448 of 2007, executed by Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) (for himself and for Vishal Prakash Gagde and 41 others (original landowners)) appointed Hritik Technologies and Realities Private Limited.
83. Supplementary Development Agreement dated December 14, 2007, registered in office of Sub registrar of Assurances, Haveli at serial No. 10457 of 2007, executed between Sharad Cooperative Housing Society Limited (represented through its chairman Tukaram Dhondiram Mhetre and secretary, Ganesh Suresh Pataskar), Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates) and Hritik Technologies and Realities Private Limited, represented through its director, Pramod Mishrilal Dhariwal.
84. Deed of Confirmation dated October 29, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8645 of 2007, executed by Ashok Ananda Jadhav, Sunita Ananda Jadhav and Yelu Ananda Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
85. Deed of Confirmation dated October 31, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8706 of 2007, executed by Prakash Ananda Jadhav, Pradip Ananda Jadhav and Vikram Ananda Jadhav alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
86. By and under a Deed of Confirmation dated November 1, 2007 registered in office of Sub registrar of Assurances, Haveli at serial No. 8750 of 2007, executed by Surekha Anil Gaikwad alongwith the confirmation of Subhash Laxmanrao Kadam (proprietor of M/s Subhash Kadam and Associates), and Hritik Technologies and Realities Private Limited.
87. Joint Development Agreement dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9190 of 2014, executed between (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (2)

Page 29 of 30

Owners / Confirming Party

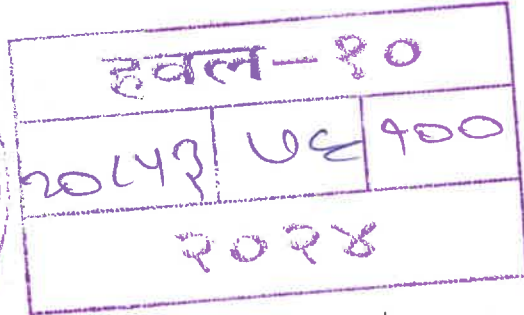
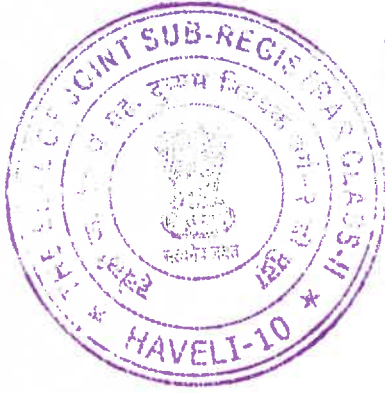
Promoter

Purchaser

- Page 73 -

Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited and Pune Projects LLP.

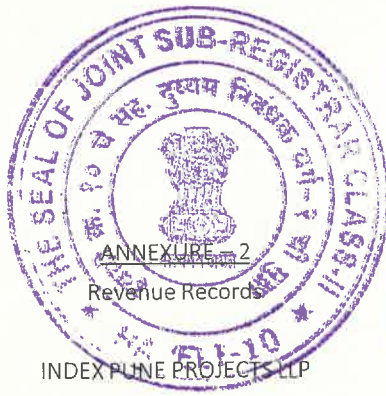
88. Power of Attorney dated November 21, 2014, registered in office of Sub registrar of Assurances, Haveli No. 23 at Serial No. 9191 of 2014, executed by (i) Pinni Cooperative Housing Society Limited (3), (ii) Pinni Cooperative Housing Society Limited (5), (iii) Sharad Cooperative Housing Society Limited (2), (iv) Sharad Cooperative Housing Society Limited (3), (v) Oxford Shelters Private Limited, (vi) Hritik Technologies and Realty Private Limited appointing Pune Projects LLP, as their constituted attorney.



Owners / Confirming Party

Promoter

Purchaser



हवल-१०		
२०६५३	७७	१००
२०२४		

DESCRIPTION OF THE TITLE DOCUMENTS for Sy. No. 9 to 14 of Village Mundhwa, Taluka Pune City			
Sr. No	Date	Description of the Document	Hissa No.
1.	30.01.1971	Mutation Entry bearing No.3083	1/37 to 1/46
2.	03.08.1982	Mutation Entry bearing No.4662	1/37
3.	11.12.2006	Mutation Entry Bearing No. 8967	
4.	04.08.2008	Mutation Entry bearing No. 9840	1/37
5.	08.12.2000	Mutation Register Extract bearing No. 7134	1/38
6.	17.02.2005	Mutation Entry No. 8318	1/39
7.	04.07.2007	Mutation Entry No. 9233	1/39
8.	20.10.2012	Mutation Entry No. 11897	1/39
9.	26.04.2005	Mutation Entry bearing no. 8393	1/40
10.	27.11.2007	Mutation Entry bearing No. 9412	1/40
11.	04.07.2007	Mutation Entry No. 9233	1/42
12.	14.12.2002	Mutation Entry No. 7802	1/43
13.	04.07.2007	Mutation Entry No. 9233	1/43
14.	01.03.2004	Mutation Entry No. 8082	1/45
15.	04.07.2007	Mutation Entry No. 9233	1/45
16.	01.07.2013	Mutation Entry No. 12191	1/45
17.	01.03.2004	Mutation Entry No. 8086	1/46
18.	04.07.2007	Mutation Entry No. 9233	1/46
19.	01.07.2013	Mutation Entry No. 12191	1/46
20.		NA order	1/37-1/44
21.		NA order	1/45- 1/46
22.		Revised NA Order	1/37 - 1/46
23.		7/12 Uttara	
24.		Bifurcation Order for Sharad and Pinni	

The documents mentioned in the INDEX have been provided to the Purchaser in a CD and Purchaser acknowledges the receipt of these documents.

- Page 75 -





Owners / Confirming Party Promoter Purchaser

Authenticated Copy of Commencement Certificate



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२०२३	UL	१००
२०२४		

पुणे महानगरपालिका

(आयुक्तिक विकासविभाग हावेली-१० मध्ये) (जिल्हा आणि उपजिल्हा कार्यालय, हावेली-१० मध्ये) (ऑफिस नं. १००, हावेली-१०, पुणे - ४११ ००६)

बांधकाम विकास विभाग पुणे महानगरपालिका, पुणे - ४११ ००६

बांधकाम चालू करण्याकरीता प्रस्तावना (संगती नकाशासह)

बांधकाम बांधकाम चालू करण्याकरीता प्रस्तावना आणि नकाशा (संगती नकाशासह) कोर्टात दाखल करण्यात आला आहे. प्रस्तावना नं. १००/२०२३/१००/२०२४, प्रस्तावना नं. १००/२०२३/१००/२०२४ मध्ये नोंदविलेला आहे.

प्रस्तावना क्रमांक: MKK0002/17 प्रस्तावना क्रमांक: CC/1432/19

Proposed Type: Rasi+Comm दिनांक: 24/09/2019

Case Type: Revised

Project Type: Layout of Building



श्री / शिवी PUNE 2 CO.OP.HOU.SOC.LTD. & SHARAD 2 CO.OP.HOU.SOC.LTD. THRO. M/S PUNE PROJECTS LLP THRO.A.U.SOLEKAR साहजिक/एन.ए.सी.सी. श्री ABHJIT BHASKAR KONDE साहजिक पुणे, येथे प्रस्तावना नं. १००/२०२३/१००/२०२४ मध्ये नोंदविलेला आहे. प्रस्तावना नं. १००/२०२३/१००/२०२४ मध्ये नोंदविलेला आहे. प्रस्तावना नं. १००/२०२३/१००/२०२४ मध्ये नोंदविलेला आहे. प्रस्तावना नं. १००/२०२३/१००/२०२४ मध्ये नोंदविलेला आहे.

- अटी -

- बांधकाम चालू करण्याकरीता प्रस्तावना दाखल करणे.
- बांधकाम चालू करण्याकरीता प्रस्तावना दाखल करणे.
- बांधकाम चालू करण्याकरीता प्रस्तावना दाखल करणे.
- बांधकाम चालू करण्याकरीता प्रस्तावना दाखल करणे.
- बांधकाम चालू करण्याकरीता प्रस्तावना दाखल करणे.
- बांधकाम चालू करण्याकरीता प्रस्तावना दाखल करणे.
- बांधकाम चालू करण्याकरीता प्रस्तावना दाखल करणे.
- बांधकाम चालू करण्याकरीता प्रस्तावना दाखल करणे.
- बांधकाम चालू करण्याकरीता प्रस्तावना दाखल करणे.
- बांधकाम चालू करण्याकरीता प्रस्तावना दाखल करणे.

MKK0002/17

Page 1 of 4

CC/1432/19
24/09/2019

Owners / Confirming Party

Promoter

Purchaser



हवल-१०		
२०१३	६०	१००
२०२४		

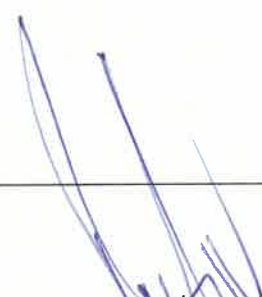
यह प्रमाणपत्र तब तक वैध रहेगा जब तक कि इसमें उल्लिखित शर्तों का पालन न किया जाय।
 २१. अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
 २२. यदि यह प्रमाणपत्र तब तक वैध रहेगा जब तक कि इसमें उल्लिखित शर्तों का पालन न किया जाय।

-: अटी -:

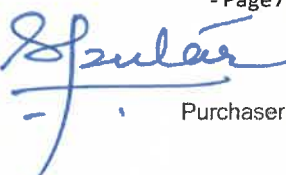
1. लेआउटप्लान के तहत निर्माण या संशोधन के लिए आवश्यक सभी दस्तावेजों को प्राप्त करने के लिए वास्तु विभागाधीन प्रतीक प्राप्त करना या, अर्थात् (यदि) वास्तु विभागाधीन प्रतीक प्राप्त करने के लिए आवश्यक सभी दस्तावेजों को प्राप्त करने के लिए वास्तु विभागाधीन प्रतीक प्राप्त करना।
2. सार विभागाधीन प्रतीक प्राप्त करने के लिए आवश्यक सभी दस्तावेजों को प्राप्त करने के लिए वास्तु विभागाधीन प्रतीक प्राप्त करना।
3. सार विभागाधीन प्रतीक प्राप्त करने के लिए आवश्यक सभी दस्तावेजों को प्राप्त करने के लिए वास्तु विभागाधीन प्रतीक प्राप्त करना।
4. उपरोक्त (यदि) सार प्रतीक प्राप्त करने के लिए आवश्यक सभी दस्तावेजों को प्राप्त करने के लिए वास्तु विभागाधीन प्रतीक प्राप्त करना।
5. अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
6. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
7. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
8. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
9. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
10. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
11. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
12. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
13. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
14. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
15. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
16. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
17. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
18. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
19. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
20. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
21. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।
22. यदि अंतर या कुछ कारणों की वजह से विक्रेता को विक्रेता की सेवा करना।

MDM0002/17

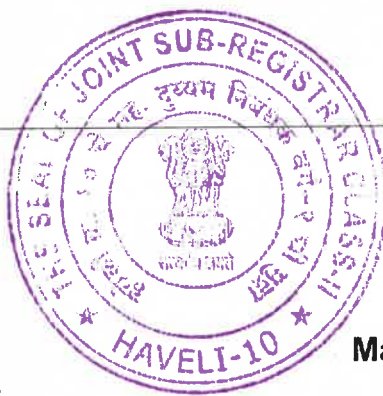
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28012018


Owners / Confirming Party


Promoter


Purchaser





हवल-१०		
२०४३	१२	१००
२०२३		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: **P52100026020**

Project: **Emerald Bay Building 11, Plot Bearing / CTS / Survey / Final Plot No.: Sy No 9 to 14 at Mundhawa, Haveli, Pune, 411036;**

1. **Pune Projects Llp** having its registered office / principal place of business at *Tehsil: Pune City, District: Pune, Pin: 411036.*

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 **09/08/2020** and ending with **30/06/2025** 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

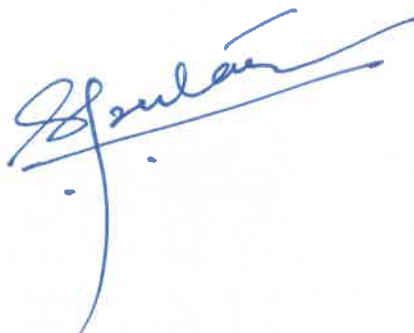
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

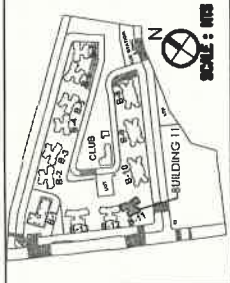
Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date:08/09/2021 12:33:48

Dated: **08/09/2021**

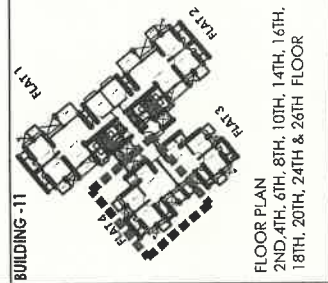
Place: **Mumbai**

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





KEY PLAN
N.T.S

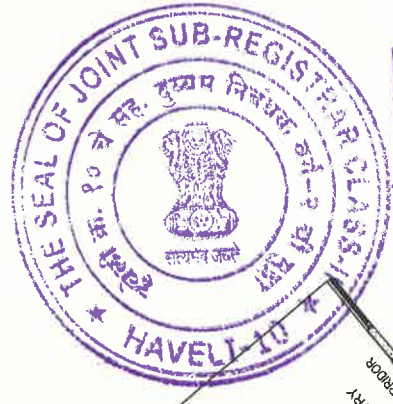


INVENTORY TYPE	2BHK
UNIT NOS.	204, 404, 604, 804, 1004, 1404, 1604, 1804, 2004, 2404, 2604

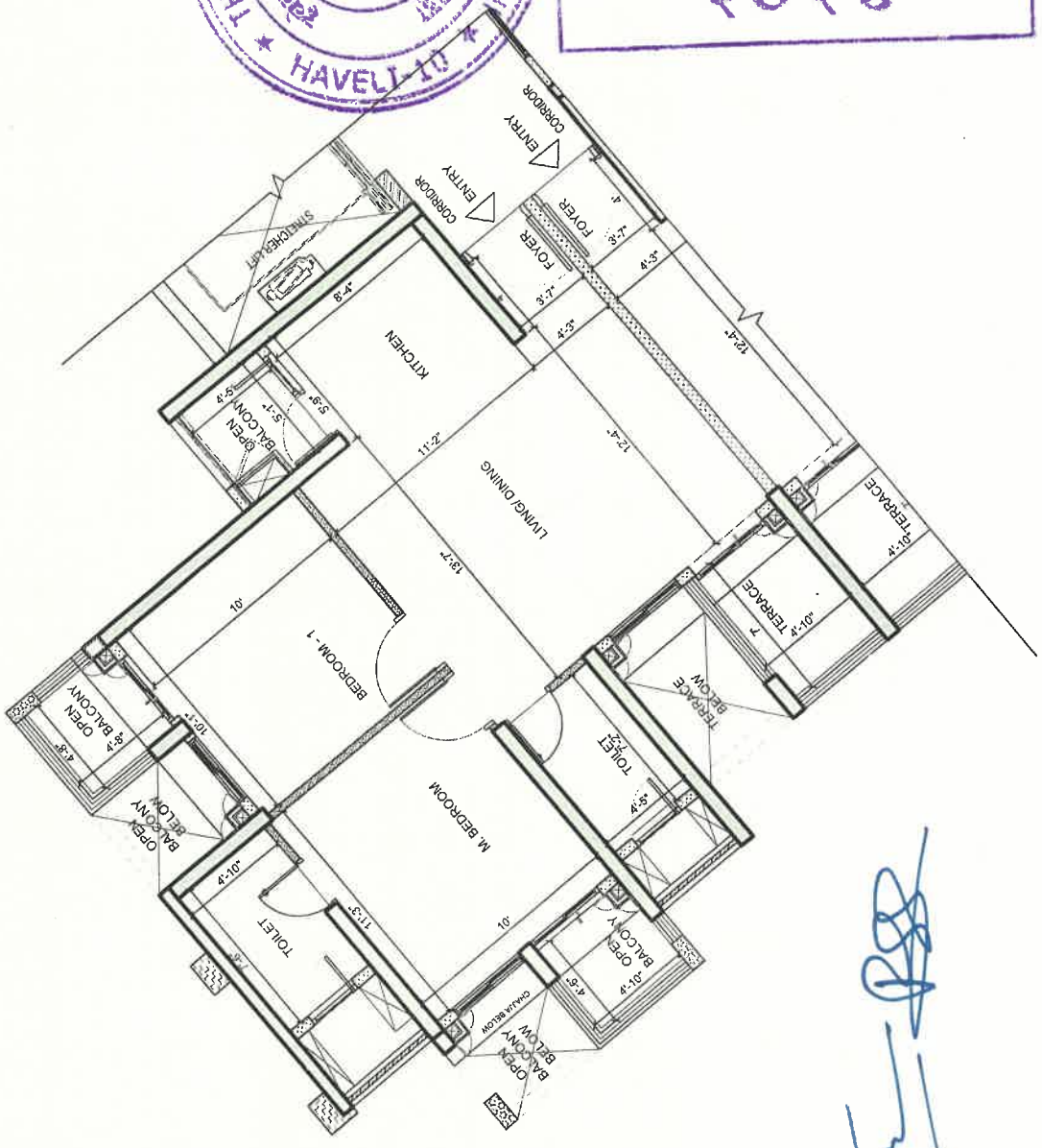
NOTES:

- DIMENSIONS WRITTEN AND DIMENSIONS MEASURED ARE FROM BARE WALL TO BARE WALL, EXCEPT FOR TERRACE/SIT OUT/ BALCONY.
- CARPET AREA INCLUDES ALL THE INTERNAL WALLS/ PARTITIONS/ LEDGE WALL.
- COLUMNS/ SHEAR WALLS/ SLAB THICKNESS ARE SUBJECT TO CHANGE AS PER STRUCTURAL & SERVICES CO-ORDINATION.
- ELEVATION FEATURES/ ELEMENTS/ AC LEDGES IN EVERY UNIT MAY DIFFER FROM DRAWING FOR CONVENIENCE ONLY.
- MEASUREMENTS IN FEET AND INCHES ARE FOR CONVENIENCE ONLY. METRIC SYSTEM WILL BE STANDARD.
- 1 FOOT = 0.3048 M.
- DRAWING NOT TO BE SCALED.
- THIS DRAWINGS IS INCLUDED AS PART OF THE SALE AGREEMENT AND IS INDICATIVE OF UNIT AREAS.

DEVELOPERS :
M/S PURAVANKARA LTD
NO. 130/1, ULSOOR ROAD,
BANGALORE - 560 042.



हवल-१०
२०४३ ८३ १००
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1 FOOT = 0.3048 METER

[Handwritten Signature]

EMERALD BAY AT PURVA SILVERSANDS

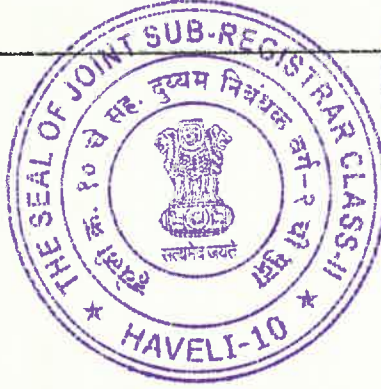
MUNDHAWA, PUNE

AGREEMENT PLAN
SCALE: NTS DRAWN: ADCA DEALT: AC

DESIGN CONSULTANT :
RSP Design Consultants (India) Pvt. Ltd. No. 801, Keshava Building,
Near Family Court, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051
Tel: +91 22-4290 6668

PURAVANKARA LIMITED
CONTROLLED
COPY NO.

RSP



हवल-१०		
२०८५३	८४	१००
२०२४		

PUNE PROJECTS LLP

Ground floor (East side), Amenity, Florida Estates Keshav Nagar,
Mundhwa Pune Maharashtra, India. Pin :411036
LLP Identification number: AAC-8467

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DESIGNATED PARTNERS
OF PUNE PROJECTS LLP ON 10.10.2020**

RESOLVED THAT approval of the Designated Partners of Pune Projects LLP ('the LLP') be and is hereby accorded that Mr. Premchand Naidu, Authorised Representative, Mr. Dharmesh Pramod Shah, Authorised Representative, Mr. VHS Sastry, Authorised Representative be and are hereby severally authorized to sign application(s), statement(s), affidavit(s) and related documents in connection with enabling the buyers of the apartments in 'EMERALD BAY' PROJECT, PUNE, being developed by the LLP as Promoter, to avail loan from various financial institution(s)/ bank(s).

RESOLVED FURTHER THAT Mr. Ashish Ravi Puravankara and Mr. Anirudha Seolekar and Mr. Ashok Gobindram Mohanani, Representatives of Designated Partners are hereby Jointly authorized to do all acts, deeds and things to give effect to the aforesaid resolution and are hereby Jointly authorized to issue a certified true copy of this resolution."

For Pune Projects LLP

Ashish Ravi Puravankara
DIN: 00504524
Representing Puravankara Limited

For Pune Projects LLP

Anirudha Seolekar
DIN: 01438997
Representing Oxford Shelters Private Limited

For Pune Projects LLP

Ashok Gobindram Mohanani
DIN: 00411136
Representing Hritik Technologies & Realty Private Limited



हवल-१०		
२०६४३	८७	१००
२०२४		

PUNE PROJECTS LLP

Ground floor (East side), Amenity, Florida Estates Keshav Nagar,
Mundhwa Pune Maharashtra, India. Pin :411036
LLP Identification number: AAC-8467

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DESIGNATED PARTNERS
OF PUNE PROJECTS LLP ON 10.10.2024**

"RESOLVED THAT in connection with 'EMERALD BAY' Project, Pune, approval of the Designated Partners of Pune Projects LLP ('the LLP') be and is hereby accorded to execute 'Agreement for Sale' or any other document connected therewith for effectively transferring and conveying the Apartments and right to use the Car Parks, to the buyers of the apartments in 'EMERALD BAY' Project, PUNE, being developed by the LLP as the Promoter.

RESOLVED FURTHER THAT Mr. Ashish Ravi Puravankara, Representative of Designated Partner, or Mr. Nani R. Choksey, Director of Puravankara Limited or Mr. Premchand Naidu, Authorised Representative or Mr. Dharmesh Pramod Shah, Authorised Representative or Mr. VHS Sastry, Authorised Representative be and are hereby severally authorized to execute the 'Agreement for Sale' on behalf of the LLP, to execute Special Power of Attorney in favour of the Representatives of Puravankara Limited for presentation of documents before the Jurisdictional Sub-Registrar, Pune, for registration and for issuing a 'No Objection Certificate' on behalf of the LLP, to enable the purchaser for mortgaging the Apartments to avail loans from various financial institution(s)/ bank(s).

RESOLVED FURTHER THAT Mr. Ashish Ravi Puravankara and Mr. Anirudha Seolekar and Mr. Ashok Gobindram Mohanani, Representatives of Designated Partners are hereby Jointly authorized to do all acts, deeds and things to give effect to the aforesaid resolution and are hereby Jointly authorized to issue a certified true copy of this resolution."

For Pune Projects LLP

Ashish Ravi Puravankara
DIN: 00504524
Representing Puravankara Limited

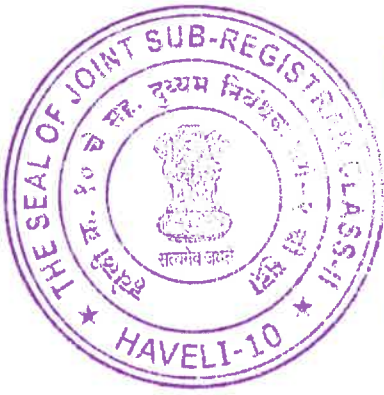
For Pune Projects LLP

Anirudha Seolekar
DIN: 01438997
Representing Oxford Shelters Private Limited

For Pune Projects LLP

Ashok Gobindram Mohanani
DIN: 00411136
Representing Hritik Technologies & Realty Private Limited

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हवल-१०		
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 २०२४

Summary-2 (दस्त गोपवारा भाग - २)



21/11/2014 5:26:15 PM

दस्त गोपवारा प्राग-२

हवल 23/9/19
 दस्त क्रमांक: 9191/2014

दस्त क्रमांक: हवल 23/9191/2014

दस्तावा प्रकार: कुलमुखत्यारपत्र

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- पुणे प्रोजेक्ट्स समष्टी तर्फे नियुक्त भागीदार श्री. आशिश मुरवनकर पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं. 501, केन्सिग्टन कोर्ट, लेन संबर 5, कोरगाव पार्क, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AAQFP4322C	पॉवर ऑफ अटॉर्नी हॉल्डर वय:- 35 स्वाक्षरी:-		
2	नाव:- ग्राण्टर नं. 1- पिढी 3 सहकारी गृहचरणा संस्था मर्यादित तर्फे चेअरमन श्री. गोख विठ्ठल गिरमे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं. स. नं. 9 ते 14, मुढवा, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AQYPG4121G	कुलमुखत्यार देणार वय:- 31 स्वाक्षरी:-		
3	नाव:- ग्राण्टर नं. 2- पिढी 5 सहकारी गृहचरणा संस्था मर्यादित तर्फे चेअरमन श्री. मुजाता विजय शेवते पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं. स. नं. 9 ते 14, मुढवा, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: BLIPS2671H	कुलमुखत्यार देणार वय:- 34 स्वाक्षरी:-		
4	नाव:- ग्राण्टर नं. 3- शरद 2 सहकारी गृहचरणा संस्था मर्यादित तर्फे चेअरमन श्री. विजय महाजित पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं. स. नं. 9 ते 14, मुढवा, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय:- 74 स्वाक्षरी:-		
5	नाव:- ग्राण्टर नं. 4- शरद 3 सहकारी गृहचरणा संस्था मर्यादित तर्फे सेक्रेटरी आरती सांडीस पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं. स. नं. 9 ते 14, मुढवा, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय:- 45 स्वाक्षरी:-		
6	नाव:- ग्राण्टर नं. 5- ऑक्सफर्ड शिल्डर्स प्रा. लि. तर्फे डायरेक्टर श्री. अनिरुद्र उत्तम सबलेकर तर्फे नो. क. कु. मु. उमेश एस. कळसकर पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं. स. नं. 9 ते 14, मुढवा, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AA801915D	कुलमुखत्यार देणार वय:- 50 स्वाक्षरी:-		
	नाव:- ग्राण्टर नं. 6- इतिहास एण्ड रिअल्टी प्रा. लि. तर्फे इमारतीचे श्री. अशोक मोहनानी तर्फे पत्ता: प्लॉट नं. - माळा नं. - इमारतीचे नाव:- ब्लॉक नं. - रोड नं. स. नं. 9/01, केन्सिग्टन कोर्ट, लेन संबर 5, कोरगाव पार्क, पुणे, महाराष्ट्र, पुणे. पॅन नंबर: AA801915D	कुलमुखत्यार देणार वय:- 50 स्वाक्षरी:-		



Index-2(सूची - २)

पश्चादाचे व किंवा दिवाणी
न्यायालयाचा हुकुमनामा किंवा आदेश
असल्यास, प्रतिसादित माक व पत्ता

पुरवतकरा क्र. 35; पत्ता - हवेली नं. २, माक्या नं. २, इमातीच माक, प्लॉट नं. २, गेट नं.
501, केनिपल हॉटेल, नूब नं. 5, इलाहाबाद मार्ग, मुण, महाराष्ट्र, मुण. पिन कोड: 411001
पत्र नं. AAQFR4322C

- (9) दस्तावेज करून दिल्याचा दिनांक 21/11/2014
(10) दस्त मांडणी केल्याचा दिनांक 21/11/2014
(11) अनुक्रमानुसार खेड व पुत्र 919022014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 11015000
(13) बाजारभावाप्रमाणे मांडणी शुल्क 30000
(14) शेरा



हवेली - १०	
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मुल्यांकनासाठी विचारात घेतलेला
मपशील :-

मुद्रांक शुल्क आकारनामा नियमवैजा
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.

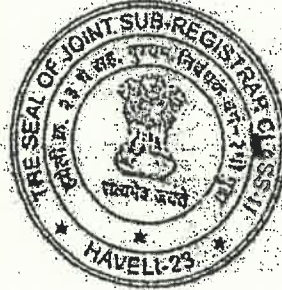


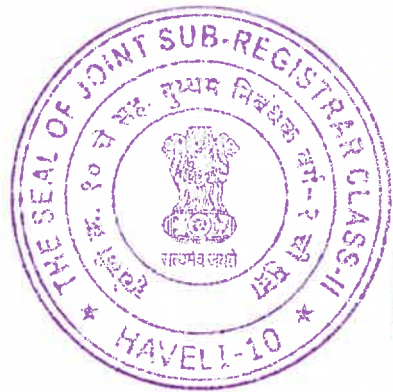
मो नम्रकल वाधली
मो दनुवात घेतली

दस्तावेजतपो नवकल
मो. नं. 12/अ पुरवतकरा
माका दिली 21/11/14
दिनांक २२/११/२०१४

असमाप्तपु हुकुम नवकल

३ सह. हु. नि. (घां-२) हवेली २२





हवल-१०		
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२०२४		



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दस्तावेज भाग-2

हवेली-10

दस्तावेज क्रमांक: 14008/2024

दस्तावेज क्रमांक: हवेली-10/14008/2024

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:प्रशांत फालक -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: केशवनगर मुंदवा पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर: BIZPP6955R	पॉवर ऑफ अटॉर्नी होल्डर वय :-38 स्वाक्षरी:		
2	नाव:पुणे प्रोजेक्ट्स एल एल पी तर्फे अधिकृत सही करणार प्रेमचंद नाथडू -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: केशवनगर मुंदवा पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन नंबर: AAQFP4322C	कुलमुखत्यार देणार वय :-52 स्वाक्षरी:-		

वरील दस्तावेज करून देणार तयारकर्ता कुलमुखत्यारपत्र चा दस्तऐवज करून दिल्याचे कबूल करतात.

शिक्का क्र.3 ची वेळ: 24 / 05 / 2024 12 : 05 : 54 PM

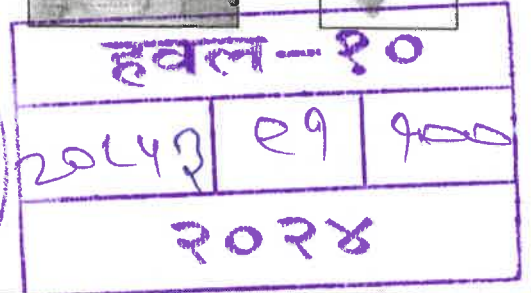
ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तावेज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:बकील मुधीर पवार -- वय:33 पत्ता:कॅम्प पुणे पिन कोड:411001		

शिक्का क्र.4 ची वेळ: 24 / 05 / 2024 12 : 06 : 07 PM

मह. दुय्यम निबंधक, हवेली-10



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PUNE PROJECTS LLP	eChallan	00040572024052335135	MH002447271202425E	500.00	SD	0001353978202425	24/05/2024
2		DHC		0524230704094	300	RF	0524230704094D	24/05/2024
3	PUNE PROJECTS LLP	eChallan		MH002447271202425E	100	RF	0001353978202425	24/05/2024

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

14008 /2024

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प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण 92 पृष्ठे आहेत
जोई विल्ले नंबराचे पुस्तकाचे
98006 नंबरी नोंदला.



मह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. १०-
दिनांक २४/०५/२०२४



हवल-१०		
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२०२४		

घोषणापत्र

मी प्रशांत फालक वय-३८ धंदा- नोकरी रा.मुंढवा पुणे याद्वारे घोषित करतो की, मा.दुय्यम निबंधक हवेली क्र...१०, पुणे यांचे कार्यालयात कराखामा शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यासाठी आला आहे. पुणे प्रोजेक्ट्स एन एन पी तर्फे अधिकृत सही करणार प्रेमचंद नायडू व्ही एच एस शास्त्री यांनी दि २४/०५/२०२४ रोजी मला दिलेल्या कुलमुखत्यारपत्राआधारे मी सादर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे.

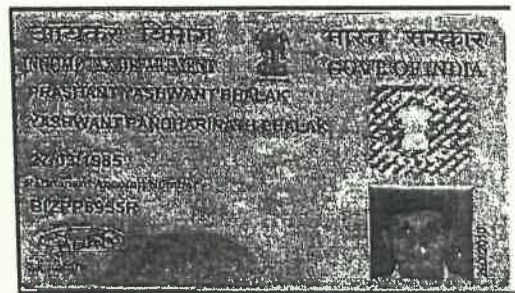
सादर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेला नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून, उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक- २५/७/२४

ठिकाण- पुणे

Phalab

कुलमुखत्यारपत्रधारकाचे नाव व सही
प्रशांत फालक





हवल-१०

२०८५३ ६३ १००

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महाराष्ट्र शासन

नगर रचना आणि मूल्यनिर्धारण विभाग

मुल्यांकन, पुणे विभाग, पुणे

गिरण नंगला, पंच रोड, फोटोडिप्लो रोडवारी, पुणे ४११००१

दूरधनी क्र. (०२०) २६०५१५६४

ई-मेल: urban@punereg.gov.in

ज.क्र./ससनर/केशवनगर (मुंदवा) सव्हे न ९ ते १४/२२८

दि. २३/०९/२०२२

प्रति,

सह जिल्हा निबंधक
व मुद्रांक जिल्हाधिकारी,
पुणे शहर, पुणे.

विषय - मौजे केशवनगर (मुंदवा), ता हवेली जि. पुणे येथील सव्हे न ९ ते १४ या
मिळकतीच्या मूल्यदरबाबत

- संदर्भ - १) ऑक्सफर्ड रिअल्टी यांचा दिनांक २९/४/२०२२ रोजीचा अर्ज
२) आपले कडील पत्र क्र. ५९५८/२२ दिनांक १८/४/२०२२
३) आपले कडील पत्र क्र. ६९६६/२२ दिनांक २६/४/२०२२
४) या कार्यालयाचे पत्र क्र. २९० दिनांक २०/१०/२०२०

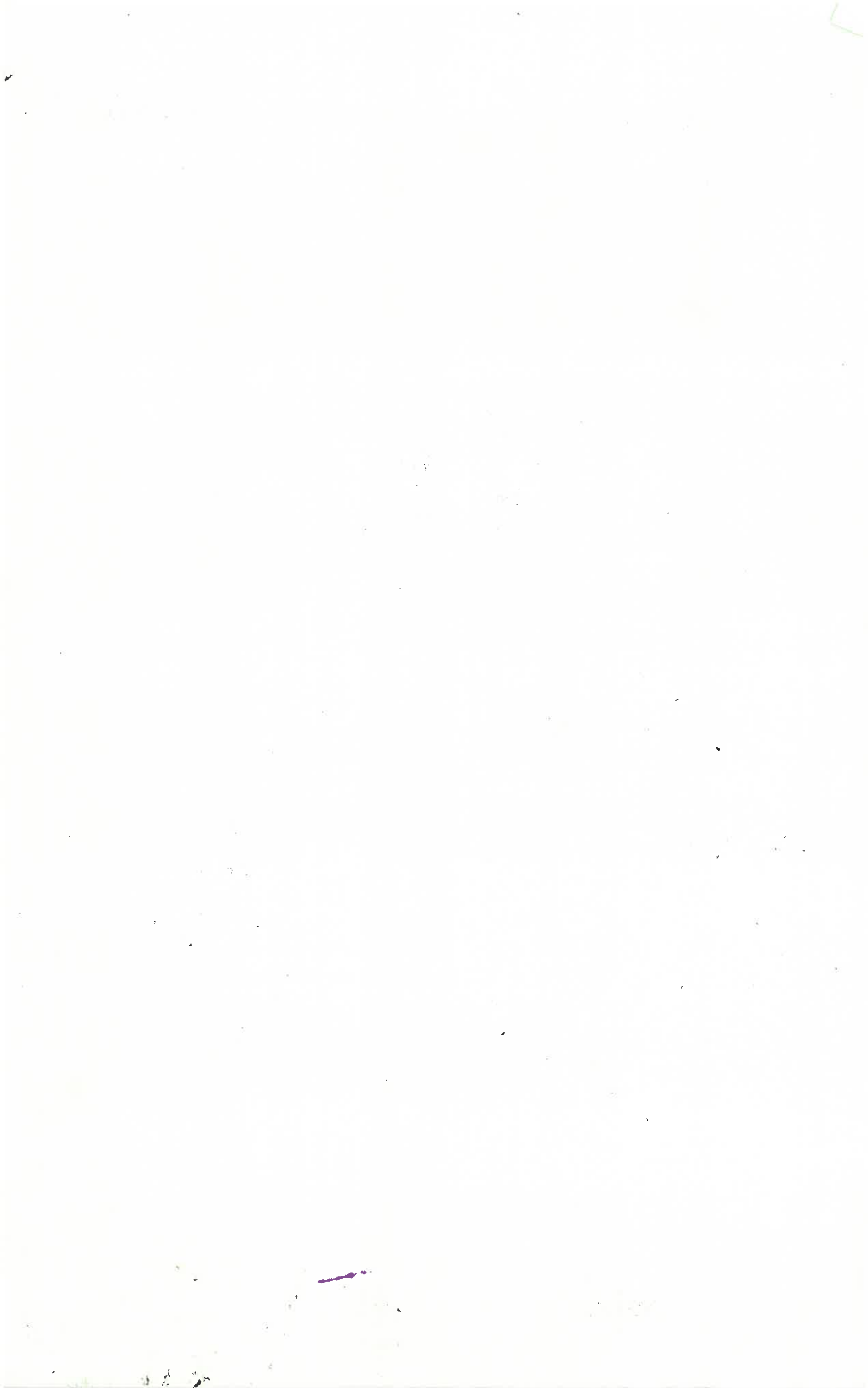
पुणे महानगरपालिका हद्दीतील मौजे केशवनगर (मुंदवा), ता हवेली जि. पुणे येथील सव्हे न
९ ते १४ या मिळकतीचे मूल्यदर निश्चित करून मिळणेबाबत विनंती केली आहे.

या अनुषंगाने कळविण्यात येते कि, उक्त मिळकती बाबत या कार्यालयाने पत्र क्र.
ससनर/मुल्यांकन/पुणे/मौजे केशवनगर(मुंदवा)/सन ९ ते १४/२९० दिनांक २०/१०/२०२० अन्वये
पुणे महानगरपालिका हद्दीतील मौजे मुंदवा येथील मूल्याविभाग क्र. ३९/४०४ "विकसित निवासी क्षेत्र
(पोस्टल हवेली)" अशा निश्चित करून दिला आहे. (शीघ्र संदर्भासाठी ध्यायकित प्रत सोबत जोडली
आहे). त्यानुसार कार्यवाही करावी.

o/c

(सहायक संचालक)

सहायक संचालक, नगर रचना,
मुल्यांकन, पुणे विभाग, पुणे.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SATISH TUKARAM SUTAR

TUKARAM PARSHURAM SUTAR

24/10/1981
Permanent Account Number
BPQPS8568M

Signature

Sutar

भारत सरकार
Government of India

प्रणिता अर्जुन सुतार
Pranita Arjun Sutar

जन्म तारीख / DOB : 01/01/1992
स्त्री / Female



7178 4964 9182

आधार - सामान्य माणसाचा अधिकार



हवल-१०		
२०४३	२४	१००
२०२४		

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRANITA SATISH SUTAR
ARJUN SUTAR

14/03/1992
Permanent Account Number
GTLPS6975J

Signature

PS

भारत सरकार
Government of India

आधार

सतिश तुकाराम सुतार
Satish Tukaram Sutar
जन्म तारीख/DOB: 24/10/1981
पुरुष/ MALE

आधार हा ओळखीचा पुरावा आहे, नागरिकत्व किंवा जन्मतारखेचा नाही. हे फक्त पडताळणीसाठी वापरले जाते (ऑनलाइन प्रमाणीकरण किंवा QR कोडचे स्कॅनिंग/ ऑफलाइन 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).

3356 8541 1110

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

आधार

पत्ता:
C/O देवदास तुकाराम सुतार, ४, जय मल्हार चाळ, इंदिरा नगर नं-२, गोलीबार रोड, मिनी प्लॉट बस स्टॉप जवळ, घाटकोप पश्चिम, मुंबई, महाराष्ट्र - 400086

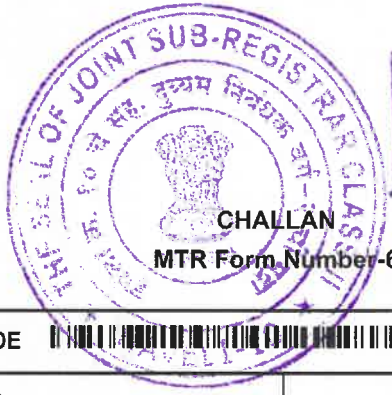
Address:
C/O Devdas Tukaram Sutar, 4, JAI MALHAR CHAWL, INDIRA NAGAR NO-2, GOLIBAR ROAD, NEAR MINI PLOT BUS STOP, Ghatkopar (West), DIST: Mumbai (Sub Urban), Maharashtra - 400086

3356 8541 1110
VID : 9105 3140 4113 6788

1947 | help@uidai.gov.in | www.uidai.gov.in

Sutar





हवल-३०
२०४३ २५१००
२०२४



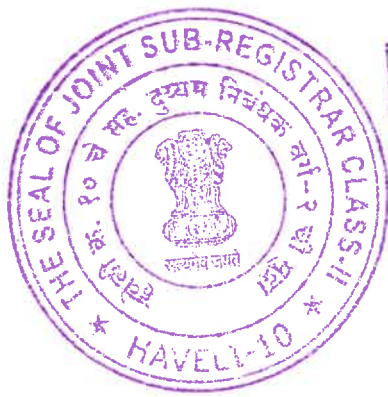
CHALLAN
MTR Form Number-6

GRN	MH005888059202425E	BARCODE			Date	29/07/2024-11:18:54		Form ID	25.2		
Department	Inspector General Of Registration				Payer Details						
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)						
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR				PAN No.(If Applicable)	BPQPS8568M					
Location	PUNE				Full Name	Satish Tukaram Sutar					
Year	2024-2025 One Time				Flat/Block No.	B11-1604, Emerald Bay, S.no. 9 to 14					
Account Head Details		Amount In Rs.		Premises/Building							
0030046401	Stamp Duty		467100.00	Road/Street	Keshav nagar, Mundhwa						
0030063301	Registration Fee		30000.00	Area/Locality	Pune						
				Town/City/District							
				PIN		4	1	1	0	3	6
				Remarks (If Any)	PAN2=AAQFP4322C~SecondPartyName=Pune Projects LLP~						
				Amount In	Four Lakh Ninety Seven Thousand One Hundred Rupees						
				Words	Only						
Total				4,97,100.00							
Payment Details					FOR USE IN RECEIVING BANK						
UNION BANK OF INDIA					Bank CIN	Ref. No.	02901792024072911543		525810342		
Cheque-DD Details					Bank Date	RBI Date	29/07/2024-14:44:24		Not Verified with RBI		
Name of Bank					Bank-Branch		UNION BANK OF INDIA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 8884716146
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-326-20853	0003254378202425	30/07/2024-11:57:28	IGR017	30000.00
2	(IS)-326-20853	0003254378202425	30/07/2024-11:57:28	IGR017	467100.00
Total Defacement Amount					4,97,100.00



हवल-१०		
२०६७३	२६	१००
२०२४		



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

Receipt of Document Handling Charges

PRN 0724296519283

Receipt Date 30/07/2024

Received from Self, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 20853 dated 30/07/2024 at the Sub Registrar office Joint S.R. Haveli 10 of the District Pune.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name SBIN

Payment Date 29/07/2024

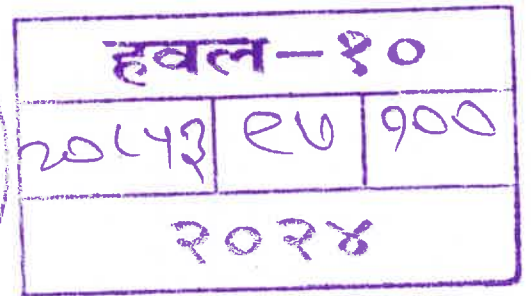
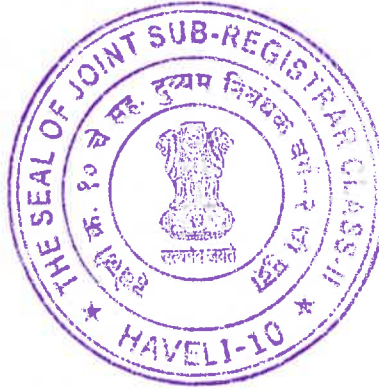
Bank CIN 10004152024072918204

REF No. IGARPPPHU4

Deface No 0724296519283D

Deface Date 30/07/2024

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

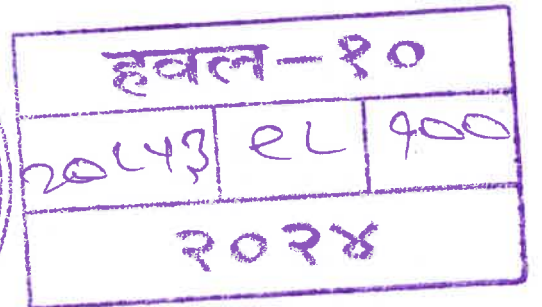
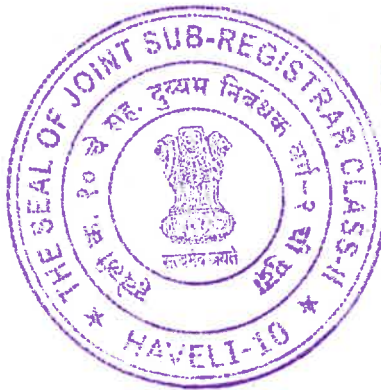


Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202407301658	30 July 2024,11:36:30 AM			
हवल10					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : (वि.क्र.31) मंडवा (पुणे महानगरपालिका)				
उप मूल्य विभाग	31/474-विकसित निवासी क्षेत्र (वाढीव हदद)				
क्षेत्राचे नांव	Pune Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#9		
वार्षिक मूल्य दर तकल्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
17750	58680	78220	87010	0	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	58.729चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्ववाहन सुविधा	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	53.39चौ. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 107.5 / 100 Apply to Rate= Rs.63081/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर) = (((63081-17750) * (100 / 100)) + 17750) = Rs.63081/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 63081 * 58.729 = Rs.3704684.049/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	12.5चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * (58680 * 25/100) = Rs.183375/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	8.77चौ. मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 8.77 * (63081 * 40/100) = Rs.221288.148/-				
Applicable Rules	= 3, 9, 18, 19 ,14 ,15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनार्ड मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3704684.049 + 0 + 0 + 0 + 183375 + 221288.148 + 0 + 0 + 0 + 0 =Rs.4109347/- = F एक्केचाळीस लाख नऊ हजार तीन शे सत्तेचाळीस /-				

Home

Print





326/20853

मंगळवार, 30 जुलै 2024 11:57 म.पू.

दस्त गोषवारा भाग-1

हवल10

२२/१००

दस्त क्रमांक: 20853/2024

दस्त क्रमांक: हवल10 /20853/2024

वाजार मूल्य: रु. 41,09,347/-

मोबदला: रु. 66,71,794/-

भरलेले मुद्रांक शुल्क: रु.4,67,100/-

दु. नि. मह. दु. नि. हवल10 यांचे कार्यालयात

पावती:21313

पावती दिनांक: 30/07/2024

अ. क्र. 20853 वर दि.30-07-2024

सादरकरणाराचे नाव: सतिश तुकाराम सुतार . .

रोजी 11:56 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण: 32000.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-10

सह दुय्यम निबंधक, हवेली-10

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 30 / 07 / 2024 11 : 56 : 54 AM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 30 / 07 / 2024 11 : 57 : 26 AM ची वेळ: (फी)



प्रतिज्ञाप्रत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर लिहून देतो की, सदर दस्तास जोडलेली पूरक कागदपत्रे ही अस्सल व खरी असून ती खोटी व बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहूत.

लिहून घेणार

लिहून देणार

सह दुय्यम निबंधक, हवेली-10

सह दुय्यम निबंधक, हवेली-10





30/07/2024 12 00:43 PM

दस्त गोपवारा भाग-2

हवल10

9001900

दस्त क्रमांक:20853/2024

दस्त क्रमांक :हवल10/20853/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मालक एक पिन्नी तीन को ऑप हौ सोसा ली,मालक दोन-शरद दोन को ऑप हौ सोसा ली,मान्यता देणार एक ऑक्सफर्ड शेल्टर्स प्रा ली,मान्यता देणार दोन द्विनिक टेक्नॉलॉजिस अँड रिएलटी प्रा ली या सर्वा तर्फे कु मु पुणे प्रोजेक्ट्स एल एल पी तर्फे अधिकृत सही करणार प्रेम चांद नायडू तर्फे कु मु प्रशांत फालक पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: पिंगळे लेन कोरेगाव पार्क पुणे , महाराष्ट्र, पुणे. पॅन नंबर:AAQFP4322C	मान्यता देणार वय :-38 स्वाक्षरी:- <i>Phalab</i>		
2	नाव:पुणे प्रोजेक्ट्स एल एल पी तर्फे अधिकृत सही करणार प्रेम चांद नायडू तर्फे कु मु प्रशांत फालक . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: पिंगळे लेन कोरेगाव पार्क पुणे, SELECT STATE, पुणे. पॅन नंबर:AAQFP4322C	लिहून देणार वय :-38 स्वाक्षरी:- <i>Phalab</i>		
3	नाव:सतिश तुकाराम सुतार . . पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: जय मल्हार चाळ, इंदिरा नगर, नं. २, गोळीवार रोड, मिनी प्लॉट बम स्टॉप जवळ,घाटकोपर, वेस्ट मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:BPQPS8568M	लिहून घेणार वय :-43 स्वाक्षरी:- <i>Sutar</i>		
4	नाव:प्रणिता सतिश सुतार पत्ता:प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: जय मल्हार चाळ, इंदिरा नगर, नं. २, गोळीवार रोड, मिनी प्लॉट बम स्टॉप जवळ,घाटकोपर, वेस्ट मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:GTLPS6975J	लिहून घेणार वय :-32 स्वाक्षरी:- <i>RSS</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्षा क्र.3 ची वेळ:30 / 07 / 2024 12 : 00 : 43 PM

ओळख:-

मदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:वकील सुधीर पवार . . वय:34 पत्ता:कॅम्प, पुणे पिन कोड:411001	 स्वाक्षरी <i>Pawar</i>	

शिक्षा क्र.4 ची वेळ:30 / 07 / 2024 12 : 01 : 00 PM

मह दुय्यम निबंधक, इलेक्ट्रो-10

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण १ पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
नंबरी नोंदला.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used	निबंधक (वर्ग-२) हवेली क्र. / Deface Number	हवेली क्र. / Licence Date
1	Satish Tukaram Sutar	eChallan	0290179202407251543	MH005888059202425E	467100.00	SD	3010/2024	30/07/2024
2		DHC		0724296519283	2000	RF		30/07/2024
3	Satish Tukaram Sutar	eChallan		MH005888059202425E	30000	RF		30/07/2024

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

20853 /2024

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2. Get print immediately after registration.

