

(RCC) or plain concrete or shear wall(s) or wall made from bricks or blocks or precast material or drywalls or walls made of any material or composition of one or more of any of the materials and shall include column(s) within or adjoining or attached to the wall.

(U) The Promoters herein have agreed to provide amenities in the said Accommodation, which are more particularly described in the Annexure – "9" annexed hereto.

(V) The Purchaser/s herein is/are aware of the fact that the Promoters herein have entered or will enter into similar or separate agreements with several other person/s and party/ies in respect of the other tenements/ flats/ showrooms/ shops/ offices/ terraces, and top terrace etc.

(W) The parties relying on the confirmation, representations and assurances of each other to faithfully abide by the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing and ready to enter into this Agreement on the terms and conditions appearing hereinafter.

(X) Prior to the execution of this Agreement, the Purchaser/s has/have paid to the Promoters a sum of Rs. 100000/- (One Lakh only), being Application amount and which is now converted into part payment of the sale consideration of the said Accommodation agreed to be sold by the Promoters to the Purchaser/s (the payment and receipt whereof the Promoters doth hereby admit and acknowledge) and that the Purchaser/s have agreed to pay to the Promoters, the balance consideration of the sale consideration in the manner as stated in Annexure – "8" annexed hereto.

(Y) The Purchaser/s herein represents and assures that the Purchaser/s is are not barred or debarred or disentitled to acquire the said Accommodation under the provisions of the Maharashtra Cooperative Societies Act, 1960 or under any statute.

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authority or development controlling authorities or due to change in any law, rules or regulations, or (ii) any minor changes or modifications as may be required by the Purchaser/s, or (iii) any minor changes or modifications or alterations as may be required due to architectural and/or structural reasons duly recommended and verified by the Project Architects or Engineers after proper declaration and intimation to the Purchaser/s.

1. CONSIDERATION OF THE SAID ACCOMMODATION

Relying upon the Purchaser/s representation/s and assurance/s, the Promoters herein have agreed to sell and the Purchaser/s herein has/have agreed to purchase from the Promoters Residential premises bearing Flat No. 1002 admeasuring carpet area about 55.24 square meters and Enclosed Balcony admeasuring 7.67 square meters together making a total area of 62.91 square meters situated on Tenth Floor in Building No. "G" in the project to be collectively known as "Mont Vert Vesta" and along with an exclusive right to use (i) adjacent Open Terrace admeasuring 11.63 square meters, (ii) Parking Space in Stilt Level and along with appurtenances thereto and which along with appurtenances is/are more particularly described in the Annexure – "7" annexed hereto and is hereinafter referred to as "THE SAID ACCOMMODATION", at or for total lumpsum consideration of Rs. 2809675/- (Rupees Twenty Eight Lakh Nine Thousand Six Hundred Seventy Five only) including the price for the proportionate share in the said land subject to the encumbrances of restricted areas and facilities and also includes the expenses for obtaining electric connection from M.S.E.D. Co or electricity company, expenses for formation of society, etc. including share money, expenses for providing genset backup for lifts and common lights and proportionate share in price of the common areas and facilities appurtenant to the said Accommodation, but excluding all expenses of stamp duty and registration fees, maintenance deposits/charges, VAT, Service Tax, GST or such levies which will have to be paid by the Purchaser/s to the Promoters or concerned

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(Z) Under section 13 of the Real Estate (Regulation and Development) Act, 2016, the Promoters are required to execute a written agreement for sale of the said Accommodation with the Purchaser/s, being in fact these presents and also the register the same under the provisions of the Registration Act, 1908.

(AA) In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the parties, the Promoters have agreed to sell and the Purchaser/s have agreed to purchase the said Accommodation and hence the parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence these presents.

NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

1. CONSTRUCTION

As stated hereto before the Collectorate/ PMRDA /concerned authorities has sanctioned the building plans of the buildings which are under construction on the portion out of the said land. The Promoters herein shall continue and complete the construction of the said buildings on the portion of the said land in accordance with the plans, designs and specifications approved or to be approved by the Concerned Authority or within building construction rules and regulation of the Local Authority or Concerned Development Controlling Authority. The approved plans have been seen separately and approved by the Purchaser/s and further that the Purchaser/s has/have also seen the location of buildings in the project and the plotting development in the project to be developed in future, so as to consume the total buildable potential as stated hereinabove.

Provided that, the Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the said Accommodation except (i) any alterations or additions required by the Government authorities/ local

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areas and facilities and restricted areas and facilities, which are more particularly described in the Second Schedule written hereunder.

(B) The Promoters herein have agreed to provide the specification and amenities in the said Accommodation which are more particularly described in the Annexure – "9" annexed hereto.

(C) The total consideration as stated above excludes Service Tax, VAT (value added tax), GST (Goods and Service Tax), betterment tax, transfer tax, turnover tax, work contract tax, or such taxes or levies and hence the Purchaser/s has/ have agreed to pay the Service Tax, VAT (value added tax), GST (Goods and Service Tax), betterment tax, transfer tax, turnover tax, work contract tax, or such taxes or levies as applicable by separate payments to the Promoters on every installment of payment of the consideration. If any time after the execution of this agreement, Service Tax, VAT (value added tax), GST (Goods and Service Tax), betterment tax, transfer tax, turnover tax, work contract tax, or such levies are increased under the respective statutes by the Central or State Government as the case may be and further at any time before or after the execution of this agreement any additional taxes/ duty/ charges/ premium/ cess/ surcharge, etc. by whatever name called is levied or recovered or charges or becomes payable under any statute/rule/ regulations/orders either by the Central Government or State Government or local body or revenue authorities or any other authority in respect of the said Accommodation or this agreement or this transaction the same shall be borne and shall paid by the Purchaser/s within 7 (seven) days from the date of demand of the same by the Promoters.

(D) The above mentioned consideration towards the said Accommodation is escalation free, save and except any increases which the Purchaser/s agree/s to pay due to any increase on account of (i) development charges payable to the concerned authority and/or (ii) any charges which may be levied or imposed by the concerned authorities from time to time and/or (iii) inflation or price escalation of any building material/s by more than 20% (twenty) percent above the price of such building material/s as on the date of this agreement. The Promoters agree that at the time or raising such a demand for such

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escalation, the Promoters shall enclose the notification / rule/ regulation / order/ etc. to that effect.

(E) The Promoters may/shall charge separately to the Purchaser/s for any modifications/ gradation / changes specifically requested or approved by the Purchaser/s in the fittings, fixtures, specifications or amenities or any facility , which are other than the specifications and amenities as set out in Annexure – "9".

(F) The present agreement is not a construction agreement or work contract of service contract and the said land , the said building and the said Accommodation shall vest only with the Promoters and would pass on to the ultimate organization of the tenement purchasers of the project and/or the Purchaser/s as the case may be on the execution of the final conveyance of the said land and building/s thereon including the said Accommodation and despite the said fact if any taxes, cess, etc. of any nature are levied on the present agreement the same shall be paid by the Purchaser/s alone.

(G) The Promoters undertake to intimate the Purchaser/s about the imposition of any other taxes that may be levied due to the construction of the present agreement or by any amendment in any of the laws/statutes.

(H) The Purchaser/s undertakes to pay the said taxes, cess, levies as stated hereinabove to the Promoters within 7 (seven) days from the date of such demand by the Promoters and in the event the Purchaser/s fail/s to pay the same within the stipulated time, then the same shall remain a lien or charge of arrears on the said Accommodation in favour of the Promoters and the Promoters shall be entitled to recover the same from the Purchaser/s along with interest thereon and till such time the said amount along with interest if any is paid by the Purchaser/s, the Promoters shall be entitled to withhold handing over of possession of the said Accommodation to the Purchaser/s.

(I) The Promoters are to give refund of difference in GST to the Purchaser/s in due course of time out of the amounts collected by the Promoters from the tenement purchasers and the amount of GST paid by the Promoters for the said Project. The Purchasers has/have requested the Promoters to adjust the refund of GST in advance in

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arriving at the total price towards the said Premises and accordingly the parties have adjusted the setoff/refund of GST as applicable from time to time in advance in the price towards the said Premises and the same has been already passed on to the Purchaser/s and accordingly the parties hereto have arrived at the consideration of the said Premises payable hereunder and hence the Purchaser/s shall not be entitled to claim any refund of amounts under GST nor shall be entitled to get the set off/ credit of GST paid on these presents in future and agree to keep saved and indemnified the Promoters thereto.

3. PAYMENT OF INSTALLMENTS OF CONSIDERATION

(A) The Purchaser/s herein is well aware that, the building in which the said Accommodation is situated and which building is under construction on the part of said land, the construction of which is in progress and considering the present status of the construction of the same, the Purchaser/s has/have agreed to pay the aforesaid agreed consideration to the Promoters herein in the manner detailed in Annexure – "8" annexed hereto.

(B) The Purchaser/s herein shall pay the aforesaid consideration to the Promoters herein on due date or within 7 (seven) days from the Purchaser/s receiving the written intimation from the Promoters calling upon the Purchaser/s to make the payment. Payment in time is the essence of the contract.

(C) The Promoters herein informed to the Purchaser herein that, aforesaid payment has to be made by the Purchaser/s by Cheques/Demand Draft issued/drawn in the name of "M/s. Mont Vert Vesta Escrow A/c No. 00070350009363".

(D) The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser/s by discounting such early payments at the rate as may be mutually agreed by the parties hereto for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser/s by the Promoters.

(E) Notwithstanding anything to the contrary, it is specifically agreed by and between the parties that no rebate or discount will be offered in

₹ 26,999		
0269	26	999
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2022		



Construction, Sale, Management and Transfer) Act, 1963 and The Maharashtra Apartment Ownership Flats Act, 1970, and the rules made there under.

(C) The Courts in Pune shall have jurisdiction to try and entertain any matter arising out of this Agreement.

FIRST SCHEDULE

(Description of the said entire land and the said land)

(A) Description of the said Gat No. 432 and 434

All those pieces and parcels of land or ground collectively admeasuring 8 Hectares 11 Ares i.e. 81100 square metres and bearing (i) Gat No. 432 admeasuring 2 Hectares 89 Ares and assessed at Rs. 10-58 paise and (ii) Gat No. 434 total admeasuring 5 Hectares 22 Ares assessed at Rs. 17-11 paise situate at village Urawade, Taluka Mulshi, District Pune and within jurisdiction of the Sub Registrar Mulshi (Paud) and each Gat is bounded as under:-

Gat No. 432 bounded as under:-

On or towards the East : By Gat No. 431 and 433.

On or towards the West : By Nalla.

On or towards the South : By Gat No. 440.

On or towards the North : By Gat No. 423.

Gat No. 434 bounded as under:-

On or towards the East : By road and beyond that Gat No. 430 and 435.

On or towards the West : By 30 metres wide road.

On or towards the South : By Gat No. 440.

On or towards the North : By Gat No. 433.

(B) Description of the said land

All those pieces and parcels of land or ground collectively admeasuring 67055 square metres being (i) Gat No. 432+434 Hissa No. 1 admeasuring 48695.25 square metres, (ii) Gat No. 432+434 Hissa No. 2 (Amenity Space) admeasuring 11015.65 square metres and (iii) Gat No. 432+434 Hissa No. 3 (Open Space) admeasuring 7343.90 square

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metres in the sanctioned layout of Gat No. 432 admeasuring 2 Hectares 89 Ares and Gat No. 434 total admeasuring 5 Hectares 22 Ares situate at village Urawade, Taluka Mulshi, District Pune and within jurisdiction of the Sub Registrar Mulshi (Paud).

SECOND SCHEDULE

(Details of the Common Facilities and Restricted Areas and Facilities)

(A) COMMON FACILITIES :-

1. RCC Frame work structure of the buildings.
2. Drainage and water lines work.
3. Electric meters and water meter/s connected to common lights, water connections, pump set etc.
4. Light point outside the building and the staircase/s as well as those in the common parking space.
5. One overhead water tank for each building/wing with water pump connected to underground water tanks.
6. Lift/Elevator with lift room, lift well and elevator equipments located adjoining the overhead water tank for the building.
7. Garden AND open space if specifically marked.

(B) RESTRICTED AREAS AND FACILITIES :-

1. Terraces adjacent if any to the flats shall be restricted and shall be for exclusive use of such respective flat holders.
2. The open space adjacent to the ground floor/stilt floor flats upto the fencing or boundary mark for the respective building, are restricted areas and the Promoters herein shall have exclusive right to allot the same to the tenement holder in the building.
3. The parking as shown in the plans shall be restricted and the same shall be allotted in the manner as stated in this Agreement.
4. Top terrace of the building/s shall be restricted and the Promoters herein shall have exclusive right to allot the same to the tenement holder in the building.
5. All areas etc. which are not covered under aforesaid head Common Area and Facilities are restricted areas and facilities

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which include, the marginal open spaces, terraces, car-parkings within the said land and in the building/s which is/are under construction on the said land is reserved and Promoters shall have exclusive rights to sell or transfer, convey the same in part or in full to any buyer of flat, terrace, parking space etc. Or to Convert the Restricted Area into Common Area or vice-versa.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and the

SIGNED, SEALED AND DELIVERED

by the within named Promoters
M/s. Mont Vert Estates through the
hands of one of its Partner
Niraj Kumar Associates Pvt. Ltd.
through its Director
Mr. Jayant Vallabhdas Kaneria



Jayant Vallabhdas Kaneria



SIGNED SEALED AND DELIVERED
by the within named Purchaser/s



Shraddha Anant Shetye



1). MS. SHRADDHA ANANT SHETYE

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SIGNED, SEALED AND
DELIVERED

by the within named Consenting
Party High Mont Real Estates
Pvt. Ltd., through the hands of
Constituted Attorney Mr. Jayant
Vallabhdas Kaneria



[Handwritten Signature]



IN THE PRESENCE OF:

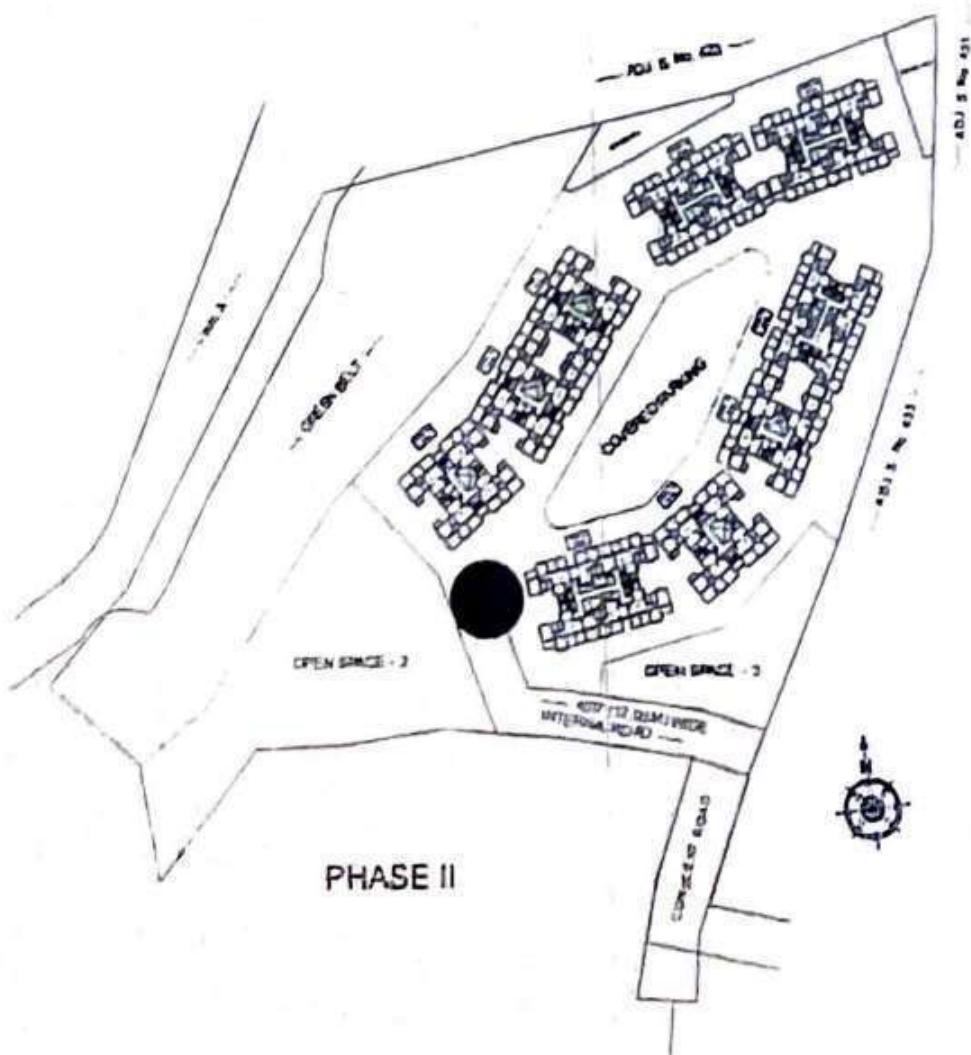
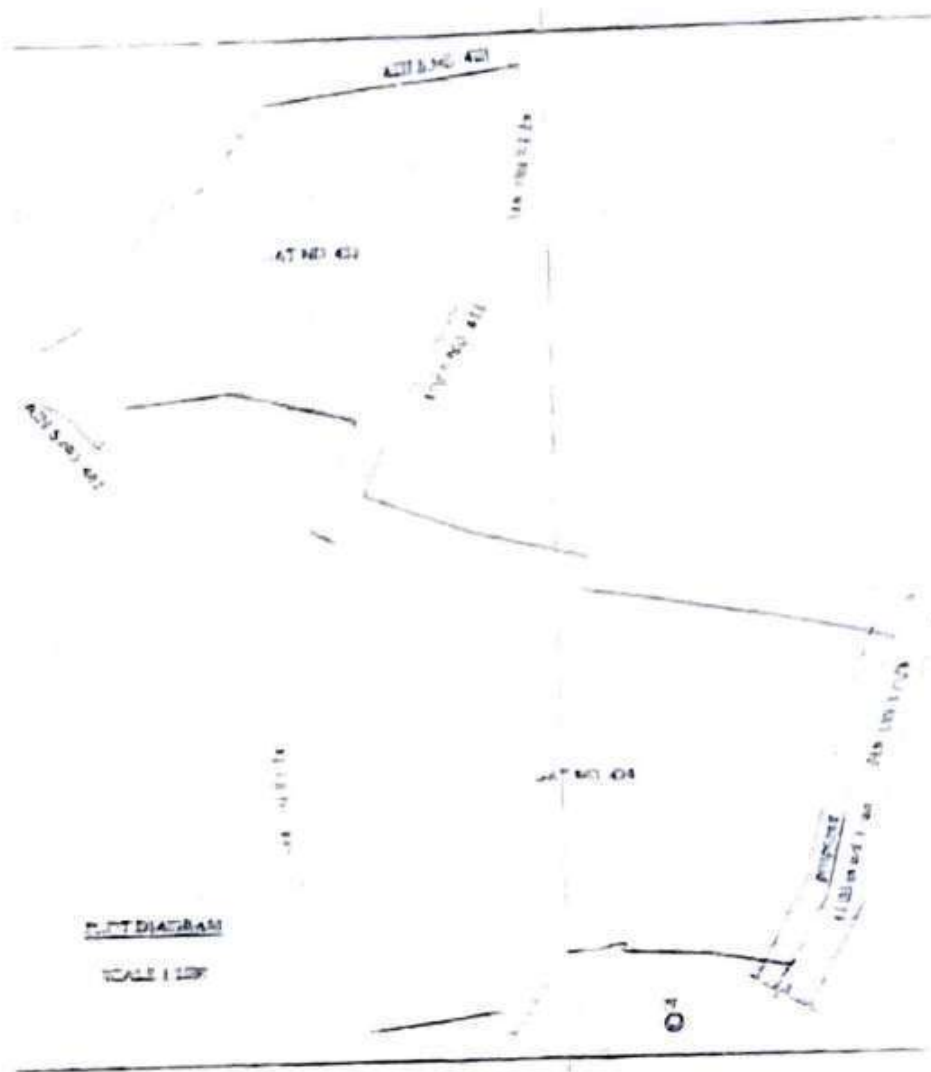
(1) Signature : *[Handwritten Signature]*
Name : Mr. Anand G Keskar
Address : Pashan Sus Road, Pune - 411 021

(2) Signature : *[Handwritten Signature]*
Name : Mrs. Ashika Nashikkar
Address : Pashan Sus Road, Pune - 411 021

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Annexure "1"
Copy of Plan of the said land



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Annexure "2"
Copy of the Certificate of the Title

Prasanna S Darade

B.S. L.B.
Advocate

Flat No 7, 4th Floor, Acharya's Apt. Opp. Gate No. 5, Anumantra Society, Pashan Road, Pune - 411008
Tel: 020-2588 5580 Fax: 020-2582 6580 Email: prasanna.s.darade@gmail.com, achyatesp.associates@gmail.com

PSD/18/ 182

28th February, 2018.

TITLE CERTIFICATE

By: All those pieces and parcels of land or ground collectively admeasuring 67055 square metres being (i) Gat No. 432-434/1 admeasuring 48695.25 square metres, (ii) Gat No. 432-434/2 (Amenity Space) admeasuring 11015.85 square metres and (iii) Gat No. 432-434/3 (Open Space) admeasuring 7243.90 square metres in the sanctioned layout of Gat No. 432 admeasuring 2 Hectares 89 Area and Gat No. 434 total admeasuring 5 Hectares 22 Area situate at village Uravade, Taluka Mulshi, District Pune and within jurisdiction of the Sub Registrar Mulshi (Paud) (Hereinafter referred to as "the said land").

This is to certify that I have investigated the title of the above captioned property and have perused the title deeds and other relevant available documents and have issued my Search and Title Report dated 28/2/2018. In pursuance to the said Search and Title Report dated 28/2/2018 and subject to what ever is stated therein, I certify that in my opinion High Mont Real Estate Pvt. Ltd., are well and sufficiently entitled to said captioned land as owners thereof and have a clear and marketable title to the same and that the said land is free from encumbrances and reasonable doubts and that M/s. Mont Vert Estate are entitled to develop the said land and to sell and dispose off the tenements /units in the project "Mont Vert Vesta" to be developed on the said land to any intending purchaser/s.

Dated this 28th day of February, 2018.

Prasanna S Darade
Prasanna S Darade
Advocate

Associate office at: Solara and Navara

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Annexure "3A"

7/12 Extract of the said land

7/4/2017

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गाव नमुना वार

अधिकार अभिलेख पत्र
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि मॉडेलचा (करण व सुस्थितीत ठरणे) नियम, १९७१ बाबीत नियम २, ५, ६ आणि ७)
जिल्हा - पुणे

गाव - उरवडे तालुका - मुळशी अहवाल दिनांक: 04-07-2017

मुद्रापत्र क्रमांक व उपविभाग 432/434/1	श्रीगवटवाराचे नाव श्रीगवटवाराचे बर्ग - 1	
शेतीचे स्थानिक नांव अक्षयिक	क्षेत्र आकार आणि व चौ. व. क. का	बळी क्रमांक
क्षेत्र एकक: आर. बी. मी दिन शेती 48695.25.00 दिन शेती 16.70 आकारणी जिरावत वसावत ती वरक दुलर एकूण क्षेत्र पोस्टकार्ड (सामबंदीस अर्दीगव.) बर्ग (आ) उर्मी (अ) एकूण री 0.00.00 जुडी किंवा विलेप आकारणी	क्षेत्र मॉडेल नियम इस्टेट्स चा. सि. 48695.25.00 (16.70) तर्फे जलदोप सिध बंदी (3532) 1	10799 कळारचे नाव इतर अधिकार
(1481/216/1752/1408/1996/1266/11324/11990/12037/12975/2711/12783/13086/13153/14237)		सौम्य आणि मुद्रापत्र घेणे

मुद्रापत्र वा संकेतस्थळार दर्शविलेली माहिती ही वेगवेगळ्याही शासकीय अथवा कंत्राटदारां बाबीसाठी वापरता येणार नाही.

...maharashtra.gov.in/Pune/pg71.aspx

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7/4/2017

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गाव नमुना वार
अधिकार अभिलेख पत्र

अहवाल दिनांक: 04-07-2017

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि मॉडेलचा (करण व सुस्थितीत ठरणे) नियम, १९७१ बाबीत नियम २९)
गाव - उरवडे तालुका - मुळशी जिल्हा - पुणे

वर्ष	हजम	पिकाव्हालीत क्षेत्राचा तपशील									अन सिंचनाचे साधन	शेरा
		मिश्र पिकाव्हालीत क्षेत्र			निर्भेद पिकाव्हालीत क्षेत्र			निर्भेद पिकाव्हालीत साम्यवर्गीसाठी उपलब्ध नसलेली जमीन		अन सिंचनाचे साधन		
		मिश्रपिका संकेत क्रमांक	एकक पिके व पन्थेकव्हालीत क्षेत्र	पिकाचे नाम	अन सिंचित	अन सिंचित	पिकाचे नाम	अन सिंचित	अन सिंचित			
2014-15	खरीप										विनशेतीपत्र 48695.2500	
2015-16	खरीप										विनशेतीपत्र 48695.2500	
2016-17	खरीप										विनशेतीपत्र 48695.2500	

मुद्रापत्र वा संकेतस्थळार दर्शविलेली माहिती ही वेगवेगळ्याही शासकीय अथवा कंत्राटदारां बाबीसाठी वापरता येणार नाही.

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Pawam
जानावर घालावी
गाव - उरवडे
ता. मुळशी, जि. पुणे

Annexure "3A"
7/12 Extract of the said land

7/4/2017

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 गाव नमुना नगर

अधिकार अभिलेख पत्रक
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्द्या (करणे व सुविधित्त ठेवणे) नियम, १९७१ च्या
 नियम १, ५, ६ आणि ७)
 गाव - उरवडे मासुका - मुळशी जिल्हा - पुणे अद्ययावत दिनांक - ०४-०७-२०१७

भूतपत्रक क्रमांक ४३३०३४३	भूधारणा पद्धती अभिव्यक्त्याचे नगर	क्षेत्रीय स्वाभाविक गाव अक्षयिक	क्षेत्र अकारणपणे वी पी. डी. व का	खाली क्रमांक
क्षेत्र एकांक १०१५.८५००	क्षेत्र मॉड्युल रिजल्ट इन्स्ट्रुमेंट चा नि अक्षेत्र अक्षेत्रीय सिंच वेटी	१०१५.८५००	१३३	१०७७७ व्यावहारिक क्षेत्र अधिकार क्षेत्र (३५.१३) भूविधा क्षेत्र (अंमलितो क्षेत्र) (३५.१३)
क्षेत्र शरीर आकारणी				
जिरीगात				
भागावत				
लरी				
घरकर				
क्षेत्र				
एकूण क्षेत्र				
पोलिसाचा (नगरावडीस अपारणा) वरी (अ)				
वरी (ब)				
एकूण वरी ११.००.००				
जमीन मालकी विवरण आकारणी				
	११५३५३२४४३३३			सीमा आणि नमुनास चिन्ह

सुचना - या सकेलम्यद्वारे दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा बायदेगार बाबीसाठी वापरता येणार नाही

maharashtra.gov.in/Pune/bq712.aspx

१/२

7/4/2017

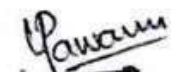
७/११
 गाव नमुना नगर

अद्ययावत दिनांक: ०४-०७-२०१७

अधिकार अभिलेख पत्रक
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्द्या (करणे व सुविधित्त ठेवणे) नियम, १९७१ च्या
 नियम १, ५, ६ आणि ७)
 गाव - उरवडे मासुका - मुळशी जिल्हा - पुणे

वर्ष	हस्तांतर	पिकाखालील क्षेत्राचा तपशील						निर्भरतापिकाखालील अपारणा व नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		जल सिंचित	अजल सिंचित	पिकाचे साथ	जल सिंचित	अजल सिंचित	पिकाचे साथ			
2014-15	खरीप							विनशेतीपत्र	48695.2500	
2015-16	खरीप							विनशेतीपत्र	48695.2500	
2016-17	खरीप							विनशेतीपत्र	48695.2500	

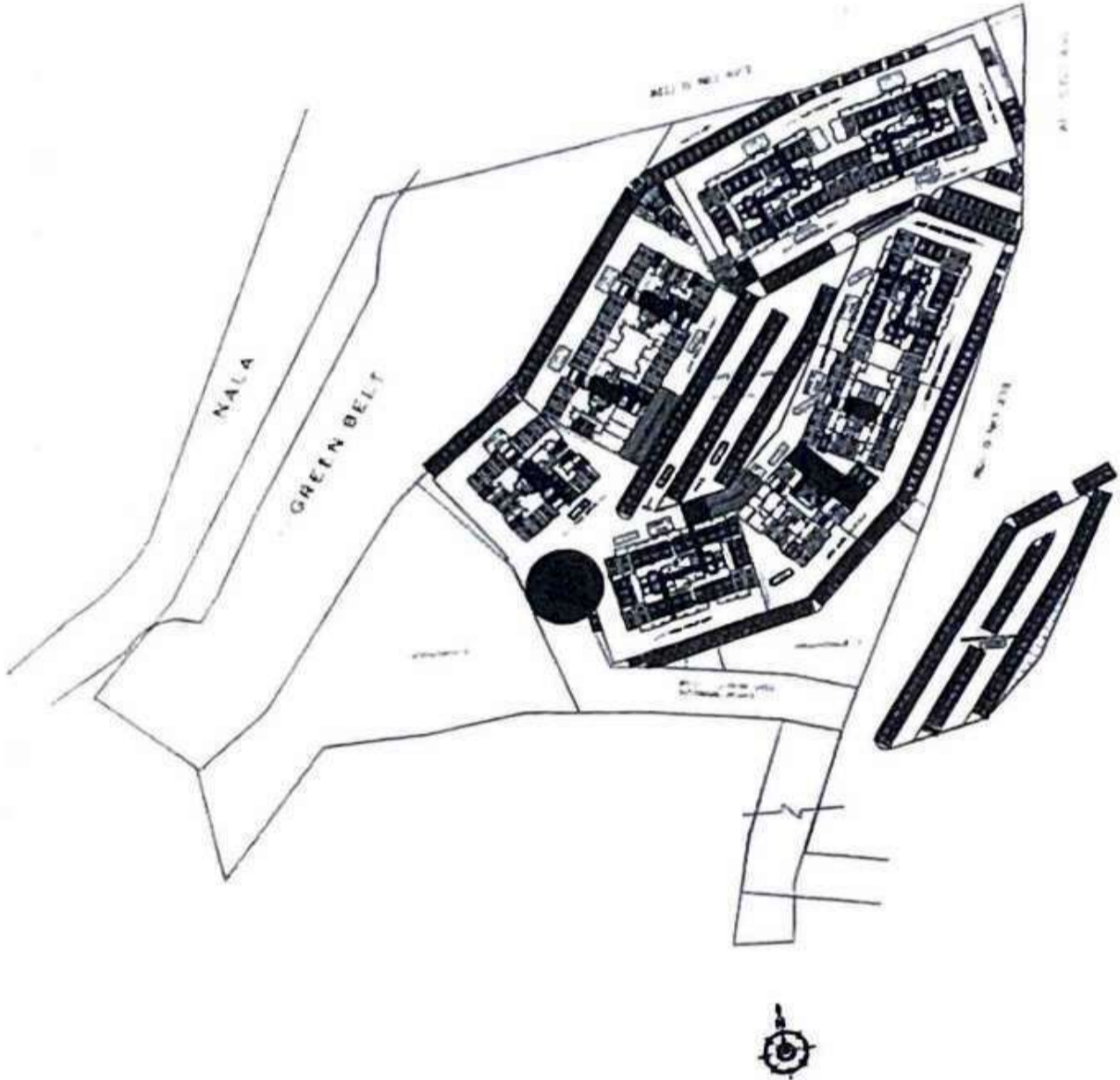
सुचना - या सकेलम्यद्वारे दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा बायदेगार बाबीसाठी वापरता येणार नाही


 याचम्यद्वारे सत्यापित
 गाव - उरवडे
 ता. मुळशी, जि. पुणे

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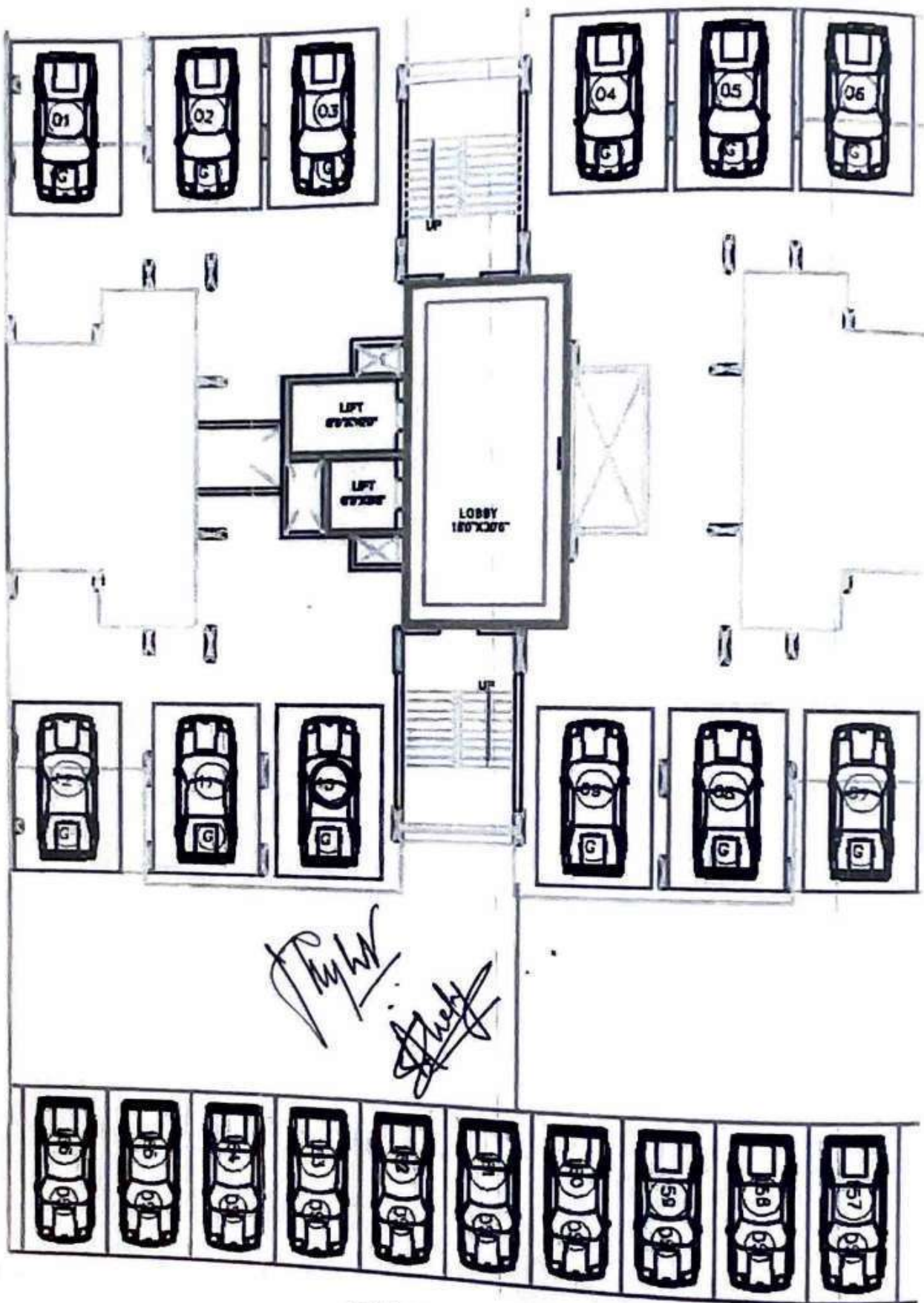
Annexure "4"
Parking Layout



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Annexure "4A"
 Building G
 Parking Floor Plan



PARKING LAYOUT

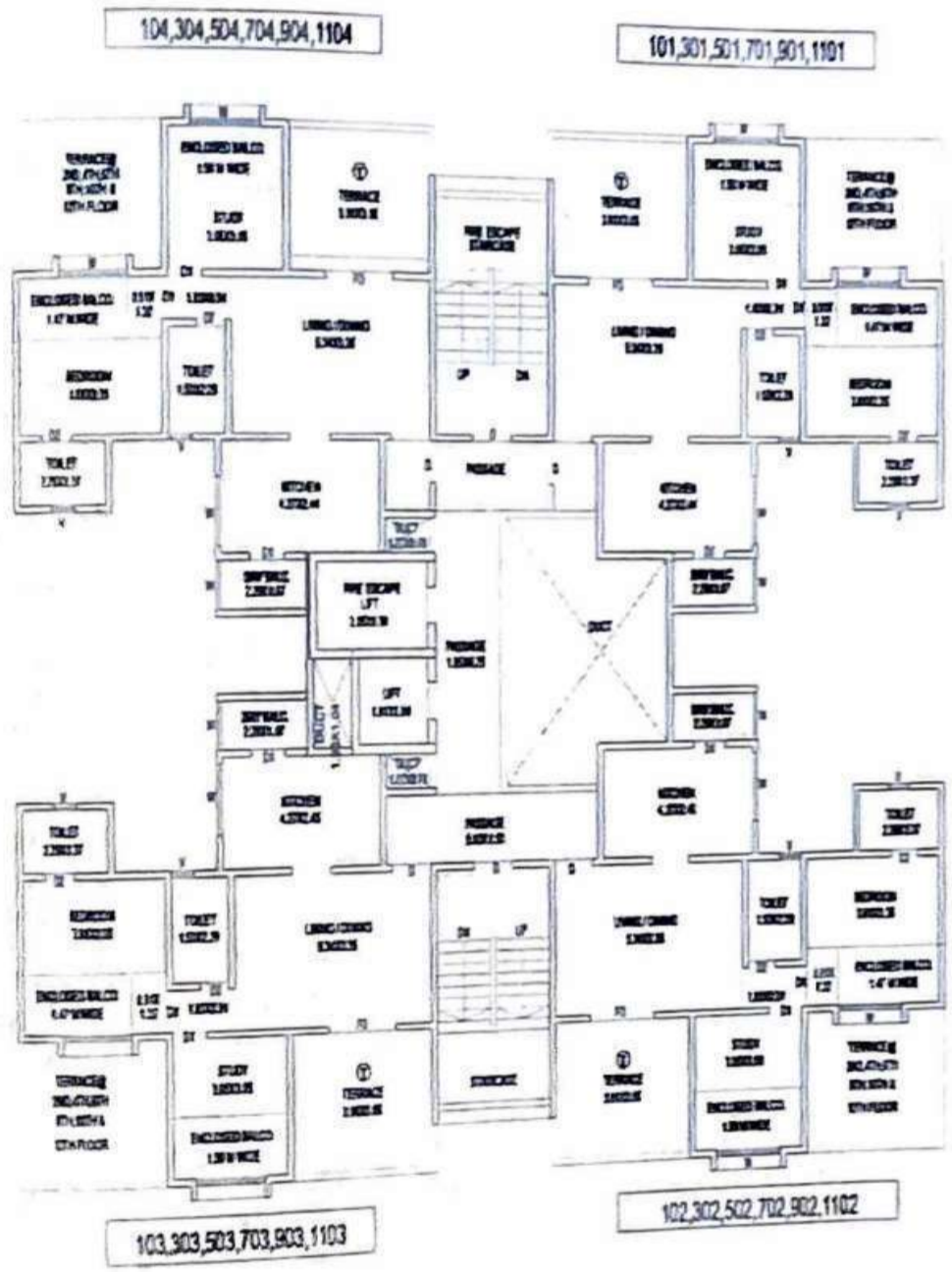
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Annexure "4B"

Building G

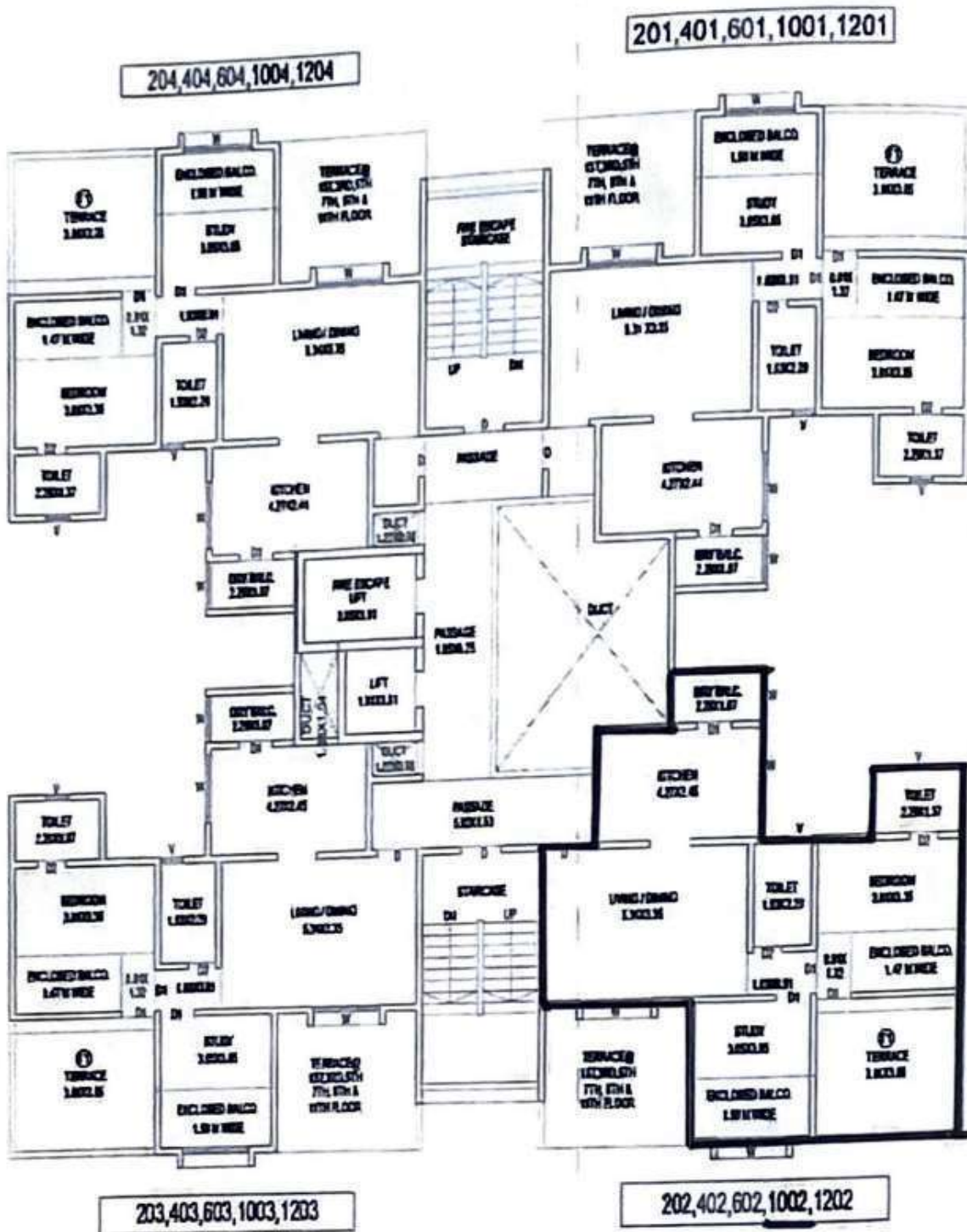
Typical 1st, 3rd, 5th, 7th, 9th, & 11th Floor Plan



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Annexure "4B"
Building G
 Typical 2nd, 4th, 6th, 10th & 12th Floor Plan



[Handwritten Signature]

[Handwritten Signature]

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Annexure "6"

Copy of the Environmental Clearance

Government of Maharashtra

SEAC MUMBCH 634/TC-2
Environment Department,
Room No. 212, 2nd Floor,
Ministry Annex,
Mumbai 400 032
Date: 16th October, 2012

To,
Mrs. Anant Vast Esham,
At Village Uravade, Tal. Mahabli,
Dist-Pune

Subject: Environmental clearance for the proposed Residential Building on Gat No. 432, 434 & 440 at Village Uravade, Tal. Mahabli, Pune by Mrs. Anant Vast Esham -
Environmental clearance regarding

Sir,

This has reference to your communication on the above mentioned subject. The proposal was considered as per the EIA Notification - 2006, by the State Level Expert Appraisal Committee, Maharashtra in its meetings and in 44th, 41st & 34th, 17th meetings decided to recommend the project for prior environmental clearance to SEIAA. Information submitted by you has been considered by State Level Environment Impact Assessment Authority in its 44th, 46th, 51st Meetings.

2. It is noted that the proposal is for grant of Environmental Clearance for the proposed Residential Building on Gat No. 432, 434 & 440 at Village Uravade, Tal. Mahabli, Pune by Mrs. Anant Vast Esham. SEAC considered the project under screening category B(a) B2 as per EIA Notification 2006. Resolution from Board of Directors as per MoEF OM dated 10th November 2010 received.

Brief information of the project is summarized during SEAC & SEIAA Meetings as:

Name of the Project	"Proposed Residential Building"
Project Proponent	Mrs. Anant Vast Esham
Category	B(a) B2
Location of the project	Gat No. 432, 434 & 440 at Village Uravade, Tal. Mahabli, Pune
Type of Project	Construction Project
Plot Area	21,100 sq. m.
Proposed Total built up area	Buildings: FBI: 30,686.36 sq. m. Net FBI: 21,726.66 sq. m. Total Construction Built up area: 34,212.62 sq. m. Reservoir: FBI: 25,998.42 sq. m. Net FBI: 18,328.58 sq. m. Total Construction Built up area: 44,327 sq. m.

-4-

Prakash

Ground coverage area	<ul style="list-style-type: none"> 77 Bungalows: 10,871.62 sq. m. (51.01%) Buildings: 682.32 sq. m. (3.23%) Pavement: 1,836.58 sq. m. (8.76%) Total Coverage: 13,390.52 sq. m. (63.01% of net plot)
Estimated cost of the project	75 Crores.
No. of Buildings	Total 9 Residential Buildings, P+G upper floors 77 nos. of plots
Maximum Height of building	30 mts.
Total Water Requirement	<ul style="list-style-type: none"> Total water requirement: 0.300 MLD Fresh water: 0.282 MLD (Source: 0.102 MLD from Uravade Dam and Tougher Pradhikaran Vejan: 0.280 MLD) Reycled water: 0.250 MLD
Sewage Generation	0.310 MLD from stages and 0.047 MLD from plots
STP capacity	0.330 MLD for bldg and 0.030 MLD for plots STP technology - Extended Aeration
Rain Harvesting	95 nos. of recharge pits will be provided
Solid waste management	<ul style="list-style-type: none"> Bio-degradable Waste: 803 kg/day, will be composted. Non-Bio-degradable Waste: 596 kg/day, will be given to authorized agencies. ITP sludge: 37 kg/day, will be used as manure.
Green Belt Development	<ul style="list-style-type: none"> Area under Green belt: 10,106 sq. m. No. of trees to be planted: 184 nos.
Energy requirement	<ul style="list-style-type: none"> Phase I: 485 KW Phase II: 280 KW
DC-sets	<p>Plotting:</p> <ul style="list-style-type: none"> 330 VA - 1 No. With Single Continous AMF Panel With Sound Proof Enclosure with dB level not greater than 75 dB (A). Fuel Tank Capacity: 300 Lit. <p>Building:</p> <ul style="list-style-type: none"> 125 VA - 2 Nos. With AMF & Auto Load Shedding Panel With Sound Proof Enclosure with dB level not greater than 75 dB (A). Fuel Tank Capacity: 300 Lit.
Traffic Management	<ul style="list-style-type: none"> 6300 sq.m. parking area will be provided. Car: For Bldgs - 21 nos. For Plot 77 Nos. Bus: For Bldgs - 500 Nos.
Energy Conservation measures	<ul style="list-style-type: none"> Use of T5 tubes, CFL, lamps & LED lights to minimize energy consumption. Water meter hourly and solar street lights will be provided. Auto-Timer Switches Will Be Done for Street lights, Garden lights, Parking & staircase Lights & Other Common Area Lights, for saving electrical energy. Audacious water pumps to ensure optimum use of electricity and to avoid water tank overflows. To ensure maximum average residence of society regarding Nation, State and Raywade, also educate them about all the

Prakash

मलस-२

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२०११		



Annexure "7"

Details of the said Accommodation

(A)	Flat No.	1002
	Area as per MahaRERA	
(B)	(i) Carpet area of the said Accommodation	55.24 square meters
(C)	Other Areas	
	(ii) Area of Enclosed Balcony	7.67 square meters
	Total area [B(i) + C(i)]	62.91 square meters
(D)	Floor	Tenth
(E)	Building No.	G
(F)	Usage	Residential
(G)	Exclusive rights to use:	
	(i) Adjacent Open Terrace	11.63 square meters
	(ii) Parking Space	Parking space bearing No. 10


In the project known as "Mont Vert Vesta" being developed or developed on the said land described in the First Schedule - "B" herein above written.

DECLARATION

The Purchaser/s declare/s that he/she/they has/have read the agreement/got translated the same and fully understood the contents of the Agreement and there after same have been executed by all the parties and Purchaser/s has/have received the stamped copy of this Agreement.

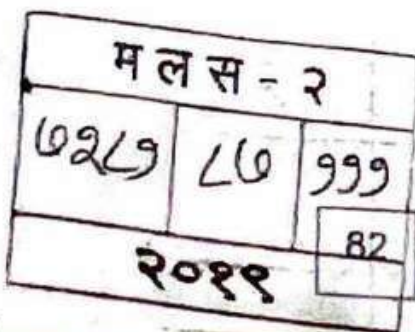
(PROMOTERS)

PURCHASER(S)



1. 

2. _____



Annexure "8"

Details of the installment of the payment of the consideration
by the Purchaser/s to the Promoters

		Amount	Particulars
a)	10%	Rs. 280968/-	Agreed to be paid by the Purchaser/s to the Promoters within 10 days from the date of booking, and Stamp +Reg charges to be paid within 7 days before agreement
b)	10%	Rs. 280968/-	Agreed to be paid by the Purchaser/s to the Promoters within 2 (two) days from the date of execution of this Agreement.
c)	01%	Not Applicable	Deducted as TDS by the Purchaser/s under the Income Tax Act and agreed to be deposited by the Purchaser/s with the concerned authority.
d)	15%	Rs. 421451/-	Agreed to be paid by the Purchaser/s to the Promoters within 8 days from completion of plinth of the said building/wing in which the said Accommodation is situated.
e)	10%	Rs. 280968/-	Agreed to be paid by the Purchaser/s to the Promoters within 8 days from completion of 2 nd slab above the plinth of the said building/wing in which the said Accommodation is situated.
f)	10%	Rs. 280968/-	Agreed to be paid by the Purchaser/s to the Promoters within 8 days from completion of 5 th slab above the plinth of the said building/wing in which the said Accommodation is situated.
g)	10%	Rs. 280968/-	Agreed to be paid by the Purchaser/s to the Promoters within 8 days from completion of 8 th slab above the plinth of the said building/wing in which the said Accommodation is situated.
h)	10%	Rs. 280968/-	Agreed to be paid by the Purchaser/s to the Promoters within 8 days from completion of 11 th slab above the plinth of the said building/wing in which the said Accommodation is situated.
j)	10%	Rs. 280968/-	Agreed to be paid by the Purchaser/s to the Promoters within 8 days from completion of Brickwork of the said Accommodation is situated.
k)	10%	Rs. 280968/-	Agreed to be paid by the Purchaser/s to the Promoters within 8 days from completion of bathroom / floor tiling / Kitchen tiling of the said Accommodation.
o)	05%	Rs. 140484/-	All final dues within 8 days from the intimation to the Purchaser/s to take possession of the said accommodation.
		Rs. 2809675/-	

TOTAL		
मलस - २		
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	83	
२०१९		



Annexure "9"
MONT VERT VESTA
Amenities and Specifications

Internal Amenities/Specifications

Kitchen

- ❖ Granite kitchen platform
- ❖ Stainless steel sink & dado tiles up to window sill level
- ❖ Provision for exhaust fan in kitchen (fan not included)

Infrastructure for Piped Cooking gas (does not include gas supply)

Bathrooms

- ❖ C.P fittings by Jaquar
- ❖ Provision for exhaust Fan in each toilet (fan not included)
- ❖ Tiles up to lintel level in toilets
- ❖ Counter wash basin in master bedroom toilet/ wash basin in other bathroom (if applicable)
- ❖ Hot-Cold mixer for shower areas
- ❖ Wall hung commode by RAK

Flooring and Wall finish

- ❖ 600mm x 600mm vitrified (soluble salt single charge) flooring for entire flat (excluding terrace/s and bathrooms) by Zeal top
- ❖ OBD Paint (Oil-bound distemper)

Doors

- ❖ Door frames- Plywood
- ❖ Bathrooms door frames in granite
- ❖ Flush doors with laminate on both sides
- ❖ Security hardware for main door and cylindrical lock for internal doors

Windows

- ❖ Aluminum windows with mosquito net (mosquito net is a courtesy item and no warranty on mosquito net)
- ❖ Safety grills for windows

मलस - २			
७२८१	८९	१११	
२०१९			



Terrace

- ❖ 400mm x 400mm Ceramic flooring in attached terrace/s, price range Rs. 30-38/sq.ft

Telephone & TV

- ❖ Telephone points in living room and in master bedroom (one point)
- ❖ Intercom facility in living room (one point)
- ❖ TV / Cable points in living room and master bedroom (one point)

Electrical

- ❖ 15A power point for split Air-conditioner for master bedroom
- ❖ Concealed Copper Wiring
- ❖ Each flat with ELCB (earth leakage circuit breaker) for electrical safety
- ❖ Three Phase power supply

External/Common Amenities/Specifications

Elevators

- ❖ One Kone brand passenger elevator
- ❖ One Kone brand goods elevator
- ❖ Back up power generator for all elevators & common lighting

Garden with Children's play area

Club House & Fitness

- ❖ Swimming pool and kid's play pool
- ❖ Designated gym area
- ❖ Indoor Games - Table-tennis, carom, chess
- ❖ Community Hall/multi-purpose hall
- ❖ Amphitheatre
- ❖ Multi-purpose court for tennis, volleyball
- ❖ Walking track

Security

- ❖ CCTV Camera in common area

Fire Fighting

- ❖ PMRDA/PMC compliant fire fighting equipment and fire refuge area

मलस - २	
७२८१	९० ८५ ९९९
२०१९	



AGREEMENT



Mont Vert Day

**MONT
VERT**
Vesta
Pirangut

Legal Advisors: Prasanna Darade Associates +91 20 2588 5583

Ms. SHRADDHA A. SHETYE

FLAT NO. 1002

BUILDING - 'G'

MONT VERT ESTATES

Corporate Office Address:

129/2, Mont Vert Marc,
Pashan-Sus Road, Pune - 411 021

•Tel: +91 20 2587 2633

•Fax: +91 20 2587 1907

www.MontVertHomes.com

Site Address:

Mont Vert Estates,

Gat No. 432, 434 & 440, A/P Urawade,

Tal. Mulshi, Pune - 412 108.

•Tel: +91 20 6560 2333 / 6560 4333

vesta@montverthomes.com

453/3530

पावती

Original/Duplicate

Monday, August 19, 2019

नोंदणी क्र.: 39म

2:38 PM

Regn.: 39M

पावती क्र.: 3408 दिनांक: 19/08/2019

शाबाचे नाव: Uravade

फाईलिंगचा अनुक्रमांक: MLS2-3530-2019

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: SHRADDHA ANANT SHETYE

Document Handling	रु. 300.00
Filing Fee	रु. 1000.00

एकूण:	रु. 1300.00
-------	-------------

सादरकर्ता AXIS BANK LTD. यांनी यांचेकडून दि. 26/07/2019 रोजी घेतलेल्या रु.2632123/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH005087091201920E Defaced vide 0002749949201920 Dated. 19/08/2019.

GRN is MH005062770201920E Defaced vide 0002749945201920 Dated. 19/08/2019.

GRN is MH003924973201920S Defaced vide 0002749943201920 Dated. 19/08/2019.

PRN is 0908201909937 Defaced vide 0908201909937D Dated 19/08/2019

John S. R. Mulshi 2

सह दुय्यम निबंधक
श्रेणी - १, मुळशी - २

453/7281

पावती

Original/Duplicate

Saturday, March 30, 2019

नोंदणी क्र.: 39M

5:35 PM

Regn.: 39M

पावती क्र.: 7985 दिनांक: 30/03/2019

गावाचे नाव: उरवडे

घस्तऐवजाचा अनुक्रमांक: मलस२-7281-2019

घस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: धड्ढा अनंत शेठ्ये . .

नोंदणी फी

रु. 28100.00

घस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 30300.00

आपणास मूळ घस्त , पंबनेल प्रिंट, सूची-२ अंदाजे
6:00 PM ह्या वेळेस मिळेल.

Sunny
MLS2

सह दुय्यम निबंधक

श्रेणी - १, मुळशी - ३

बाजार मूल्य: रु.2581870 /-

मोबदला रु.2809675/-

भरलेले मुद्रांक शुल्क : रु. 169600/-

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2903201902068 दिनांक: 30/03/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.28100/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH013832493201819S दिनांक: 30/03/2019

बँकेचे नाव व पत्ता: IDBI

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: 2903201902015 दिनांक: 30/03/2019

बँकेचे नाव व पत्ता:

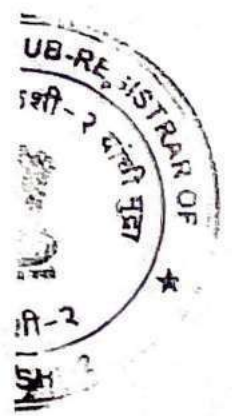
Sunny

मुल्बांकनासाठी विचारात घेतलेला
वपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

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

Sarvad
सह दुय्यम निबंधक
शेणी - १, मुळशी - २



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2903201902015

Date 29/03/2019

Received from Shraddha Anant Shetye, Mobile number 9371065825, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.

Payment Details

Bank Name sbiapay

Date 29/03/2019

Bank CIN 10004152019032901740

REF No. 201908817992373

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

मलस-२		
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२०१९		



Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2903201902068

Date 29/03/2019

Received from Shraddha Anant Shetye, Mobile number 9371065825, an amount of Rs.200/- towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.

Payment Details

Bank Name sblepay

Date 29/03/2019

Bank CIN 10004152019032901784

REF No. 201908881933119

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

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

Receipt of Document Handling Charges

PRN 2903201902068

Receipt Date 02/04/2019

Received from Shraddha Anant Shetye, Mobile number 9371065825, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 7281 dated 30/03/2019 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.

DEFACED

₹ 200

DEFACED

Payment Details

Bank Name sbiepay

Payment Date 29/03/2019

Bank CIN 10004152019032901784

REF.No. 201908881933119

Deface No 2903201902068D

Deface Date 30/03/2019

Received from Shraddha Anant Shetye, Mobile number 9371065825, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 7281 dated 30/03/2019 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.

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

Payment Details

मलस - २		
७२८१	३	१११
२०१९		





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

Receipt of Document Handling Charges

PRN 2903201902015

Receipt Date 02/04/2019

Received from Shraddha Anant Shetye, Mobile number 9371065825, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 7281 dated 30/03/2019 at the Sub Registrar office Joint S.R. Mulshi 2 of the District Pune Gramin.



Payment Details

Bank Name sbiepay	Payment Date 29/03/2019
Bank CIN 10004152019032901740	REF.No. 201908817992373
Deface No 2903201902015D	Deface Date 30/03/2019

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

Payment Detail

Bank Name sbiepay

29/03/2019

मलस - ३		
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२०१९		



महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16177635687978



Bank/Branch: IBKL - 6910747/Pashan
Pmt Txn id : 208358409
Pmt DtTime : 28-MAR-2019@10:20:17
ChallanIdNo: 69103332019032850158
District : 2201-PUNE

Stationery No: 16177635687978
Print DtTime : 28-MAR-2019 10:50:56
GRAS GRN : MH013832493201819S
Office Name : IGR045-MLS2 MULSHI 2 SU
GRN Date : 28-Mar-2019@10:20:16

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 1,69,600/- (Rs One, Six Nine, Six Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 28,100/- (Rs Two Eight, One Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
Prop Mvblty: Immovable Consideration: R 28,09,675/-
Prop Descr : Mont Vert Vesta,Gat No 432 434,Nr Shubham Nagar,Society Pirangut,Ur
awade,Tal Mulshi,Dist Pune,Maharashtra,412108
Duty Payer: PAN-CXLPS7060J,Shraddha Anant Shetye

Other Party: PAN-AAPFM5536L, Mont Vert Estates

Bank official1 Name & Signature

Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---



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AGREEMENT

THIS AGREEMENT is made and executed at ... *Pune* on this *30th* day of ... *March* ... Two Thousand and Nineteen

BETWEEN

M/s. Mont Vert Estates, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 having its office at Mont Vert Marc, Pashan Sus Road, Pashan, Pune 411008, PAN No. AAPFM5536L, through the hands of one of its Partners Niraj Kumar Associates Pvt. Ltd. a company duly registered under the Companies Act, 1956 having its office at 129/2, Mont Vert Marc, Pashan Sus Road, Pashan, Pune 411021 through its Director Mr. Jayant Vallabhdas Kaneria, Age: adult, Occupation: Business, residing at A-34, Abhimanshree Society, Pashan Road, Pune 411008; Hereinafter referred to or called as a "THE PROMOTERS", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partners constituting the said firm and their respective heirs, successors, executors, administrators and assigns)

.... OF THE FIRST PART.

AND

(1) MS. SHRADDHA ANANT SHETYE

PAN NO. CXLPS7060J

Age: 29 years Occupation: Service

Email: joya.shetye@gmail.com

Residing at:

502/B, Sinhgad Housing Society,

Tardeo, Mumbai Central,

Mumbai - 400034

Maharashtra

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Hereinafter referred to or called as "THE PURCHASER/S" (which expression unless repugnant to the context or meaning there of shall mean and include the Purchaser/s alone and shall include his/her/their heirs, executors, administrators and successors so far as the obligations on the part of the Promoters are concerned and Purchaser/s shall not be entitled to assign or transfer his/her/their rights, title and interest under this agreement)

.... OF THE SECOND PART.

AND

High Mont Real Estates Pvt. Ltd., a company duly registered under the provisions of the Companies Act, 1956 having its office at Office No. 9 and 10, Akshay Complex, Pushpak Park, ITI Road, Aundh, Pune 411007, PAN No. AABCH4963M, through the hands of one of its Director Mr. Jasdeep Singh Bedi, Age: adult, Occupation: Business, residing at 64, Anand Park, Aundh, Pune 411007; Hereinafter referred to or called as a "THE CONSENTING PARTY", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors in interest and permitted assigns)

.... OF THE THIRD PART.

WHEREAS

(A) The Consenting Party herein are the absolute owners of and/or otherwise well and sufficiently entitled to and seized and possessed of all those pieces and parcels of land or ground bearing (i) Gat No. 432 admeasuring 2 Hectares 89 Ares and assessed at Rs. 10-58 paise and (ii) Gat No. 434 total admeasuring 5 Hectares 22 Ares assessed at Rs. 17=11 paise situate at village Urawade, Taluka Mulshi, District Pune and within jurisdiction of the Sub Registrar Mulshi (Paud); hereinafter referred to as "the said entire land" and more particularly described in the First Schedule - "A".

(B) The Title of the Consenting Party and the rights of the Promoters to develop the said entire land enumerated herein below:-

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- (1) Gat No. 432 (Old Survey No. 28/4 and part of Survey No. 28/7)
- (a) Pursuant to the Phalini in year 1960 one Yashodabai Vinayakrao Potnis was shown as the kabjedar/owner of the said Survey No. 28/7 and hence his name was mutated in the revenue records vide mutation entry no. 291.
- (b) Pursuant to the Phalini in year 1960 one Mr. Genu Govinda Wanjale was shown as the kabjedar/owner of the said Survey No. 28/4 and hence his name was mutated in the revenue records vide mutation entry no. 424.
- (c) The said Yashodabai Vinayakrao Potnis expired intestate on or about the year 1962 leaving behind her legal heirs namely (i) Mr. Madhukar Vinayak Potnis – son and (ii) Mrs. Saraswatibai Shankar Rane – daughter, Pursuant thereto the name of the said legal heirs were mutated in the revenue records of Survey No. 28/7.
- (d) Pursuant to the Consolidation Scheme under the provisions of Bombay Tenancy and Agricultural Lands Act, 1948 and pursuant to the orders passed by the Deputy Director Town Planning, Pune dated 4/5/1978, the consolidation of all Survey Nos. in village Urwade was effected and all Survey No were allotted fresh Gat Nos. Further pursuant to the Statement dated 30/11/1977 made before the Consolidation Office bearing no. 73 by Mr. Madhukar Vinayak Potnis, Mr. Genu Govinda Wanjale and others, the part of Survey No. 28/7 admeasuring 62 Ares along with Survey No. 28/4 came to Mr. Genu Govinda Wanjale and his name was accordingly mutated in the revenue records. Pursuant thereto Survey No. 28/4 and part admeasuring 62 Ares out of Survey No. 28/7 were allotted Gat No. 432 vide mutation entry no. 1 and from the Consolidation Scheme Extract and Statement dated 30/11/1977.
- (e) The said Mr. Genu Govinda Wanjale expired intestate on 4/3/1983 leaving behind his legal heirs namely (i) Mr. Baban Genu Wanjale – son and (ii) Smt. Ksabal Genu Wanjale – daughter. Pursuant thereto the names of the said legal heirs were mutated in revenue record of Gat No. 432 vide mutation entry no. 216.

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(f) By a Sale Deed dated 17/5/1985 and registered with the office of the Sub Registrar Maval at serial no. 1691/1985, the said Mr. Baban Genu Wanjale and Smt. Kasabal Genu Wanjale have absolutely sold and conveyed the said Gat No. 432 unto and in favour of Mr. Charudatta Vasant Ratnaparkhi for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 352.

(2) Gat No. 434 (Survey No. 29/2)

(a) Pursuant to the Phalini in year 1960 one Mr. Balkrishna Malhar Potnis was shown as the kabjedar/owner of the said Survey No. 29/2 and hence his name was mutated in the revenue records vide mutation entry no. 284.

(b) The said Mr. Balkrishna Malhar Potnis and Mr. Dwarkanath Raghunath Potnis had preferred an application that due to inadvertence the name of Mr. Balkrishna Malhar Potnis was wrongly mutated as kabjedar in Survey No. 29/2 and that the name of Mr. Dwarkanath Raghunath Potnis was wrongly mutated as kabjedar in Survey No. 29/1 and whereas their possessions were infact otherwise. Pursuant thereto the names of the kabjedars were interchanged and corrected and the name of Mr. Dwarkanath Raghunath Potnis was mutated as the kabjedar of Survey No. 29/2 vide mutation entry no. 698.

(c) The said Mr. Dwarkanath Raghunath Potnis had obtained a tagai loan to the tune of Rs. 800/- on 27/8/1969 and pursuant thereto the tagai charge was mutated in the revenue records of Survey No. 29/2 vide mutation entry no. 877. Pursuant to the orders passed by the Tahasildar, Mulshi dated 4/3/1972, the said tagai charge was deleted as reflected vide mutation entry no. 1201.

(d) The said Mr. Balwant Raghunath Potnis, Mr. Dwarkanath Raghunath Potnis and Mr. Ulhas Shantaram Potnis had partitioned the said Survey No. 29/2 and other lands in village Urawade as per the provisions of section 85 of the Maharashtra Land Revenue Code and pursuant thereto the said Survey No.

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29/2 came to the exclusive share of Mr. Balwant Raghunath Potnis and the name of Mr. Balwant Raghunath Potnis was mutated in the revenue records of Survey No. 29/2 vide mutation entry no. 1024.

- (e) Pursuant to the Consolidation Scheme under the provisions of Bombay Tenancy and Agricultural Lands Act, 1948 and pursuant to the orders passed by the Deputy Director Town Planning, Pune dated 4/5/1978, the consolidation of all Survey Nos. in village Urwade was effected and all Survey No were allotted fresh Gat Nos. Pursuant thereto Survey No. 29/2 was allotted Gat No. 434 vide mutation entry no. 1 and from the Consolidation Scheme Extract.
- (f) By a Sale Deed dated 8/12/1981 and registered with the office of the Sub Registrar Maval at serial no. 2033/1981, the said Mr. Balwant Raghunath Potnis with the consent and confirmation of Mr. Sharad Balwant Potnis, Mr. Suresh Balwant Potnis, Mr. Subhash Balwant Potnis and Mr. Arun Balwant Potnis has absolutely sold and conveyed the said Gat No. 434 unto and in favour of Mr. Charudatta Vasant Ratnaparkhi for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in revenue records of Gat No. 434 vide mutation entry no. 168. It is clarified that since the said Mr. Charudatta Vasant Potnis was not an agriculturist, the sad Mr. Charudatta Vasant Potnis had obtained permission under section 63 of the Bombay Tenancy and Agricultural Lands Act, 1948 from the Collectorate, Pune bearing No. PTA/417/XI dated 12/11/1981.
- (3) Common flow of title
- (a) Pursuant to an application preferred by Mr. Charudatta Vasant Ratnaparkhi the annewari of Mr. Charudatta Vasant Ratnaparkhi and his family members was mutated in the revenue records of Gat No. 432 and 434 as follows (i) Mr. Charudatta Vasant Ratnaparkhi – 8 annas, (ii) Mrs. Jayashree Vasant Ratnaparkhi – 4 annas and (iii) Ms. Hemangi Vasant Ratnaparkhi – 4 annas vide mutation entry no. 408.

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(b) The said Mr. Charudatta Vasant Ratnaparkhi and others had obtained a loan from Bank of Baroda to the tune of Rs. 2,50,000/- and pursuant thereto the charge of the said bank was mutated in the other rights column on the 7/12 extract of Gat No. 432 and 434 vide mutation entry no. 996. The said Mr. Charudatta Vasant Ratnaparkhi and others had obtained a loan from Bank of Baroda to the tune of Rs. 12,00,000/- and pursuant thereto the charge of the said bank was mutated in the other rights column on the 7/12 extract of Gat No. 432 and 434 vide mutation entry no. 1266. The said Mr. Charudatta Vasant Ratnaparkhi and others had obtained a loan from Bank of Baroda to the tune of Rs. 20,00,000/- and pursuant thereto the charge of the said bank was mutated in the other rights column on the 7/12 extract of Gat No. 432 and 434 vide mutation entry no. 1524.

(c) The said Mr. Charudatta Vasant Potnis and others had repaid the entire loan amount to Bank of Baroda and pursuant to a no due certificate dated 14/2/2003 issued by the said bank, the charge of Bank of Baroda was deleted from the other rights column on the 7/12 extract of Gat No. 432 and 434 vide mutation entry no. 1990.

(d) By a Sale Deed dated 9/7/2003 and registered with the office of the Sub Registrar Mulshi at serial no. 3323/2003, the said Mr. Charudatta Vasant Ratnaparkhi, Mrs. Jayashree Vasant Ratnaparkhi and Ms. Hemangi Vasant Ratnaparkhi have absolutely sold and conveyed the said Gat No. 432 and 434 unto and in favour of Mr. Mukesh Champaklal Shah for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records of Gat No. 432 and 434 vide mutation entry no. 2032. A condition for obtaining prior permission for transfer was laid down under the Order dated 12/11/1981 passed by the Collectorate in respect of Gat No. 434 and hence the parties to the said Sale Deed dated 9/7/2003 had obtained permission from the Collector bearing No. PTA/KuKaK/63/SR/6/2003 dated 12/5/2003 for transfer of the said Gat No. 434

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- (e) By a Sale Deed dated 22/2/2008 and registered with the office of the Sub Registrar Mulshi at serial no. 1545/2008, the said Mr. Mukesh Champaklal Shah has absolutely sold and conveyed the said Gat No. 432 unto and in favour of High Mont Real Estates Private Limited for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 2675.
- (f) By an Agreement for Sale dated 22/2/2008 and registered with the office of the Sub Registrar Mulshi at serial no. 1546/2008, the said Mr. Mukesh Champaklal Shah had agreed to sell and convey portion admeasuring 2 Hectare 60 Ares out of Gat No. 434 unto and in favour of High Mont Real Estates Private Limited for consideration and on certain terms and conditions. In pursuance to the said Agreement for Sale, the said Mr. Mukesh Champaklal Shah had executed a Power of Attorney dated 22/2/2008 registered with the office of the Sub Registrar Mulshi at serial no. 1547/2008 in favour of High Mont Real Estates Pvt. Ltd. vesting in them several powers and authorities pertaining to the said portion admeasuring 2 Hectare 60 Ares out of Gat No. 434.
- (g) By an Agreement for Sale dated 22/2/2008 and registered with the office of the Sub Registrar Mulshi at serial no. 1548/2008, the said Mr. Mukesh Champaklal Shah had agreed to sell and convey portion admeasuring 2 Hectare 62 Ares out of Gat No. 434 unto and in favour of High Mont Real Estates Private Limited for consideration and on certain terms and conditions. In pursuance to the said Agreement for Sale, the said Mr. Mukesh Champaklal Shah had executed a Power of Attorney dated 22/2/2008 registered with the office of the Sub Registrar Mulshi at serial no. 1549/2008 in favour of High Mont Real Estates Pvt. Ltd. vesting in them several powers and authorities pertaining to the said portion admeasuring 2 Hectare 62 Ares out of Gat No. 434.
- (h) By a Sale Deed dated 17/5/2008 and registered with the office of the Sub Registrar Mulshi at serial no. 15925/2008, read with

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the Deed of Correction dated 3/10/2008 registered with the office of the Sub Registrar Mulshi at serial no. 7298/2008, the said Mr. Mukesh Champaklal Shah in terms of the said agreement dated 22/2/2008 has absolutely sold and conveyed a portion admeasuring 2 Hectares 62 Ares out of Gat No. 432 unto and in favour of High Mont Real Estates Pvt. Ltd for consideration and on certain terms and conditions. Pursuant thereto the name of the said purchaser was mutated in the revenue records vide mutation entry no. 2711 and 2788.

- (i) The name of High Mont Real Estates Pvt. Ltd. through its Director Mr. Girish Ramchandra Karamblekar was mutated in revenue records of Gat No. 432 and 434. Pursuant to an application dated 29/6/2001 preferred by High Mont Real Estates Pvt. Ltd., the name of its Director Mr. Girish Ramchandra Karamblekar was deleted and the name of Mr. Jasdeep Singh Bedi was mutated vide mutation entry no. 3086.
- (j) By a Deed of Right of Way dated 30/5/2008 and registered with the office of the Sub Registrar Mulshi at serial no. 4548/2008, the said High Mont Real Estates Pvt. Ltd. have obtained the right of way to use the portion admeasuring 10,000 square feet out of Gat No. 440 of village Urawade from its owners Mr. Samir Madhukar Potnis and Mr. Salil Madhukar Potnis for consideration and on certain terms and conditions.
- (k) By a Development Agreement dated 30/12/2010 and registered with the office of the Sub Registrar Mulshi at serial no. 31/2011 read with the Supplementary Agreement dated 13/6/2011 and registered with the office of the Sub Registrar Mulshi 2 at serial no. 2961/2011 and Supplementary Agreement dated 27/6/2011 and registered with the office of the Sub Registrar Mulshi 2 at serial no. 3156/2011, the said High Mont Real Estates Pvt. Ltd. being the owners of the said entire land have entrusted unto and in favour of M/s. Mont Vert Estates, the exclusive development rights and authority to develop the said entire land and have also granted the rights for ingress and egress over the portion admeasuring 10000 square feet out of Gat No. 440 of village Urawade for consideration and on certain terms and conditions,

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				Pvt. Ltd. through Director Mr. Jasdip Bedi	
432+434	4	1912.00	00=64	High Mont Real Estate Pvt. Ltd. through Director Mr. Jasdip Bedi	Area under road & road widening
432+434	5	12133.00	4=16	High Mont Real Estate Pvt. Ltd. through Director Mr. Jasdip Bedi	Internal roads between plotting and building layout

(m) By a Deed of Transfer dated 22/11/2012 and registered with the office of the Sub Registrar Mulshi at serial no. 6110/2012, the said High Mont Real Estate Pvt. Ltd. through Director Mr. Jasdip Bedi has absolutely conveyed (i) Gat No. 432+434 Hissa No. 4 admeasuring 1912 square metres being area under road and road widening and (ii) Gat No. 432+434 Hissa No. 5 admeasuring 12133 square metres being area under internal roads in the layout unto and in favour of State of Maharashtra, Revenue Department a consideration of Rs. 1/- and right to use the FSI (Floor Space Index) of the said area on the said land. Pursuant thereto the name of State of Maharashtra was mutated in the revenue record of Gat Nos. 432+434/4 and 432+434/5 vide mutation entry no. 3549.

(C) In the aforesaid circumstances the Consenting Party herein are the absolute owners of and/or otherwise well and sufficiently entitled to and seized and possessed of all those pieces and parcels of land or ground collectively admeasuring 67055 square metres being (i) Gat

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No. 432+434 Hissa No. 1 admeasuring 48695.25 square metres, (ii) Gat No. 432+434 Hissa No. 2 (Amenity Space) admeasuring 11015.85 square metres and (iii) Gat No. 432+434 Hissa No. 3 (Open Space) admeasuring 7343.90 square metres in the sanctioned layout of Gat No. 432 admeasuring 2 Hectares 89 Ares and Gat No. 434 total admeasuring 5 Hectares 22 Ares situate at village Urawade, Taluka Mulshi, District Pune and within jurisdiction of the Sub Registrar Mulshi (Paud); hereinafter referred to as "the said land" more particularly described in the First Schedule – "B" hereunder written and delineated in red colour boundary line on the plan annexed hereto and marked as Annexure "1" and the Promoters are entitled to develop the same.

(D) The Promoters herein have appointed Mr. Vikas Achalkar and Mr. Manoj Tatooskar, Pune having office at: 1221, B/1, Wrangler Paranjpe Road, Behind Bhave X-Ray Clinic, Off FC Road, Pune 411004 as its Architects and Mr. Hansal Parikh & Associates having office at: Office No. 1, 5th floor, Pride Kumar Senate, 402, Off Senapati Bapat Road, Pune as its Structural Engineers for the preparation of the drawings and structural design of the building/s which is/are under construction on the said land and have agreed to accept their professional services and supervision. The Promoters herein have reserved right to change aforesaid Architects and Engineers before the completion of the building/s.

(E) The Promoters have obtained the following permissions and sanctions from various authorities for the development of the said land and the same are enumerated hereunder:-

- (i) The Collectorate, Pune by its Order bearing No. PMA/NA/SR/315/11 dated 25/5/2011 and PMA/NA/SR/568/13 dated 20/3/2013 has permitted the non agricultural use of the said land and has also sanctioned the layout and building plans in respect of the proposed buildings to be constructed on the said land.
- (ii) The Government of Maharashtra, Environment Department by its Order bearing No. SEAC2010/CR 64/TC-2 dated 18/10/2012 has granted the Environmental Clearance for the

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proposed project Mont Vert Vesta on the said land on certain terms and conditions.

(F) In light of the aforesaid transactions, the Promoters herein have absolute authority to obtain revised sanction to the layout plan, plotting plan, building layout, building plans and to develop the said land by (i) having a plotted layout of plots and (ii) constructing multistoried buildings on part of the said land and have absolute right to sell, lease, mortgage, etc. the plots in the plotted layout and flats, tenements in the building which is/are under development, construction or to be developed and constructed on the said land and further have absolute authority and right to allot exclusive right to use terraces, reserved / restricted areas, garden area, garage/outhouse, space for advertisements on the said land, terrace of the building, etc. in the buildings, which is/are under development, construction or to be developed or constructed on the said land by the Promoters and to enter into agreements with the Purchasers, Mortgagees, lessees, etc. and to receive sell price and deposit and other charges in respect thereof.

(G) The Promoters herein have disclosed that they are developing a project to be known as "MONT VERT VESTA" on the said land comprising of residential buildings and certain residential plots.

(H) The Promoters have commenced the development of the said land by constructing 9 (nine) residential buildings thereon being Building No. "A", Building No. "B", Building No. "C", Building No. "D", Building No. "E", Building No. "F", Building No. "G", Building No. "H" and Building No. "I" and 77 (seventy seven) residential plots along with sanctioned plinth with certain Floor Space Index (FSI).

(I) Pursuant to the coming into force of the Real Estate (Regulation and Development) Act, 2016, the Promoters shall have got itself registered for project Mont Vert Vesta under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority and the necessary Registration Certificate of

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Project bearing Project Registration No. P52100003950 dated 7/8/2017 thereto has been issued.

(J) The Promoters have also disclosed to the Purchaser/s that they would form and register a one or more Cooperative Housing Society under the provisions of the Maharashtra Cooperative Societies Act, 1960 read with the rules and that the society/ies would be formed after the disposal of 51% of the tenements/plots in the said Project.

(K) The Promoters have further disclosed that the tenement and/or plot purchasers in the project shall be entitled to use all the common amenities and facilities which are to be provided by the Promoters in the project.

(L) The Promoters have disclosed to the Purchaser/s that there are no litigations pending in respect of the said land and/or the said project.

(M) The Promoters have disclosed that they have obtained certain financial assistance from Piramal Enterprises Limited and for the said purposes have executed a Debenture Trust Deed dated 28/9/2015 registered with the office of the Sub Registrar Haveli No. 15 at serial no. 9108/2015 in favour of IDBI Trusteeship Services Limited and for the said purpose have mortgaged the said land along with the buildings thereon in favour of the said company.

(N) While sanctioning the said plans the concerned authority and/or the Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said project on the said land and the said building/s and upon the due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

(O) The Purchaser/s herein has/have demanded from the Promoters and the Promoters have given photocopies to the Purchaser/s of all the documents relating to the said land and the plans, designs and

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specifications prepared by the aforesaid Architect of the Promoters and such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 read with the Maharashtra Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fine Payable, Forms of Complaints and Appeal, etc.) Rules, 2017 and regulations there under.

(P) The copy of the plan showing the said land is annexed hereto as Annexure - "1". The copy of the Certificate of the Title of the said land issued by the Advocate of the Promoters herein is annexed hereto as Annexure - "2". The copies of the 7/12 extract /Property Extract Card of the said land showing the nature of the title of the Promoters is annexed hereto as Annexure - "3". The copies of the parking floor plan and floor plan, showing the allotted parking and the said Accommodation agreed to be purchased by the Purchaser/s herein are annexed hereto as Annexure - "4A" and "4B". The copy of the latest Commencement Certificate is annexed hereto as Annexure - "5" being sanction to the buildings plans. The copy of the NA Order is annexed hereto as Annexure - "6". The details of the said Accommodation which is agreed to be purchased by the Purchaser/s herein are annexed hereto as Annexure - "7". The details of the payment of installments of consideration are annexed hereto as Annexure - "8". The specifications herein are agreed to be provided by the Promoters in the said Accommodation which is agreed to be purchased by the Purchaser/s herein are stated in Annexure - "9" annexed hereto. The General Rules of Conduct in the said project are detailed in Annexure - "10" annexed hereto. The Power of Attorney of the person/s admitting the registration on behalf of the Promoters is annexed hereto as Annexure - "11". The photo identity of the Promoters and the Purchaser/s is annexed hereto as Annexure - "12".

(Q) The Promoters have disclosed that they have obtained the necessary permissions and sanctions to the plans, the specifications, elevations, sections and the said building/s for the commencement of the development of the said land and shall obtain the balance approvals and sanctions from various authorities from time to time, so

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as to obtain the Completion Certificate of the said building and the tenements therein.

(R) After the Purchaser/s' enquiry, the Promoters herein have requested to the Purchaser/s to carry out independent search by appointing his/her/their own Advocate and to ask any queries, he/she/they had regarding the marketable title of the Promoters and rights and authorities of the Promoters herein and also as regards all permissions and sanctions for development and the terms/conditions/stipulations as stated therein. The Purchaser/s declares that he/she/they has/have satisfied himself/herself/themselves regarding the same and shall not raise any dispute hereafter.

(S) The Purchaser/s herein has/have applied to the Promoters for allotment of the said Accommodation more particularly described in Annexure - "7" annexed hereto and shown on the plan annexed hereto as Annexure "4" , (herein referred to or called as "THE SAID ACCOMMODATION") and that the Promoters have confirmed the allotment of the said Accommodation to the Purchaser/s.

(T) For the purposes of this Agreement, "Carpet Area" shall mean the net usable floor area of the said Accommodation, excluding the area covered by the external walls, area under service shafts, exclusive balcony appurtenant to the said Accommodation for the exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Accommodation for the exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the said Accommodation. Explanation - For the purpose of the definition of carpet area (i) "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be which is appurtenant to the net usable area of the said Accommodation, meant for the exclusive use of the Purchaser/s, (ii) "exclusive open terrace area" means the area of the open terrace which is appurtenant to the net usable area of the said Accommodation, meant for the exclusive use of the Purchaser/s and (iii) "walls" would mean walls made of Reinforced Cement Concrete

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Annexure "11"
 Copy of the Power of Attorney of the person/s admitting the
 registration on behalf of the Promoters and Consenting Party

पत्र क्र. ५-१००

दिनांक १०/१२/१९९९

संख्या ११/१५५०१

श्री. सुबोध नारायण

श्री. विजय कृष्ण

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श्री. सुबोध नारायण (पति) एवं
 श्री. विजय कृष्ण (पत्नी)
 श्री. सुबोध नारायण (पुत्र) एवं
 श्री. विजय कृष्ण (पुत्री)

भारतीय रिजिस्ट्रार जनरल
 भारतीय रिजिस्ट्रार जनरल
 भारत सरकार
 नया दिल्ली

महाराष्ट्र
 ११/१२/१९९९
 ०५२ २० ११
 ११.२५
 R.0000500- PPS&P
 INDIA

FOR W.A.D.C. LTD.
 AUTHORIZED SIGNATORY

मलस-२
 १९९३ १ १३
 २०११



W.A.D.C. Ltd. Form No. 25/1992/25/98

CUSTOMER COPY

श्री. सुबोध नारायण

श्री. विजय कृष्ण

श्री. सुबोध नारायण (पुत्र)

श्री. विजय कृष्ण (पुत्री)

पुणे

POWER OF ATTORNEY

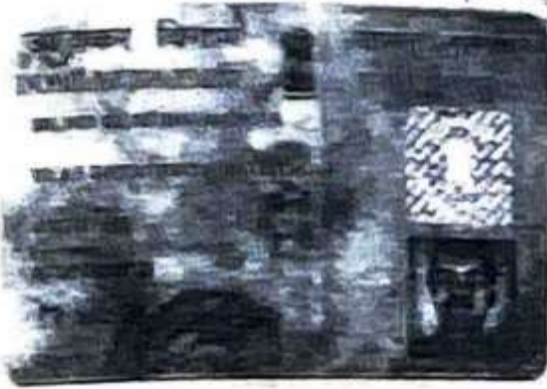
TO ALL TO WHOM THESE PRESENTS SHALL COME I Mr. SUNIL
 Madhugan Ghorde, Age: 56 years, Occupation: Business having their address at:
 A-34, Ashwamedha Society, Pashan Road, Pune 411002 SEND GREETINGS.

मलस-२
 ७२५ १५ १९९९
 २०११





मलस-२
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मलस-२
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मलस-२
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मलस-२
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क्र.सं.	पदाधिकारी का नाम व पद	सहायक पद	व्यक्ति	अवकाश दिनांक
१	श्री. लक्ष्मण अश्वराम कनिंका नं. ५६ / अश्वराम रा. चणकलेड, पुणे-२			
२	श्री. ज्योति विठ्ठल रमणुज नं. ३५ / मोरवी रा. पुन्नी मोरवी, पुणे			
३	श्री. विठ्ठल विनाय शंकर नं. ३५ / मोरवी रा. चणकलेड, पुणे-२			
४				
५				

मलस-२
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मलस-२
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२०१९



मलस-२

मलस-२
६०४३ / २०१९

मलस-२

मलस-२
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मलस-२

मलस-२
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मलस-२

मलस-२

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मलस-२



मलस-२
७२७ १०१ १०१
२०१९



Annexure "12"

Copy of the Photo Identity of the Promoters and Power of Attorney Holder



म ल स - २

७२७	१०	२१	१११
२०११			



Annexure "12"

Copy of the Photo Identity of the Purchaser




[Handwritten signature]

घोषणापत्र

मी श्री. जयंत वल्लभदास कोरेया याद्वारे घोषित करतो की, सह दुय्यम निबंधक मुळशी क्र. २. पुणे यांचे कार्यालयात करारनामा या शिर्षकचा दस्त नोंदणीसाठी सादर करण्यात आहे. हाय मॉन्ट रिअल इस्टेट प्रा. लि. तर्फे संचालक जसदीप सिंग बेदी यांनी नोंदणी कृत दस्त क्रमांक ००३२/२०१९ (मुळशी क्र. २) दि. ४.१.२०१९ रोजी माला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे, सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वय शिक्षेस मी पात्र राहीन याची मी जाणीव आहे.

दिनांक: ३०/३/२०१९


कुलमुखत्यारपत्रधारकचे
नाव व सही

श्री. जयंत वल्लभदास कोरेया

म ल स - २		
०२८१	१०४	१११
		९९
२०१९		



घोषणापत्र

मी श्री. मिलिंद विलास भवाळकर / श्री. राजेश जिजाबराव देशमुख याद्वारे घोषित करतो की, सह दुय्यम निबंधक मुळशी क्र. २. पुणे यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आहे. श्री. जयंत वल्लभदास कनेरीया व इ. यांनी नोंदणी वृत्त दस्त क्रमांक ६०५३/२०१४ (मुळशी क्र. २) दि. २१.१२.२०११ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे, सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही, किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही, सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वय शिक्केस आम्ही पात्र राहू याची आम्हाला जाणीव आहे.

दिनांक: 30/3/2022

M.V. Bhaadikar

कुलमुखत्यारपत्रधारकाचे नाव व सही

श्री. मिलिंद विलास भवाळकर /

श्री. राजेश जिजाबराव देशमुख

म ल स - २		
०२८१	१०५	१००१
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म ल स - २		
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२०१९		



आयकर विभाग
 INCOME TAX DEPARTMENT
 टाईटल रजिस्ट्रार कार्यालय
 TAX TITLE REGISTRATION OFFICE
 कानपुर किसान टाईटल
 KANPUR KISAN TITLE
 ७५००१
 ७५००१
 ADVP ७५००१
 Signature

म ल स - २		
७२८१	१०७	१११
२०१९		



आयकर विभाग
 INCOME TAX DEPARTMENT
 MAHESH MOHAN SHINDE
 MOHAN SAJA SHINDE
 02/06/1995
 FQFPS4372P
 भारत सरकार
 GOVT OF INDIA

मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)		29 March 2019, 07:30:19 PM
Valuation ID	201903296591	
मूल्यांकनाचे वर्ष	2018	
जिल्हा	पुणे	
तालुक्याचे नांव	मुळशी	
गांवाचे नांव	मौजे : उरवडे	
प्रमुख मूल्य विभाग	27	
उप मूल्य विभाग	27.2	
क्षेत्राचे नांव	Influence Area	सर्व्हे नंबर / न. भू क्रमांक :
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मोजमापनाचे एकक	
मूल्यदर	चौ. मीटर	
32310		
बांधीव क्षेत्राची माहिती		
मिळकतीचे क्षेत्र	69.201 चौ. मीटर	मिळकतीचा वापर -
बांधकामाचे वर्गीकरण -	1-आर सी सी	निवासी सदनिका
उद्ववाहन सुविधा	आहे	मिळकतीचे वय 0 TO 2वर्षे
		मजला - 5th to 10th Floor
		मिळकतीचा प्रकार -
		बांधीव
		मूल्यदर/बांधकामाचा दर -
		Rs.32310/-
Sale Type -		
First Sale		
Sale/Resale of built up Property constructed after circular dt.02/01/2018		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)	
	=(32310 * (100 / 100))	
	= Rs.32310/-	
मजला निहाय घट/वाढ	= 1.05 of 32310 = Rs.33926/-	
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र	
	= 33926 * 69.201	
	= Rs.2347713.126/-	
C) बंदिस्त वाहन तळाचे क्षेत्र	9चौ. मीटर	
बंदिस्त वाहन तळाचे मूल्य	= 9 * (33926 * 25/100)	
	= Rs.76333.5/-	
D) लगतच्या गच्चीचे क्षेत्र	11.63चौ. मीटर	
लगतच्या गच्चीचे मूल्य	= 11.63 * (33926 * 40/100)	
	= Rs.157823.752/-	
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी	
	= A + B + C + D + E + F + G + H + I	
	= 2347713.126 + 0 + 76333.5 + 157823.752 + 0 + 0 + 0 + 0 + 0	
	= Rs.2581870/-	

453/7281

निवार, 30 मार्च 2019 5:35 म.नं.

दस्त गोषवारा भाग-1

मलस२

दस्त क्रमांक: 7281/2019

दस्त क्रमांक: मलस२ /7281/2019

बाजार मूल्य: रु. 25,81,870/-

मोबदला: रु. 28,09,675/-

भरलेले मुद्रांक शुल्क: रु.1,69,600/-

दु. नि. सह. दु. नि. मलस२ यांचे कार्यालयात

पावती:7965

पावती दिनांक: 30/03/2019

अ. क्र. 7281 वर दि.30-03-2019

सादरकरणाराचे नाव: श्रध्दा अनंत शेठ्ये ..

रोजी 5:37 म.नं. वा. हजर केला.

नोंदणी फी

रु. 28100.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण: 30300.00

दस्त हजर करणाऱ्याची सही:

Sannidh
सह दुस्साष्टनिबंधक
श्रेणी - १, मुळशी - २

Sannidh
सह दुस्साष्टनिबंधक
श्रेणी - १, मुळशी - २

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिक्का क्र. 1 30 / 03 / 2019 05 : 37 : 21 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 30 / 03 / 2019 05 : 40 : 30 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील लिहून देणार

M.J. Bhanwalkar

लिहून घेणार





दस्त गोपबना भाग-2

मलसर

दस्त क्रमांक:7281/2019

30/03/2019 7 24:08 PM

दस्त क्रमांक :मलसर/7281/2019

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छयाचित्र	अंगठ्याचा ठसा
1	नाव:मा.देणार हाय मॉन्ट रियल इस्टेट प्रा.लि.तर्फे कु.मु.धारक श्री.जयंत वल्लभदास कनेरिया तर्फे क.ज.करीता कु.मु.म्हणुन मिलींद विलास भवाळकर पता:प्लॉट नं. , माळ नं. , इमारतीचे नाव: पाषाण पुणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, पुणे. पॅन नंबर:AABCH4963M	मान्यता देणार वय :-43 स्वाक्षरी:-		
2	नाव:ने मॉन्ट व्हर्ट इस्टेट तर्फे भागीदार निरज कुमार असोसिएटस् प्रा.लि.तर्फे संचालक श्री.जयंत वल्लभदास कनेरिया तर्फे क.ज.करीता कु.मु.म्हणुन मिलींद विलास भवाळकर पता:प्लॉट नं. , माळ नं. , इमारतीचे नाव: पाषाण पुणे , ब्लॉक नं. , रोड नं. , महाराष्ट्र, पुणे. पॅन नंबर:AAPFM5536L	लिहून देणार वय :-43 स्वाक्षरी:-		
3	नाव:श्रध्दा अनंत शेट्टे . . पता:प्लॉट नं. , माळ नं. , इमारतीचे नाव: 502/बी सिंहगड ही सोला ताडदेव मुंबई सेंट्रल मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAL. पॅन नंबर:CXLPS7060J	लिहून देणार वय :-29 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:30 / 03 / 2019 07 : 24 : 42 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छयाचित्र	अंगठ्याचा ठसा
1	नाव:महेश शिंदे . . वय:22 पता:हिंजवडी पुणे पिन कोड:411057		
2	नाव:नवशिल शिंदे वय:38 पता:हिंजवडी पुणे पिन कोड:411057		



शिकका क्र.4 ची वेळ:30/03/2019 07:25:21 PM

शिकका क्र.5 ची वेळ:30 / 03 / 2019 07 : 29 : 41 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक *Sandey*
श्रेणी - १, मुळशी - २ EPayment Details.

sr.	Epayment Number	Defacement Number
1	2903201902068	2903201902068D
2	2903201902015	2903201902015D
3	MH013832493201819S	0007737525201819

7281 /2019

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

म ल स - २		
७२८१	१११	१११
२०१९		



प्रमाणित करण्यात येते की,
या दस्तामध्ये
एन्वॉज (१११) पामे आहेत
Sandey
सह दुय्यम निबंधक श्रेणी-१
मुळशी-२

पहिले नंबरचे पुस्तकाचे
७२८१ नंबरची नोंदला.
Sandey
सह दुय्यम निबंधक श्रेणी-१
मुळशी-२
दिनांक:- ३०/३/२०१९





Mont Vert Estates

129/2, Mont Vert Marc, Pashan - Sus Road,
Pune - 411 021, Maharashtra, India.
Phone : +91 20 65602333, 65604333.
www.MontVertHomes.com

RECEIPT

NO.:

5136

DATE: 29/03/2019

Received with thanks from Mr./Mrs. Ms. Shradha Anant Shelje
the Sum of Rupees Two lakh fourteen thousand seven hundred only
on account of flat no G-1002 booked at m.v. Vesta (flat)
by Cash / Cheque / D.D. No. _____ Dated 25/03/2019 Drawn on
Bank Transferred by client in Part / Full payment.

Mont Vert Estates
GST No. 27AAPFM5536L1ZN

Rs.

2,14,700/-

Cheque Subject to Realisation



For Mont Vert Estates



Mont Vert Estates

129/2, Mont Vert Marc, Pashan - Sus Road,
Pune - 411 021, Maharashtra, India.
Phone : +91 20 65602333, 65604333.
www.MontVertHomes.com

RECEIPT

NO.:

5135

DATE: 29/03/2019

Received with thanks from Mr./Mrs. Ms. Shradha Anant Shelje
the Sum of Rupees Fifty thousand only.
on account of earnest deposit for flat booked at m.v. Vesta
by Cash / Cheque / D.D. No. Ref no: BM90820014028432 Dated 23/03/2019 Drawn on
Bank Transferred by client in Part / Full payment.

Mont Vert Estates
GST No. 27AAPFM5536L1ZN

50,000/-

Cheque Subject to Realisation



For Mont Vert Estates

Date 8th Apr'2019.

To,
AXIS Bank Ltd.
Mumbai Branch



Subject: Permission to Mortgage

Dear Sir,

This is to confirm that we have sold the Flat No. 1002 in Bldg No .G on Tenth floor in the building called "Mont Vert Vesta" Gat No. 432/434, A/P Urawade, Pirangut Road, Tal. Mulshi, Pune -412108. to Ms. Shraddha Anant Shetye for a total consideration of Rs.2809675/- (Rupees Twenty Eight Lakh Nine Thousand Six Hundred Seventy Five only) Under an agreement dated 30/03/2019.

We confirm that we have obtained necessary permission/s approval/s sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the flat is in accordance with the approved plans.

We have borrowed construction funding from Piramal Enterprises Limited – Trustee (Piramal Trusteeship Services Private Limited)

We have a clear legal and marketable title to the said property and every part thereof.

We have no objection to your giving a loan to the above buyer/s and his/her/their mortgaging the said flat with you by way of security for repayment, not withstanding anything to the contrary contained in the said agreement.

We also undertake to inform and give proper notice to the co-operative housing society as and when informed about the flat being so mortgaged.

Yours Faithfully,

For **Mont Vert Estates**

Aachana

Authorised Signatory.

April 9, 2019

To,
MontVert Estates
MontVert Marc, S.No 129/2,
Pashan Sus Road, Pashan,
Pune - 411021

Dear Sir,

Ref: No Objection for sale of Flat / Units at Project "Project Mont Vert Vesta" being constructed on the land bearing GAT NO.432,434 & 440 laying at A/P URAWADE, TAL. MULSHI, PUNE- 412 108..

This is to confirm that the aforesaid premises are currently mortgaged by MontVert Estates ("MVE") to Piramal Trusteeship Services Private Limited ("PTSP/LNOC"), 4th floor, Piramal Towers Annexe, G. K. Marg, Lower Parel (W), Mumbai - 400 013 vide Indenture of Mortgage bearing Document No. 5065/2018 and dated 19th April 2018.

Your Company has requested a No Objection Certificate to enable sale of the said units to purchaser/s. We state that on the basis of email approval date April 5, 2019 received from PCHFL i.e., Piramal Finance Limited which is now merged with M/s Piramal Housing Finance Limited and now known as Piramal Capital & Housing Finance Limited ("PCHFL"), we have No Objection for Sale of the below mentioned unit to the Purchaser as detailed below:

Tower Name. & Flat No.	Booking Date	Name Of Purchaser/s	Area of the unit	Total Sale Consideration	Amount Received
G-1002	18-Mar-19	Ms. Shraddha Anant Shetye	802.34 sq ft	Rs. 2809675/-	Rs. 264700/-

We state that, the consent is hereby accorded to the release of charge by PTSP/LNOC over the said units and that PTSP/LNOC shall have no claim, right, title or interest in respect of the said units only anymore whatsoever subject to the following conditions:

- This consent hereby granted is restricted to release of mortgage/ charge over the units described above in the Project Mont Vert Vesta of MVE, being constructed on land bearing GAT NO.432,434 & 440 laying at A/P URAWADE, TAL. MULSHI, PUNE- 412 108.; in order to enable sale of the said unit to the purchaser/s. Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize MVE to sell any other unit in the said project without applying to PTSP/LNOC for a fresh consent letter.
- The consent hereby granted is subject to the Purchaser/s as named above depositing all the moneys payable as consideration for purchase of the said unit in Mont Vert Vesta Flat Escrow Account - 00070350009363 held with HDFC Bank, Pune Camp Branch Pune. If the purchaser/s fail to deposit such monies/ sales proceeds in the said Escrow Account, the NOC shall stand revoked/ cancelled.
- In the event the sale to the purchaser is cancelled for any reason, the consent above accorded shall stand revoked forthwith and your Company shall have to apply for a fresh consent in relation to sale of the said unit to any other person.
- Please note that PTSP/LNOC will continue to hold charge on behalf of Lender over the Project, except for the aforesaid unit till the loan availed by MVE is fully repaid.
- This certificate is being given without any prejudice or liabilities of any nature on part of the Lender/PTSP/LNOC or its officer/s.
- Our mortgage and charge on all other properties shall remain unchanged.
- The Purchaser may also reconfirm the authenticity of this NOC with our Company's representative on email "Preksha.shetty@piramaltrustee.com".

Yours faithfully,
For Piramal Trusteeship Services Private Limited



Authorised Signatory



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: Project: **Mont Vert Vesta, Plot Bearing / CTS / Survey / Final Plot No.: Gat No. 432, 434, 434/1, 434/2, 434/3 at Uravade, Mulshi, Pune, 412108** registered with the regulatory authority vide project registration certificate bearing No P52100003950 of

1. **Mont Vert Estates** having its registered office / principal place of business at Tehsil: **Havell, District: Pune, Pin: 411021.**

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

◊ 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;

◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 up to **31/12/2019** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.

◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

◊ That the promoter shall take all the pending approvals from the competent authorities

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

Signature valid

Digitally Signed by

Dr. Vasant Premchand Prabhu

Signature (Secretary), Maharashtra Real Estate Regulatory Authority

Date: 3/13/2019 12:22:37 PM

Maharashtra Real Estate Regulatory Authority

Dated: **19/03/2019**

Place: **Mumbai**