



## II SHREE GAJANAN PRASANNA II

Original Document Type - Agreement For Sale  
Registration Serial No. - 21775/2024  
Date - 04/09/2024  
Office of the Sub-Registrar - Haveli No. 25 Pune

### BETWEEN

Name - Mrs. Sunanda Prakash Deore  
Address - Khopoli, Khalapur Raigarh - 410203.

### AND

Name - M/s. Radheshyam Construction and Developers,  
through partner  
Mr. Amardeep Mohan Dillikar  
Address - Pimple Saudagar, Pune - 411027.



ADVOCATE

**SHREE. TUSHAR KALIDAS NAVALE**

[B.S.L. LL.B.]

Survey No. 79/1/30, D. P. Road,  
Sudarshan Nagar, Pimple Gurav, Pune – 411061.

Mob. No. +91-9762228558



526/21775

Wednesday, September 04, 2024

10:54 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 22408 दिनांक: 04/09/2024

गावाचे नाव: रावेत

दस्तऐवजाचा अनुक्रमांक: हवल25-21775-2024

दस्तऐवजाचा प्रकार : करारनामा

मादर करणाऱ्याचे नाव: सौ. सुनंदा प्रकाश देवरे

नोंदणी फी

रु. 30000.00

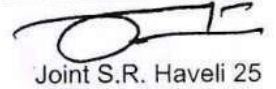
दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण:

रु. 30660.00

  
Joint S.R. Haveli 25

बाजार मूल्य: रु.4086066.96 /-

मोबदला रु.4100000/-

भरलेले मुद्रांक शुल्क : रु. 2460000/-

**सह. दुय्यम निबंधक**  
**हवेली क्र. २५, पुणे**

1) देयकाचा प्रकार: DHC रकम: रु.660/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924039014196 दिनांक: 04/09/2024

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH007752829202425E दिनांक: 04/09/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी अमल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area





04/09/2024

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि.हवेली 25


दस्त क्रमांक : 21775/2024

नोंदणी :

Regn:63m

गावाचे नाव : रावेत

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4100000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4086066.96
(4) भू-मापन,पोटहिम्सा व घरक्रमांक(अमल्याम)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन :, इतर माहिती: गाव मौजे रावेत येथील मिळकत यांसी सर्व्हे नंबर 77 हिम्सा नंबर 4 मधील एकूण क्षेत्र 03 हे. 60 आर यांसी आकार 07 रु. 50 पैमे,पैकी क्षेत्र 00 हे. 03 आर यांसी आकार 00 रु. 07 पैमे,यावर बांधलेल्या राधेश्याम या इमारती मधील तिसऱ्या मजल्यावरील फ्लॅट नंबर 302 यांसी क्षेत्र 41.44 चौरस मीटर कारपेट,बंदिस्त बाल्कनी क्षेत्र 12.85 चौरस मीटर,व लगत ओपन बाल्कनी क्षेत्र 8.93 चौरस मीटर अशा या मदनिका मिळकती वावत.(शासन निर्णय- मुद्रांक-2021/ यु.ओ.आर.12/सी.आर./107/एम-1(पॉलीसी)दिनांक 31/03/2021 अन्वये महिला खरेदीदार यांस मुद्रांका मध्ये 1% सवलत दिली असे.)( ( Survey Number : 77/4 ; ) )
(5) क्षेत्रफळ	1) 41.44 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेमर्स. राधेश्याम कन्स्ट्रक्शन अँड डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार श्री. अमरदीप मोहन दिल्लीकर वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सर्व्हे नंबर 61/1अ/23, श्री राधारमण कुंजीर कॉलनी, काटेवस्ती, पिंपळे मौदागर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411027 पॅन नं:-ABFFR6178Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौ. सुनंदा प्रकाश देवरे वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ड्रीम लॅन्ड पार्क, विल्डींग 5, रूम नंबर 203, वसंत देशमुख स्कुल जवळ, वीणा नगर, खोपोली खालापूर रायगड, महाराष्ट्र, रायगड. पिन कोड:-410203 पॅन नं:-EBDPD9508L
(9) दस्तऐवज करून दिल्याचा दिनांक	04/09/2024
(10)दस्त नोंदणी केल्याचा दिनांक	04/09/2024
(11)अनुक्रमांक,खंड व पृष्ठ	21775/2024
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	246000
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	,

  
**सह. दुय्यम निबंधक**  
**हवेली क्र. २५, पुणे**

मुल्यांकनामाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील LADIES SPECIAL

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

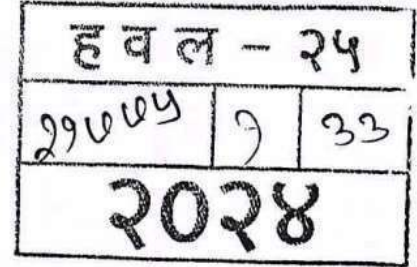


Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS SUNANDA PRAKASH DEORE	eChallan	00040572024090325049	MH037752829202425E	246000.00	SD	0004288950202425	04/09/2024
2		DHC		0924039014196	660	RF	0924039014196D	04/09/2024
3	MRS SUNANDA PRAKASH DEORE	eChallan		MH037752829202425E	30000	RF	0004288950202425	04/09/2024

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

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20240904592	04 September 2024, 10:38:00 AM			
हवल 25					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : ( वि.क्र.13) रावेत (पिंपरी चिंचवड महानगरपालिका)				
उप मूल्य विभाग	13/2-उर्वरीत निवासी क्षेत्रातील मालमत्ता पिंपरी चिंचवड म.न.पा.त्या रहिवास विभाग				
क्षेत्राचे नांव	Pune Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#77		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
19490	64560	70180	73980	0	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	59.719चौ. 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 -	1st To 4th Floor	कार्पेट क्षेत्र-	54.29चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.64560/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर )			
		= ( ( (64560-19490) * (100 / 100) ) + 19490 )			
		= Rs.64560/-			
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 64560 * 59.719				
	= Rs.3855458.64/-				
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	8.93चौ. मीटर				
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 8.93 * ( 64560 * 40/100 )				
	= Rs.230608.32/-				
Applicable Rules	= 3, 9, 18, 19, 14				
<b>एकत्रित अंतिम मूल्य</b>	- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन 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 = 3855458.64 + 0 + 0 + 0 + 0 + 230608.32 + 0 + 0 + 0 + 0 =Rs.4086067/- = ₹ चाळीस लाख शहाऐशी हजार सदुसष्ट /-				









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GRN	MH007752829202425E	BARCODE				Date	03/09/2024-17:18:01	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	HVL25_HAVELI 25 JOINT SUB REGISTRAR				PAN No.(If Applicable)	EBDPD9508L					
Location	PUNE				Full Name	MRS SUNANDA PRAKASH DEORE					
Year	2024-2025 One Time				Flat/Block No.	SR. NO. 77/4 RADHESHYAM					
Account Head Details		Amount In Rs.		Premises/Building							
0030046401	Stamp Duty	246000.00		Road/Street	FLAT NO. 302 THIRD FLOOR						
0030063301	Registration Fee	30000.00		Area/Locality	RAVET PUNE						
				Town/City/District							
				PIN	4 1 2 1 0 1						
				Remarks (If Any)	PAN2=ABFFR6178Q~SecondPartyName=Ms RADHESHYAM CONSTRUCTION AND DEVELOPERS~CA=4100000						
				Amount In	Two Lakh Seventy Six Thousand Rupees Only						
		Total		Words							
		2,76,000.00									
Payment Details				STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	00040572024090325049	IK0CXLXQE3				
Cheque/DD No.				Bank Date	RBI Date	03/09/2024-17:24:18	Not Verified with RBI				
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

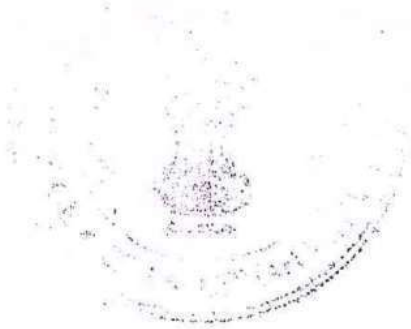


Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चालन केवल दृश्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-526-21775	0004288950202425	04/09/2024-10:53:45	IGR566	30000.00
2	(iS)-526-21775	0004288950202425	04/09/2024-10:53:45	IGR566	246000.00
Total Defacement Amount					2,76,000.00

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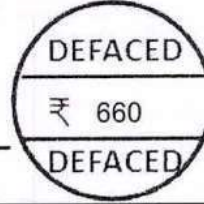


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	0924039014196	Receipt Date	04/09/2024
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Received from MRS SUNANDA PRAKASH DEORE, Mobile number 9762228558, an amount of Rs.660/-, towards Document Handling Charges for the Document to be registered on Document No. 21775 dated 04/09/2024 at the Sub-Registrar office Joint S.R. Haveli 25 of the District Pune.



### Payment Details

Bank Name	SBIN	Payment Date	03/09/2024
Bank CIN	10004152024090313478	REF No.	IGARTUGAX2
Deface No	0924039014196D	Deface Date	04/09/2024

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





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**AGREEMENT TO SALE**

THIS AGREEMENT TO SALE is made and executed at Pune on this 04th the day of September in the year 2024.

**BETWEEN**

**M/S. RADHESHYAM CONSTRUCTION AND DEVELOPERS;**

A Registered Partnership firm,  
Pan No. **ABFFR 6178 Q**  
Having its office at: Survey No. 61/1A/23,  
Shree Radharaman Kunjir Colony,  
Katewasti, Pimple Saudagar, Pune - 411027.  
through its partner & authorized signatory

**MR. AMARDEEP MOHAN DILLIKAR**

Age - 45 Years, Occupation: Business,  
Pan No. **AMBPD 5777 E**  
Aadhar No. 2863-9363-5089  
R/at:- Survey No. 61/1A/23, Shree Radharaman Kunjir Colony,  
Katewasti, Pimple Saudagar, Pune - 411027.

Hereinafter referred to as "**PROMOTER / DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include themselves, all their legal heirs, successors, legal representatives, in interest - attorneys, nominees, legatees, executors, administrators and assignees, etc.)

**...PARTY OF THE FIRST PART.**

**AND**

**MRS. SUNANDA PRAKASH DEORE**

Age - 50 years, Occupation - Homemaker  
Pan No. **EBDPD 9508 L**  
Aadhar No. 6837-5599-8890  
R/at: Dream Land Park, Building-5, Room 203,  
Near Vasant Deshmukh School, Veena Nagar,  
Khopoli Khalapur, Raigarh - 410203.

Hereinafter referred to as "**PURCHASER/S**" (which shall unless repugnant to the context or meaning thereof shall mean and include himself/herself/themselves, all his / her / their heirs, executor/s, administrator/s and assignee/s etc.)

**...PARTY OF THE SECOND PART.**

**AND**

**MRS. KIRTI VILAS PATIL**

Age: 47 years, Occ: Housewife  
Pan No. **AZJPP 5449 E**  
Aadhar No. 2527-2627-2588  
R/at: Leelai Niwas, Datta Colony, Vishal Nagar,  
Pimple Nilakh Pune - 411027.



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through her Power of Attorney Holder...

**M/S. RADHESHYAM CONSTRUCTION AND DEVELOPERS;**

A Registered Partnership firm,

Pan No. **ABFFR 6178 Q**

Having its office at: Survey No. 61/1A/23,

Shree Radharaman Kunjir Colony,

Katewasti, Pimple Saudagar, Pune - 411027.

through its partner & authorized signatory

**MR. AMARDEEP MOHAN DILLIKAR**

Age - 45 Years, Occupation: Business,

Pan No. **AMBPD 5777 E**

Aadhar No. 2863-9363-5089

R/at:- Survey No. 61/1A/23, Shree Radharaman Kunjir Colony,

Katewasti, Pimple Saudagar, Pune - 411027.

Hereinafter referred to as "the Consenting Party" (which expression shall unless repugnant to the context or meaning thereof shall mean and include all its present & future partners, their legal heirs, successors, legal representatives, nominees, legatees, executors, administrators and assignees etc.)

**...PARTY OF THE THIRD PART.**

**WHEREAS;** the Consenting Party is the absolute owner and the Promoter is in possession and entitled to develop the property consisting of land admeasuring area 00 Hectare 03 Aar, assessed at 00 Rupees 07 Paise, carved out of total land admeasuring area 03 Hectare 60 Aar, assessed at 07 Rupees 50 Paise, bearing Survey No. 77 Hissa No. 4, lying and being situated at revenue village 'Ravet' Taluka - Haveli, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune, and which is hereinafter for the sake of brevity referred to the "the said property"

**AND WHEREAS,** all that piece and parcel of agricultural land bearing Survey No. 77 Hissa No. 4, lying and being situated at revenue village 'Ravet', Taluka - Haveli, District - Pune, was owned and occupied by Mr. Rajendra Baburao Bhondave, and his name was mutated on village form 7/12 extract as the owner thereof.

**AND WHEREAS,** Mr. Rajendra Baburao Bhondave, by executing indenture of sale deed dated 21/10/1995 had sold the said land unto and in favour of (1) Mr. Narendrakumar Bhimraj Shah, (2) Mr. Tarunkumar Milapchand Thumawat, (3) Mr. Sunil Ramkrishna Bhutada, (4) Mr. Vinayak Pandharinath Bhongale, which indenture of sale deed was duly registered in the office of the Sub-Registrar Haveli No. 05 Pune, under registration serial No. 8098/1995, since then said purchasers were in possession of the said land and their names were mutated on village form 7/12 extract as the owners and occupants thereof.

**AND WHEREAS,** (1) Mr. Narendrakumar Bhimraj Shah, (2) Mr. Tarunkumar Milapchand Thumawat, (3) Mr. Sunil Ramkrishna Bhutada, (4) Mr. Vinayak Pandharinath Bhongale, through their constituted power of attorney holder Mr. Arun Ambadas Ingale, by executing indenture of sale deed 20/12/1996 had sold the said land unto and in favour of (1) Mr. Ramchandra Mahipati Mandekar & (2) Mr. Baban Vishwanath Lalbage,



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which indenture of sale deed was duly registered in the office of the Sub-Registrar Haveli No. 05 Pune, under registration serial No. 9924/1996, since then (1) Mr. Ramchandra Mahipati Mandekar & (2) Mr. Baban Vishwanath Labage, were jointly in possession of the said land and their names were mutated on village form 7/12 extract vide mutation entry No. 6108 as the owners and occupants thereof.

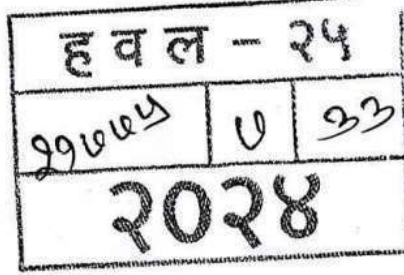
**AND WHEREAS**, out of the said land owners Mr. Ramchandra Mahipati Mandekar died intestate leaving behind him (1) Smt. Geeta Ramchandra Mandekar, (2) Mr. Kiran Ramchandra Mandekar, (3) Mr. Shekhar Ramchandra Mandekar, (4) Mr. Ravindra Ramchandra Mandekar, as the only legal heirs to succeed his undivided half share in the said land, and accordingly upon application of the said heirs, village revenue officer had mutated the names of aforesaid heirs on village form 7/12 extract to the extent of half share of the said land, vide mutation entry No. 6121 as the joint owners and occupants thereof.

**AND WHEREAS**, (1) Smt. Geeta Ramchandra Mandekar, (2) Mr. Kiran Ramchandra Mandekar, (3) Mr. Shekhar Ramchandra Mandekar, (4) Mr. Ravindra Ramchandra Mandekar, and (5) Mr. Baban Vishwanath Labage, by executing indenture of Power of Attorney dated 03/03/2007, had appointed Mr. Prakash Shankar Channe as their attorney to sell the said land, which indenture of power of attorney was duly registered in the office of the Sub-Registrar Haveli No. 17 Pune, under registration serial No. 2032/2007 dated 03/03/2007.

**AND WHEREAS**, (1) Smt. Geeta Ramchandra Mandekar, (2) Mr. Kiran Ramchandra Mandekar, (3) Mr. Shekhar Ramchandra Mandekar, (4) Mr. Ravindra Ramchandra Mandekar, and (5) Mr. Baban Vishwanath Labage, through their constituted power of attorney holder Mr. Prakash Shankar Channe, by executing indenture of development agreement and irrevocable power of attorney dated 17/03/2007, had assigned all their respective development right, title and interest in respect of the said land unto and in favour of Mrs. Kirti Vilas Patil, which indenture of development agreement and irrevocable power of attorney were duly registered in the office of the Sub-Registrar Haveli No. 05 Pune, under registration serial Nos. 2516/2007 & 2517/2007 respectively both dated 17/03/2007, since then Mrs. Kirti Vilas Patil was in possession of the said land and got right to develop and/or sell the said land.

**AND WHEREAS**, (1) Smt. Geeta Ramchandra Mandekar, (2) Mr. Kiran Ramchandra Mandekar, (3) Mr. Shekhar Ramchandra Mandekar, (4) Mr. Ravindra Ramchandra Mandekar, and (5) Mr. Baban Vishwanath Labage, through their constituted power of attorney holder Mr. Prakash Shankar Channe, through his power of attorney holder Mrs. Kirti Vilas Patil, by executing indenture of sale deed dated 30/12/2015 had sold the said land unto and in favour of Mrs. Kirti Vilas Patil, which indenture of sale deed was duly registered in the office of the Sub-Registrar Haveli No. 24 Pune, under registration serial No. 10305/2015 dated 31/12/2015, since then Mrs. Kirti Vilas Patil was in possession of the said land and her name was mutated on village form 7/12 extract vide mutation entry No. 9422 as the owner and occupant thereof.

**AND WHEREAS**, Mrs. Kirti Vilas Patil by making an application dated 13/04/2022 to the Deputy Superintendent Land Record, Haveli Pune had requested to demarcate the land admeasuring area 00 H. 03 Aar carved out of Survey No. 77/4 of village Ravet, Taluka - Haveli, District - Pune,



and said authority had demarcated the said land on 19/07/2022 under demarcation No. अ.ता.ह.का. मो.र.नं. ३८०१६ / २०२२, and by issuing C Copy of the demarcation dated 29/07/2022 had disposed the application.

**AND WHEREAS,** Mrs. Kirti Vilas Patil, by executing indenture of development agreement coupled with irrevocable power of attorney dated 04/09/2022 had assigned all their development rights, in respect of land admeasuring area 00 Hectare 03 Aar carved out of total land admeasuring area 03 Hectare 60 Aar, lying and being situated at revenue village 'Ravet' Taluka - Haveli, District - Pune, unto and in favour of M/s. Radheshyam Construction & Developers, a Registered Partnership Firm, through its partner Mr. Amardeep Mohan Dillikar, which indenture of development agreement and power of attorney were duly registered in the office of the Sub-Registrar Haveli No. 25 Pune, under registration serial Nos. 16454/2022 and 16455/2022 respectively both dated 04/09/2022, since then the Promoter is in possession of the said 00 Hectare 03 Aar land and had got right to develop the same.

**AND WHEREAS,** in the aforesaid circumstances the Promoter got right to develop the said land and is well and sufficiently seized and possessed of and entitled to the said land more particularly described in the First Schedule hereunder written and hereinafter referred to as "the said land" and the Promoter herein is entitled to develop the same.

**AND WHEREAS,** the Promoter herein have appointed Manasvi Architect through Mr. Kunal Dilip Chaudhari, having its office at: Jai Ganesh Vision, A-Wing, Office No. 404 Fourth Floor, Pune 411035, as its Architect 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 his professional services and supervision. The Promoter herein have reserved right to change aforesaid Architects and Engineers before the completion of the building/s.

**AND WHEREAS,** Promoter by making an application to the Pimpri-Chinchwad Municipal Corporation had submitted the building plans prepared by his architect and thereby requested the said authority to sanction them, and said local authority had sanctioned the said building plans and issued commencement certificate in the name of Promoter bearing Commencement Certificate No. BP/RAVET/232/2022 dated 12/12/2022.

**AND WHEREAS,** Promoter by making an application had requested the Upper Tahesildar Pimpri-Chinchwad Taluka - Haveli, District- Pune, to grant him permission to change the use of the said land from agriculture to residential and said authority had granted such permission to the Promoter vide its order bearing No. LAND/NA/SR/05/2023 dated 18/01/2023.

**AND WHEREAS,** Promoter / Developer herein have exclusive and full right, title and interest to develop and construct a multi storied buildings known as 'Radheshyam' as per the sanctioned plans of the local authority i.e. P.C.M.C. consisting of flat/s and have right to sell the said flat/s to the prospective Purchaser/s and also to enter into Agreement/s and to receive the sale price in respect thereof.

**AND WHEREAS,** the flat Purchaser/s herein has taken the inspection of all documents of title including Sale Deed, Title Certificate issued by the Promoter's Advocate, and the Purchaser/s himself/herself /themselves satisfied about and absolute and marketable





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title and right of the developer to construct and sell, assign & convey the said property together with building to be constructed thereon including the flat/s therein.

**AND WHEREAS**, the Promoter herein have entered into a standard Agreement with an Architect Manasvi Architect through Mr. Kunal Dilip Chaudhari, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the council of Architect.

**AND WHEREAS**, the Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the building/s and the Promoter accepts the professional the Structural Engineer till the completion of the building/s.

**AND WHEREAS**, only after getting himself/herself themselves satisfied about the marketable title of the Promoter / Developer the Purchaser/s herein have agreed to purchase flat bearing Flat No. 302 admeasuring area **41.44 Sq. Mtr.** (Carpet), Enclosed Balcony Collectively admeasuring area **12.85 Sq. Mtr.** and attached Open Balcony Collectively admeasuring area **8.93 Sq. Mtr.**, which flat is situated on **Third Floor** of the building which is known as '**Radheshyam**' which is more particularly described in the Schedule-II hereunder written (hereinafter referred to as the SAID FLAT) for the total consideration of **Rs. 41,00,000/- Only (Rupees Forty One Lacs Only)**.

**AND WHEREAS**, prior to making application as required by the provisions of Maharashtra Co-operative Societies Act. 1960 (Maharashtra Act. No. XXIV of 1960) & the Urban Land (C. & R.) Act, 1976, the Purchaser/s has made a declaration to the effect firstly, that neither the Purchaser/s nor the members of their family ('family' as defined under the Urban Land (C. & R.) Act. of 1976) owns a tenement, house or buildings within the limits of Pune Urban Agglomeration.

**AND WHEREAS**, relying upon the said application and declaration, the Promoter agreed to sell to the Purchaser/s a flat at the price and on the terms and conditions hereinafter appearing.

**AND WHEREAS**, at the time of execution of these presents, the Purchaser/s has paid the Promoter a sum of **Rs. 17,00,000/- only (Rupees Seventeen Lacs Only)** as under;

Sr. No.	Amount	Particulars
(a)	Rs. 50,000/-	Paid by the Purchasers to the Promoter by transferring the same through IMPS dated 14/07/2024, having reference No. 419615548174.
(b)	Rs. 5,00,000/-	Paid by the Purchasers to the Promoter by cheque bearing No. 110372 drawn on State Bank of India, Khopoli branch, dated 25/04/2024.
(c)	Rs. 11,50,000/-	Paid by the Purchasers to the Promoter by cheque bearing No. 110374 drawn on State Bank of India, Khopoli branch, dated 02/09/2024.
<b>Total</b>	<b>Rs. 17,00,000/-</b>	<b>(In words Rupees Seventeen Lacs Only)</b>

Being the part payment of the sale price of the flat agreed to be sold by the Promoter to the Purchaser/s as advance payment or deposit (the payment and receipt whereof the Promoter doth hereby admit and acknowledge)



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the Purchaser/s has agreed to pay to the Promoter the balance amount of sale price in the manner hereinafter appearing.

AND WHEREAS, under section 4 of the said Act, Promoter is required to execute a written agreement for sale of said Purchaser/s, being in fact these presents and also to register the said agreement under the Registration Act.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS.**

1. The promoter shall construct the said building/s on the said land in accordance with plans, designs, and specifications approved by the concerned authority & which have been seen and approved by the Purchaser/s with only such variations and modifications as the Promoter may consider necessary or as may be required by the concerned local authority/ the Government to be made in the or any of them.

**PROVIDED;** that the Promoter shall have to obtain prior consent in writing of the Purchasers in respect of such variations or modifications which may adversely affect the Purchaser/s.

2. That the Purchaser/s hereby agrees to purchase from the Promoter flat bearing Flat No. 302 admeasuring area 41.44 Sq. Mtr. (Carpet), Enclosed Balcony Collectively admeasuring area 12.85 Sq. Mtr. and attached Open Balcony Collectively admeasuring area 8.93 Sq. Mtr., which flat is situated on Third Floor of the building which is known as 'Radheshyam' hereinafter referred to as 'THE SAID FLAT' for the total consideration price of Rs. 41,00,000/- Only (Rupees Forty One Lacs Only) excluding requisite stamp duty, registration charges and the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common / limited common areas and facilities. The Purchaser/s has agreed to pay balance amount of consideration price of Rs. 24,00,000/- only (Rupees Twenty Four Lacs Only) to the Promoter in the following manner.

Sr. No.	Percentage	Stage
1.	15%	At the time Plinth.
2.	15%	At the time of casting of 1st Slab.
3.	15%	At the time of casting of 2nd Slab.
4.	15%	At the time of casting of 3rd Slab.
5.	15%	At the time of casting of 4th Slab.
6.	7.5%	At the time of Brick Work.
7.	7.5%	At the time of Plaster.
8.	5%	At the time of Flooring.
9.	5%	At the time of Possession.
<b>Total</b>	<b>100%</b>	

3. The Promoter hereby agrees to observe, perform and comply with all the terms and conditions, stipulation and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said flat to Purchaser/s, obtain from the concerned local authority occupation and/or completion certificate in respect of the said Flat.



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4. The promoters hereby declare that no part of the Floor Space Index available in respect of the said land has been utilized by them elsewhere for any purpose whatsoever. In case the said Floor Space Index has been utilized by the Promoter elsewhere, then the Promoter shall furnish to the Purchaser/s, all detailed particulars in respect of utilization of said Floor Space Index, of any other hand or property by way of Floating Floor Space Index, then the particulars of such floor space index shall be disclosed by the Promoter to all the Purchaser/s, The residual F.A.R.(F.S.I.) in the plot of the layout not consumed will be available to the Promoter till the registration of Association of Apartment Owner, whereas after the registrations of the Association of Apartment Owners, the residual F.A.R.(F.R.I.) shall be available to the Association of Apartment Owners.

5. The Promoter hereby agrees that they shall before handing over the possession of the said flat to the Purchaser/s and in any event before execution of a Conveyance of the said land in favour of corporate body to be formed by the Purchaser/s of flat/s in the building to be constructed on the said land (hereinafter referred to as the 'said association of apartment owners' / Limited Company) make full and true disclosure of the nature of their title to the said land as well as encumbrances, if any including any right, title of interest or claim of any party in or over the said land, and shall, as far as practicable, ensure that the said land is free from all encumbrances and that the Promoter has absolute clear and marketable title to the said land so as to enable them to convey to the said Association of Apartment Owners / Limited Company such absolute, clear and marketable title on the execution of a conveyance / assignment of lease of the said land by the Promoter in favour of the said association of apartment owners / Limited Company.

6. That the Purchaser/s agrees to pay the Promoter interest at 18 (eighteen) percent per annum on all the amounts which become due and payable by the Purchaser/s to the Promoter under the terms and conditions of this Agreement from the date of the said amount is payable by the Purchaser/s to the Promoter.

7. On the Purchaser/s committing default in payment on due of any amount due and payable by the Purchaser/s to the Promoter under this agreement including his/her / their proportionate share of taxes levied by concerned local authority and other outgoings and on the Purchaser/s committing breach of any of the terms & conditions herein contained, the Promoter shall be entitled at their own costs, to terminate this Agreement.

**PROVIDED;** further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Purchaser/s the installments of sale price of the said flat which may till then have been paid by the Purchaser/s to the promoter but the Promoter shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this Agreement and refund of aforesaid amount by the promoter, the promoter shall be at liberty to dispose off and sell the said flat to such person and at such price as the promoter may in their absolute discretion think fit.

8. The fixtures, fittings and amenities to be provided by the Promoter in the said building and the said flat are those that are set out in Schedule III annexed hereto.



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The promoter shall give possession of the said flat to the Purchaser/s on receipt of a occupancy certificate from Pimpri-Chinchwad Municipal Corporation, or at the time of execution of Sale Deed / Conveyance deed, tentative date of handing over the possession to the Purchasers is 30th September 2024. If the Promoter fails or neglect to give possession of the said flat to Purchaser/s on account of reasons beyond his control and of his agents as per the provisions of Section 8 Maharashtra Ownership Flats Act, by the aforesaid date or the prescribed in the Section 8 of the said Act, then the Promoter shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the said flat with simple interest at 9 (nine) percent per annum from the date of Promoter received the sum till the date of amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified under Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refundable by the Promoter to the Purchaser/s, they shall subject to prior encumbrances, if any, be a charge on the said land as well as the construction or building in which the said flat is situated or were to be situated.

**PROVIDED;** that the Promoter shall be entitled to reasonable extension of time for giving delivery of said flat on the aforesaid date, if the completion of building in which the said flat is to be situated is delayed on account of -

- i) Non-availability of steel, cement, other material, water, or electric supply.
- ii) War, Civil Commotion or Act of God.
- iii) War, any notice, order, rule, notification of the Govt. and / or other Public or Competent Authority.

10. The Purchaser/s shall take possession at the time of Conveyance, Provided that if within a period of one year from the date of handing over the said flat to the Purchaser/s the Purchasers brings to the notice of the Promoter any defect in the said flat or the building, in which the said flat is situated or the material used therein or any unauthorized change in the construction of the said building, then, wherever possible such defects of unauthorized changes shall be rectified by the Promoter at his own cost and in case if it is not possible to rectify such defects or unauthorized change, then the Purchaser/s shall be entitled to receive from the promoter reasonable compensation for such defect or change.

11. The Purchaser/s shall use the said flat or any part thereof or permit the same to be used for purpose of residence; he/she/they shall use the garage or parking space only for purpose of for keeping or parking the Purchaser's own vehicle.

12. The Purchaser/s along with other Purchaser/s of flat in the building shall join in forming and registering the Association of Apartment owners or a Limited Company to be known by such name as the Purchaser/s may decide and for this purpose also from time to time sign and execute the application and the registration of the Association of Apartment Owners and duly, or Limited Company and for becoming member, including the bye-laws of the proposed Association of Apartment Owners and fill in 'sign and return to the Promoter within 8 days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to register the organization of the Purchaser/s under Section 10 of the said Act, within time limit prescribed by Rule 8 of Maharashtra Ownership Flats (Regulation of Promotion of Constructions, Sale Management and Transfer) Rules, 1963,



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No objection shall be taken by the Purchaser/s if any changes or modification are in the draft bye-laws, or the Memorandum and / or Articles of Association as may be required Competent Authority.

13. Unless it is otherwise agreed to by and between the parties hereto the Promoter shall within four months of registration of the Association of Apartment Owners or Limited Company, as aforesaid cause to be transferred to the Association of Apartment Owners or Limited Company all the right, title and interest to the Purchaser / Promoter/ or the owners in the aliquot part of the said land together with the building/s by obtaining or executing the necessary conveyance of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such Association of Apartment owners or Limited Company, as the case may be such conveyance shall be in keeping with the terms and provisions of this agreement.

14. Commencing a week after notice in writing is given by the Promoter to the Purchaser/s, that the said flat is ready for use and occupation, the Purchaser/s, shall be liable to pay and bear the proportionate share (i.e. in proportion to the floor areas of the flat) of outgoings in respect of the said land building/s namely local taxes, betterment charges or such other levies by the concerned local authority and / or Government water charges, insurance, common lights repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Association of Apartment Owners / Limited Company if formed and the said land and building/s transferred to it, the Purchaser/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser/s further agrees that till the formation of the association of Apartment Owners the Purchaser/s shall pay to the Promoter provisional monthly contributions of Rs.500/- per month towards the outgoings. The amounts so paid by the Purchaser/s to the Promoter shall not carry any interest and remain with the Promoter until a Conveyance is executed in favour of the Association of Apartment Owners or a Limited Company as aforesaid, subject to the provisions of Sections 6 of the said Act, on such Conveyance being executed, the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Promoter to the Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

15. At the time of registration Purchaser/s shall pay to the Promoter the Purchaser's share of stamp duty and registration charges payable if any, by the said Society or Limited Company on the Conveyance or instrument or transfer in respect of the said land and building to be execute in favour of the Association of Apartment Owners or Limited Company.

16. The Purchaser/s himself/herself themselves with intention to bring all persons into whosoever hands the said flat may come doth hereby convent with the Promoter as follows;

a) To maintain the said flat at Purchaser's own cost and good tenantable repair and condition from the date of possession of said flat is taken and shall not do or suffered to be done anything or to the buildings in which the said flat is situated, staircase or any passage which may be against the rules, regulations or bye-laws of concerned local or



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any other authority or change / alter or make addition in or to the building in which the said flat is situated.

b) Not to store in the said flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said flat is situated, including entrance of the building in which the said flat is situated or the said flat on account of negligence or default of the Purchaser/s in this behalf, the Flat Purchaser/s shall be liable for the consequences of the breach.

c) To carry at his/her/their own cost all internal repairs to the said flat and maintain the said flat in the same condition, state and order in which it was delivered by the Promoter to the Purchaser/s and shall not do or suffer to be done anything in or to the buildings in which the said flat is situated or the said flat which may be given the rules and regulations and bye-laws of the concerned local authority or the public authority. And in the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequence thereof to the local authority and/or other public authority.

d) Not to demolish or cause to be demolished the said flat or any part thereof, not at any time make or cause to be made any addition or alteration of whatever nature in or to the said flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said flat is situated and shall keep the portion, sewers, drains, pipes in the said flat and appurtenances thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the building in which the said flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R.C.C. pardiies or other structural members in the said flat without the prior written permission of the Promoter and / or the Society or the Limited Company.

e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said building in which the said flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

f) Not to throw, dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said land and the building in which the said flat is situated.

g) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and / or Govt. and / or other public authority, on account of change of user of the said flat by the Flat Purchasers viz. user for any purpose other than residential purpose.

h) That the Purchaser/s shall not let, sub-let, transfer, assign of part with Purchaser/s interest or benefit factor or this agreement or part with the possession of the said flat until all the dues payable by the Purchaser/s to the Promoter under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of or



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non- observance of any of the terms and conditions of this agreement and until the Purchaser/s has intimated in writing to the Promoter.

i) The Purchaser/s shall observe and perform all the rules and regulations which the Association of Apartment Owners or the Limited Company may adopt of its inception and the additions, alterations or amendments thereof may be made from time to time for protection and maintenance of the said building and flats therein and for the observance and performance of the building Rules, Regulation and Bye-laws for the time being of the concerned local authority and / or Govt. and other Public Bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Association of Apartment Owners / Limited Company regarding the occupation and use of the flat in the building and shall pay the contribution regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms in this Agreement.

j) Till a conveyance of building in which the said flat is situated is executed the Purchaser/s shall permit the Promoter and his surveyors and agents, with or without workmen and others at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and conditions thereof.

17. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Association of Apartment Owners or a Company or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

18. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or of the said plot and building or any part thereof. The Purchaser/s shall have no claim save and expect in respect of the said flat hereby agreed to be sold to him/her/them all the open spaces, hobbies, staircase, terraces, recreation spaces, etc. will remain the property of the Promoter until the said land and building is transferred to the Association of Apartment Owners / Limited Company herein before mentioned.

19. Any delay tolerated to indulgence shown by the Promoter in enforcing the terms of this Agreement of any forbearance of giving of time to the Purchaser/s by the Promoter shall not be construed as a waiver on the part of the Promoter of any breach of non-compliance of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Promoter.

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

21. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered post A.D. Under Certificate of Posting at his/her / their address specified herein above.

22. It is hereby agreed by and between the parties hereto, that the promoter has got exclusive right to allot the parking lots to the prospective Purchaser/s and the Purchaser/s herein shall have no right to take any objection to the same.



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23. The Purchaser/s hereby grants his/her/their irrevocable consent Power & Authority to:

a) The Promoter/ Developer developing the said plot of land fully by constructing and utilizing additional built-up area floor structure thereon so as to avail of the full F.S.I./ F.A.R./extra T.D.R. on the said land including by putting up additional construction & construct the same as per the rules & regulation of Pimpri-Chinchwad Municipal Corporation & to selling the same to tentative Purchaser/s without the Purchaser/s of their common organization having any claim thereon or to any part thereof.

b) The Promoter Builder selling the open space, garden, parking or any other portion thereof on any floor including peruse as a garden display of advertisement, marriage, commercial premises and selling the premises on ground and first floor of non residential use by Bank / Offices / Hospitals / Maternity Home / Clinic, etc.

c) The Purchaser/s hereby irrevocably consent to the Promoter / Developer that, Purchaser/s is agreed to purchase the said flat mentioned in the Schedule II herein written as per the amenities written in the Schedule III hereunder written and if desire to extra amenities from developer all the extra items will be constructed / executed through promoter & developer only as per the market rate & Purchaser/s has no right to construct any extra items without the consent of the Promoter / Developer prior to conveyance of the said property.

24. This agreement shall always be subject to the provision of the Maharashtra Ownership Flats (Construction, Sale, Management & Transfer) Act 1963 & Maharashtra Apartment Ownership Act (Mah.Act No.XV) & the Rules made there under / said Act and the rules made there under.

25. The Advocate of the Promoter shall prepare and / or approve as the case may be conveyance of the said plot with the building thereon or any document in favour of the Corporate Body so also the Bye-laws in connection with the Formation and Registration and/or incorporation of the said corporate body.

26. Stamp duty, registration charges and all other costs of incidental to the conveyance and other documents to be executed in pursuance thereof shall be borne & paid prior to the possession by the flat holder as ascertained and fixed by the Promoter. The same shall be paid by the flat holder before taking possession of the said flat. It is categorically agreed between the parties hereto that if any tax other than Income Tax is imposed by the Government on construction of such tenements to be sold on ownership basis or sale thereof, the same shall be borne entirely by the flat holder herein and the Promoter/Developer shall not be liable to contribute towards such taxes, and in such circumstances, the consideration described in Clause No. 2 of these presents shall vary accordingly and such payment of any taxes shall be considered as part of the total consideration agreed to be paid by for the said flat more particularly described in Schedule "II" written hereunder.

27. The Purchaser/s hereby undertake and assured to the Promoter / Developer that he/she/ they shall pay / reimburse the Service Tax, Vat, Works Tax, GST and all taxes, duties cesses and other charges whatsoever in nature and whenever levied by the Central as well as State Government and Pimpri-Chinchwad Municipal Corporation and other authorities.





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The Flat Purchaser/s hereby agrees that the possession of the said flat shall be handed over only after payment of entire dues as per agreement including above said taxes, duties cesses etc.

28. The Purchaser/s herein had purchased the said flat being an investor; as laid down in Article 5 (ga) (ii) of the Bombay Stamp Act, 1958 & hence he/she/they is/are entitled to adjust the Stamp Duty paid to this indenture against duty payable to the conveyance by the Purchaser/s herein to the subsequent Purchaser/s as per the provision of the said clause Article 5 (ga) (ii) of the Bombay Stamp Act, 1958.

**SCHEDULE 'I'**  
**(OF THE PROPERTY)**

All that piece and parcel of the land admeasuring area **00 Hectare 03 Aar**, assessed at 00 Rupees 07 Paise, carved out of total land admeasuring area **03 Hectare 60 Aar**, assessed at 07 Rupees 50 Paise, bearing Survey No. **77** Hissa No. **4**, lying and being situated at revenue village '**Ravet**', Taluka - Haveli, District - Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, District - Pune, which is bounded as under:

- On or Towards East : By property of Mrs. Nisha Anil Raut.
- On or Towards South : By property of Mr. Amit Ramanbhai Patel & Mr. Pravinkumar R. Patel.
- On or Towards West : By common road.
- On or Towards North : By property of Mrs. Suvarna Dilip Patil.

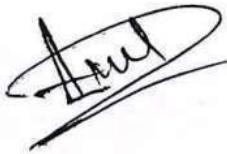
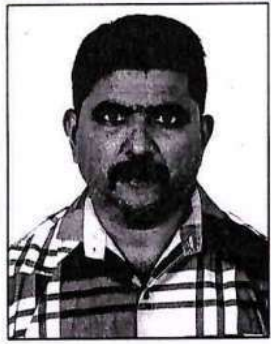

**SCHEDULE 'II'**  
**(OF THE FLAT)**




All that piece and parcel of premises consisting of flats bearing Flat No. **302** admeasuring area **41.44 Sq. Mtr.** (Carpet), Enclosed Balcony Collectively admeasuring area **12.85 Sq. Mtr.** and attached Open Balcony Collectively admeasuring area **8.93 Sq. Mtr.**, which flat is situated on **Third Floor** of the building which is known as '**Radheshyam**' which is to be constructed on the property more particularly described in the Schedule 'I' herein above mentioned.

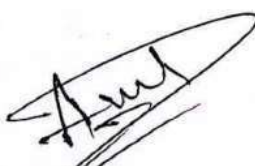


**IN WITNESS WHEREOF** the parties hereto have hereunto signed and subscribed their respective hands on the day and year first hereinabove mentioned.



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Signed, Sealed and Delivered by the within named Promoter	Photo	Left Hand Thumb Impression
<p><b>M/s. Radheshyam Construction and Developers</b> A Regd. Partnership firm, through its Partner &amp; authorized signatory</p> <p></p> <p><b>Mr. Amardeep Mohan Dillikar</b> Promoter / Developer</p>		

Signed, Sealed and Delivered by the within named Purchasers	Photo	Left Hand Thumb Impression
<p></p> <p><b>Mrs. Sunanda Prakash Deore</b> Purchaser</p>		

Signed, Sealed and Delivered by the within named Consenting Party	Photo	Left Hand Thumb Impression
<p><b>Mrs. Kirti Vilas Patil</b> through her power of attorney holder <b>M/s. Radheshyam Construction and Developers</b> A Regd. Partnership firm, through its Partner &amp; authorized signatory</p> <p></p> <p><b>Mr. Amardeep Mohan Dillikar</b> Consenting Party</p>		

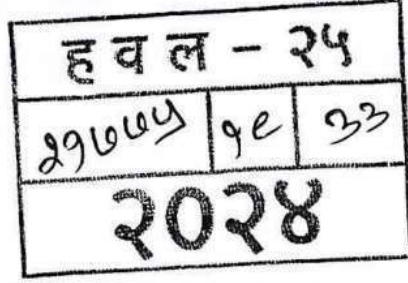


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२९००५	१६	१३
२०२४		

IN PRESENCE OF WITNESSES:

1.  
Sign : [Signature]  
Name : Amol onkar Patil  
Address : Raver, Pune - 412101

2.  
Sign : [Signature]  
Name : Akshay Karale  
Address : Bhosari, Pune - 39



**SCHEDULE-III**  
(SPECIFICATIONS & AMENITIES)

Structure	R.C.C. frame structure with attractive elevation & earthquake resistance Structure.
Flooring	Vitrified 2'x2' tiles flooring for entire flat, Bath & W.C. Anti skid Tiles flooring.
Kitchen	Kitchen Granite platform with SS Sink Simpolo or equivalent.
Windows	Window 3 Track Powder Coated aluminum with granite window seal.
Doors	Decorative main entrance door & internal flush door.
Sanitary Ware	Hindware/Parryware.
Bath	Bathroom Sanitary Fitting of Simpolo or equivalent & CP fittings of Parryware or equivalent.
Bath Flooring	Jaguar / Equivalent fittings.
Electrification	Electrical wire cables polycab & fitting of Anchor or equivalent.
Painting	Internal walls with oil bound distemper & outer walls with good quality Apex Paint.

**Amenities**

- Lift with power backup.
- Branded Solar Water Heater System.
- Inverter Power backup for each flat.
- Covered parking with EV charging points.

**Note:**

The aforesaid specifications and amenities are general and will be provided in the said Premises as suitable in Premises. In case any particular amenity or item or brand or its color is not easily available or has been discontinued or has reports of malfunction or the Promoters have any reservation as to its quality, then in such a case the Promoters shall have a sole right to put up another other amenity or item or brand or color, which is similar to (in costs and usage) to the agreed one.

Any additional specification or work will be charged extra by the Promoters. No rebate will be given for cancellation or omission of any item or amenity.

The Promoters reserve the right to amend /add/delete the aforesaid specifications and amenities and also to change the elevation, color scheme, without notice to the Purchaser/s.

**MR. TUSHAR K. NAVALE**

**B.S.L. LL.B. D.C.L.  
(ADVOCATE)**

Survey No. 79/1/30, D. P. Road,  
Sudarshan Nagar, Pimple  
Gurav, Pune – 411061.  
Mob - 9762228558  
e-mail – tu.k.navale@gmail.com

**TITLE CERTIFICATE**

This is to certify that I have investigated the title of to the property consisting of land admeasuring area 00 Hectare 03 Aar, assessed at 00 Rupees 07 Paise, carved out of total land admeasuring area 03 Hectare 60 Aar, assessed at 07 Rupees 50 Paise, bearing Survey No. 77 Hissa No. 4, lying and being situated at revenue village 'Ravet' Taluka – Haveli, District – Pune, within the local limits of Pimpri-Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, District – Pune, and have perused the title deeds and certify, that in my opinion the title of M/S. RADHESHYAM CONSTRUCTION AND DEVELOPERS, A Regd. Partnership Firm, through its partner MR. AMARDEEP MOHAN DILLIKAR, is clean, clear and marketable and free from encumbrances, charge and/or claims and M/S. RADHESHYAM CONSTRUCTION AND DEVELOPERS, A Regd. Partnership Firm, through its partner MR. AMARDEEP MOHAN DILLIKAR, have valid right to develop the same and enter into agreements of sale/Allotments of units/flats therein, as detailed and subject to whatever stated in my title opinion of the even date.

Sd/-  
ADV. TUSHAR K. NAVALE  
Advocate.



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२०२४		



माह :- एप्रिल ( 944122 )  
ULPIN : 3734406660

समुदाय :- हवेली  
सुवाणत क्रमांक व उपविभाग : 77/4

दिनांक :- पुणे



सुवाणत पत्रव्यती : सोमवटदार वर्ग - I

संस्थाचे स्वाभाविक मातः

क्र.सं. व प्रकार व आकाराची	काही क्र.	सोमवटदारपत्राचे मातः	क्षेत्र	आकार	पौ.क्र.	क्ष.क्र.	मु.क्र.	सं. व इतर अधिकार
768	778	779	780	781	782	783	784	785

784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900
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माह :- एप्रिल ( 944122 )  
ULPIN : 3734406660

समुदाय :- हवेली  
सुवाणत क्रमांक व उपविभाग : 77/4

858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900
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9/4/2022

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सूची क्र.2

दुयम निबंधक : गह दू.नि.हवेली 25

04/09/2022

दस्त क्रमांक : 16454/2022

नोंदणी :

Regn:63m

गावाचे नाव : रावेत

- (1) विलेखाचा प्रकार विकसनकारनामा
- (2) मोत्रबना 6912000
- (3) वाजारभावा(भाडेपट्टा)च्या वायतिनपट्टाकार आकारणी देतो की पट्टेदार ने नमुद कराचे) 5659896
- (4) धू-मापन,गोटहिम्मा व धरक्रमांक(अमन्याम)

1) पालिकेचे नाव:पिपरी-चिचवड म.न.पा. इतर बर्णन : इतर माहिती: गाव मीज रावेत येथील मिळकत यांगी मळ नं.77 हिम्मा नंबर 4 मधील एकूण क्षेत्र 03 हे. 60 आर यांगी आकार 07 रु. 50 पैसे,पैकी लिहून देणार यांचे खरेदी मालकी हक्काचे लिहून घेणार यांस प्रस्तुत विकसन कारनामा दस्तगेवज अन्वये विकसनामा लिहून दिलेले भूगुण क्षेत्र 00 हे. 03 आर,यांगी आकार 00 रु. 07 पैसे,अशा या जमीन मिळकती दावन. विकसन हक्क हस्तांतरण मोबदला म्हणून लिहून घेणार यांनी लिहून देणार यांस सदर जमीन मिळकत विक्रीत करून त्यावर बांधण्यात येणाऱ्या इमारती मध्ये उपलब्ध होणाऱ्या एकूण बांधकाम क्षेत्रा पैकी 45% भेलेवल बांधकाम क्षेत्र हे मदतिका स्वरुपात सर्व मुख-मोयी व मुविधा महिन लिहून देणार यांचे तायेवाहिबटी व मालकी हक्कात लिहून देणेचे आत्रेन,तमेच रिफंडेवल सेक्युरिटी डिपॉझिट म्हणून रक्कम रगये 5,00,000/- हे लिहून घेणार यांनी लिहून देणार यांस दिलेले आत्रेन.(( Survey Number : 77/4 ; ))

- (5) क्षेत्रफळ 1) 0.0300 हेक्टर. आर
- (6) आकारणी किंवा जुडी देण्यात अमेन वेव्हा.
- (7) दस्तगेवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम,प्रतिवादिचे नाव व पत्ता.

1): नाव:-सा. किती विलास पाटील वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, गेट नं. जिलाई निवाम, दत्त कॉलनी, विशाल नगर, पिंपळे विलख पुणे, महाराष्ट्र, पुणे. पिन कोड:-411027 पिन नं.-AZJPP5449E

- (8) दस्तगेवज करून घेणा-या पक्षकाराचे व किंवा द्याणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम,प्रतिवादिचे नाव व पत्ता

1): नाव:-मंसर्स. राधेश्याम कन्स्ट्रक्शन अॅण्ड डेव्हलपर्स भार्गवारी मॅम्था नॉॅॅॅ भागीदार थी. अमरदीप मोहन दिल्लीकर वय:-45; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, गेट नं. मळ नं.व 61/1अ/23, श्री राधारमण, कुंजीर कॉलनी, काटेवस्ती, पिंपळे वीदाणर पुणे, महाराष्ट्र, पुणे. पिन कोड:-411027 पिन नं.-AMBPD5777E

- (9) दस्तगेवज करून दिल्याचा दिनांक 04/09/2022
- (10)दस्त नोंदणी केल्याचा दिनांक 04/09/2022
- (11)अनुक्रमांक,खंड व पृष्ठ 16454/2022
- (12)वाजारभावाप्रमाणे मुद्रांक शुल्क 345600
- (13)वाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14)शेरा



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मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

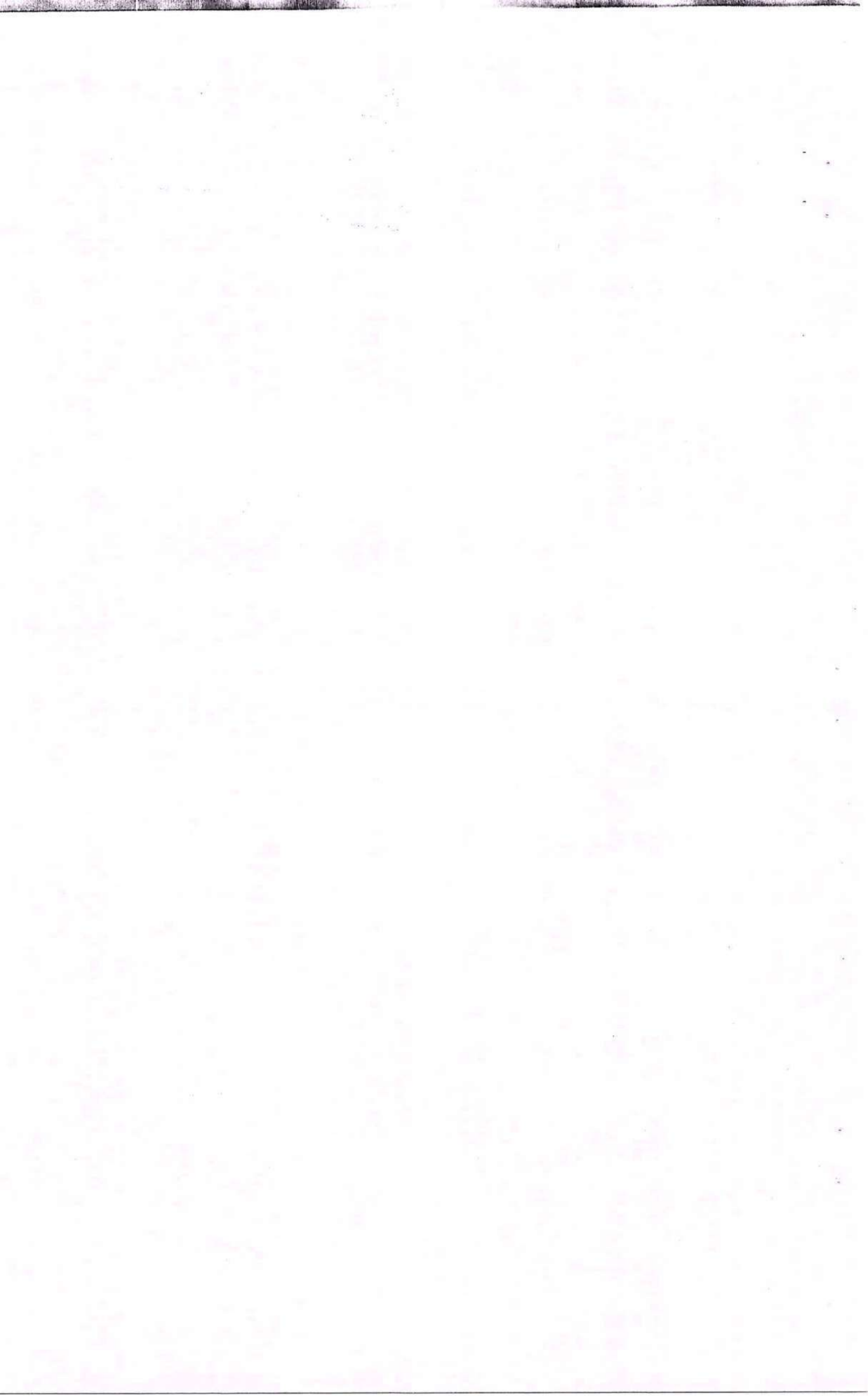
मी नक्कल केली  
मी वाचली  
मी रुजवात घेतली  
अस्सल यरहुकुम नक्कल

दस्तावेजाची प्रत  
श्री/सौ. पु.श्री. दि.दि.दि.दि.दि.दि.  
यांना दिली असे.  
तारीख 01/09/2022

सह-दुय्यम निबंधक हवेली क्र. २५



TRUE COPY  
Purushottam Yashwant Gaikwad  
Notary Govt. of India  
Regd. No. 9042





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२०२४		

## अपर तहसिलदार पिंपरी चिंचवड, ता. हवेली, जि. पुणे

पिंपरी चिंचवड नवनगर विकास प्राधिकरण कार्यालयाची जूनी प्रशासकीय इमारत निगडी पुणे-४११ ०४४

क्र.जमीन/एनए/एसआर/०५/२०२३  
पुणे दिनांक :- १८/०९/२०२३

प्रति,

गाव कामगार तलाठी रावेत  
ता.हवेली, जि.पुणे.

विषय :- जमिन पुणे



मौजे रावेत, ता.हवेली येथील जमीन सर्व्हे नं. / गट नं. ७७/४ मधील मंजूर रेखांकन क्षेत्र २७८.६८ चौ.मी. क्षेत्रापैकी रस्त्याकरीता बाधित क्षेत्र ०.०० चौ.मी. क्षेत्र वजा जाता २७८.६८ चौ.मी. क्षेत्रास निवासी प्रयोजनार्थ अकृषिक झाल्याची नोंद घेणेबाबत.

- संदर्भ :- १) अर्जदार अमरदिप मोहन दिल्लीकर, रा. कुंजीर कॉलनी, पिंपळे सौदागर, पुणे यांचा दि. ०२/०९/२०२३ रोजीचा दाखल अर्ज.  
२) महाराष्ट्र शासन, महसूल व वनविभाग यांचेकडील दि. ०५/९/२०१७ रोजीची अधिसूचना व शासन परिपत्रक क्र.एनए-२०१७/प्र.क्र.११५/टी-१ दि. १९ ऑगस्ट २०१७

मौजे रावेत, ता.हवेली येथील जमीन सर्व्हे नं. / गट नं. ७७/४ मधील मंजूर रेखांकन क्षेत्र २७८.६८ चौ.मी. क्षेत्रापैकी रस्त्याकरीता बाधित क्षेत्र ०.०० चौ.मी. क्षेत्र वजा जाता २७८.६८ चौ.मी. क्षेत्रास निवासी प्रयोजनार्थ अकृषिक आकारणी करून मिळावी म्हणून अर्जदार अमरदिप मोहन दिल्लीकर, रा. कुंजीर कॉलनी, पिंपळे सौदागर, पुणे यांनी या कार्यालयाकडे संदर्भिय पत्र क्र.१ अन्वये अर्ज दाखल केलेला आहे. अर्जदार यांनी केलेल्या विनंतीच्या अनुषंगाने आगाऊ बिनशेतसारा शासन जमा करणेबाबतच्या मिळकतीचे वर्णन खालीलप्रमाणे आहे.

अ.क्र	गावांचे नाव	तालुका	सर्व्हे नं./गट नं.	
१	रावेत	हवेली	७७/४	
२	जमिन मालकांचे नाव		७/१२ प्रमाणे क्षेत्र	बिनशेती करावयाचे क्षेत्र
३	किर्ती विलास पाटील		२७८.६८ चौ.मी.	२७८.६८ चौ.मी.





ह व ल - २५		
२९७७५	२५	३३
२०२४		

४	एकुण	२७८.६८ चौ.मी.	२७८.६८ चौ.मी.
५	अर्जदार यांनी रेखांकनात नकाशात कळविण्यात आलेले क्षेत्र	२७८.६८ चौ.मी.	
६	(-) रस्त्याखालील एकुण वजा क्षेत्र	०.०० चौ.मी.	
७	यापूर्वी अकृषिक परवानगी घेतलेले क्षेत्र	०.०० चौ.मी.	
८	बिनशेती करावयाचे निव्वळ क्षेत्र	२७८.६८ चौ.मी.	
९	बिनशेती वापराचे प्रयोजन	निवासी	२७८.६८ चौ.मी.

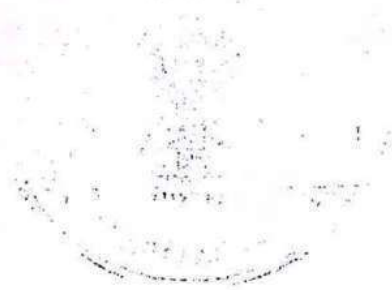
अर्जदार यांना या कार्यालयाकडील पत्र क्र. जमीन/एनए/एसआर/०५/२०२३ दिनांक १०/०९/२०२३ अन्वये खालीलप्रमाणे बिनशेतसारा शासन जमा करणेबाबत अर्जदारास कळविण्यात आलेले होते.

अ.क्र.	प्रयोजन	निवासी
१	बिनशेती आकारणी क्षेत्र चौ.मी.मध्ये	२७८.६८ चौ.मी.
२	बिनशेती आकारणीचा दर (प्रति चौ.मी.)	०.५४/-
३	बिनशेती करावयाच्या क्षेत्रावरील वार्षिक आकारणी	१५०/-
४	रुपांतरीत कराची रक्कम	७५०/-
५	अनाधिकृत अकृषिक वापराबाबत ४० पट दंड	---
६	वसूल करावयाची एकुण रक्कम रुपये	९००/-



वरीलप्रमाणे अर्जदार यांनी २७८.६८ चौ.मी. क्षेत्रास निवासी प्रयोजनार्थ ०.५४/- प्रती चौ.मी.या दराने वार्षिक आकारणी रक्कम रुपये १५०/- व रुपांतरीत कराची रक्कम रुपये ७५०/- असे एकुण ९००/- एवढी रक्कम चलन GRN MH ०१३५१०८६४२०२२२३M दिनांक १२/०९/२०२३ रोजी शासकीय कोषागारात जमा करून चलनाच्या प्रती या कार्यालयास सादर केलेल्या आहेत. तसेच विषयांकित मिळकतीवरील बांधकाम नकाशास पिंपरी चिंचवड महानगरपालिका यांनी त्यांचेकडील क्र. बीपी/रावेत/२३२/२०२२ दि. १२/१२/२०२२ अन्वये दिलेल्या प्रारंभ प्रमाणपत्राची व बांधकाम नकाशाची प्रत सादर केलेली आहे.

सबब, आपणांस याद्वारे कळविणेत येते की, विषयांकित जमिनीच्या गाव नमुना नं. ७/१२ व गाव नमुना नं.२ मध्ये अकृषिक झाल्याची नोंद (बिनशेतीकडे क्षेत्र २७८.६८ चौ.मी. निवासी) क्षेत्राची नोंद घेणेसाठी चलनाची व बांधकाम नकाशाची प्रत सोबत जोडली आहे. सदरची नोंद गाव दफ्तरी घेणेत येऊन दुरुस्त





ह व ल - २५		
२९७७५	२६	७३
२०२४		

अधिकार अभिलेखाची प्रत अर्जदारास उपलब्ध करून देणेकरिता, या कार्यालया कार्यावाहीचा अहवाल दुरुस्त अधिकार अभिलेखासह या कार्यालयास सादर करावा.

सहीत  
(गीता गायकवाड)  
अपर तहसिलदार पिंपरी चिंचवड,  
ता. हवेली, जि. पुणे

प्रत:- १) अमरदिप मोहन दिल्लीकर, रा. कुंजीर कॉलनी, पिंपळे सौदागर, पुणे  
२) मा. कार्यकारी अभियंता बांधकाम परवानगी व अनधिकृत बांधकाम नियंत्रण विभाग पिंपरी चिंचवड  
महानगरपालिका पिंपरी पुणे-१८



*(गीता गायकवाड)*  
अपर तहसिलदार पिंपरी चिंचवड,  
ता. हवेली, जि. पुणे









ह व ल - २५		
२९७७५	२७	२३
२०२४		



पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११०१८.  
परिशिष्ट डी - १

बांधकाम चालू करणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८.

क्रमांक -

PCMC/0850/2022/ZONE B/RAVET/PRB-19

उउ छे.

BP/RAVET/232/2022

उउ अर्श

12 December, 2022

श्री./श्रीमती/ मे. Ms RADHESHYAM CONSTRUCTION AND DEVELOPERS

द्वारा - ला.आकी./ला.स. KUNAL DILIP CHAUDHARI यांना पिंपरी चिंचवड महानगरपालिका यांजकडून -महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी चिंचवड महानगरपालिकेच्या सीमेतील मौजे. Ravet येथील सर्व्हे . नं./ सिटी सर्व्हे नं. 77/4 (पै) प्लॉट नं. मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक 13 September, 2022 यावरून बांधकाम करण्यास खाली नमूद अटीवर व जादा अट क्र. १ ते ४० नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

१) सेट बँकच्या अंमलबजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.

२) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्याव्यतिरिक्त किंवा वापरण्याची परवानगी मिळणार नाही. किंवा भोगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.

३) सादर प्रारंभ प्रमाणपत्र / बांधकाम चालू करणेच्या तारखेपासून सुरु होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहिल.

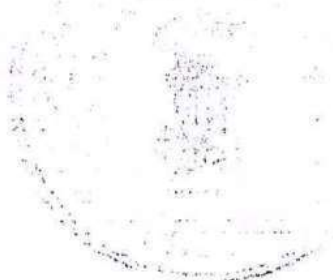
४) ही परवानगी आपल्या मालकीच्या जमिनी नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत - १ ते ४० अटी व नकाशा प्रती

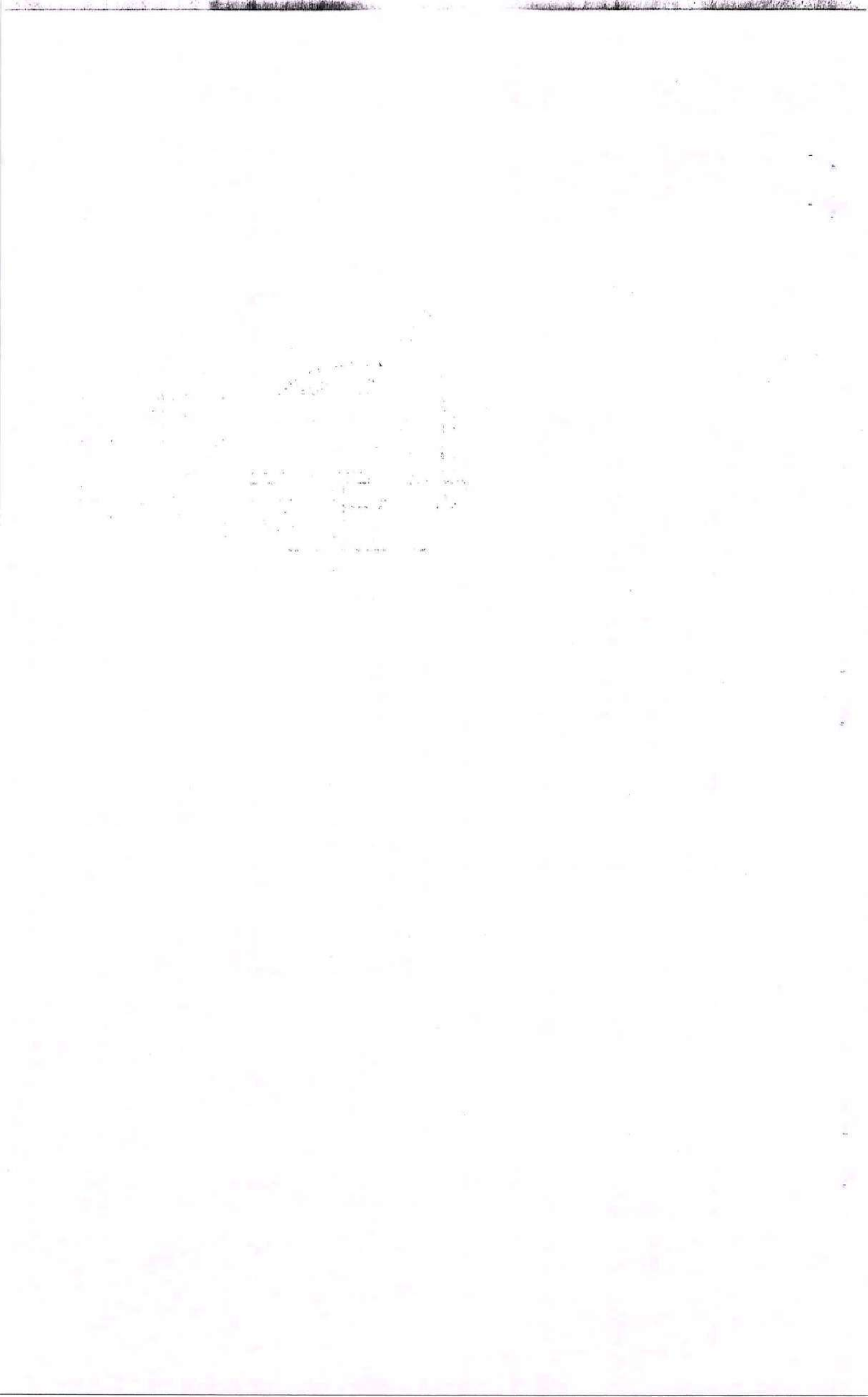
***This certificate is digitally signed, it does not require handwritten signatures.***

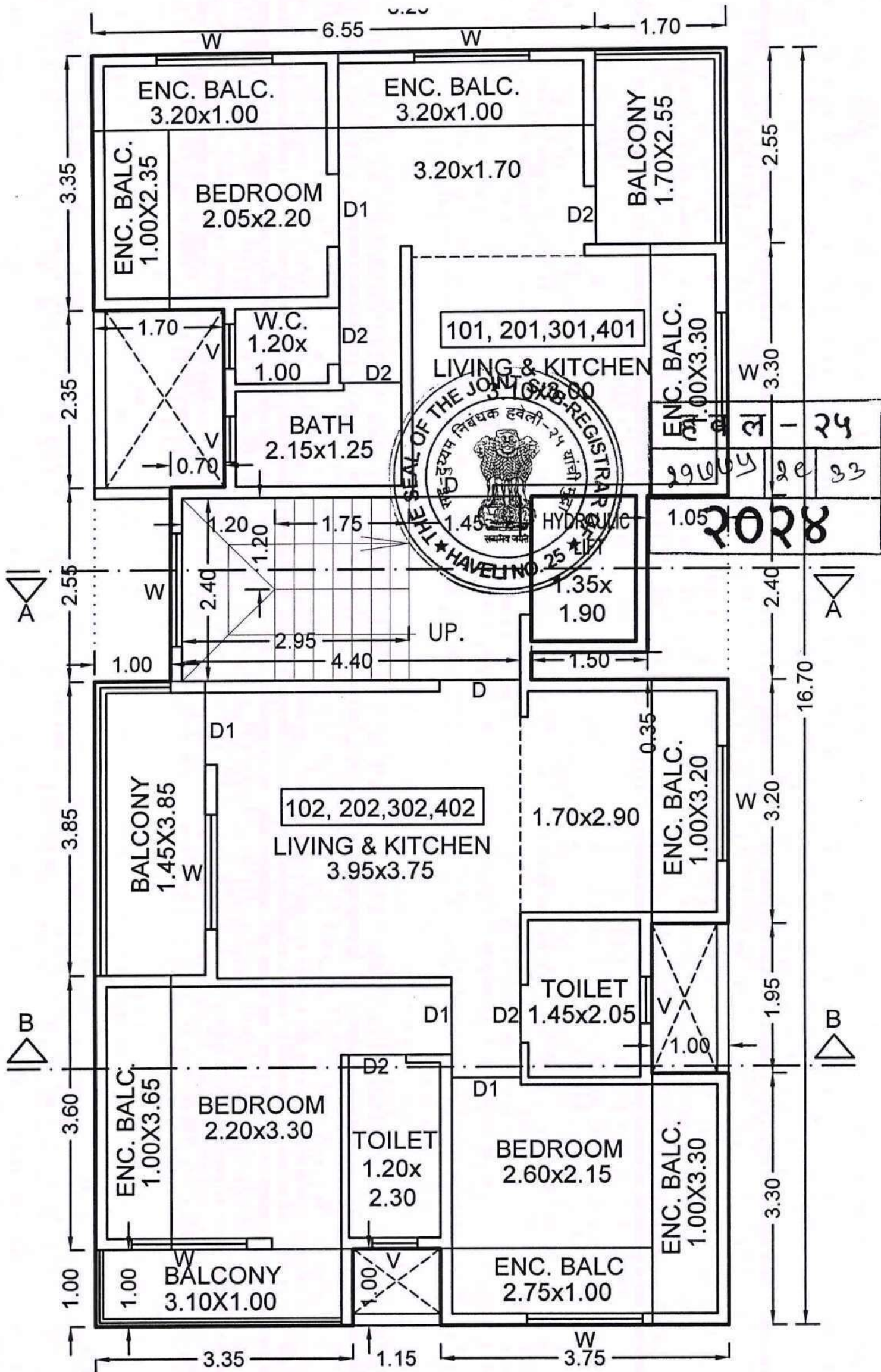
प्रत माहितीसाठी:-

- 1) सहा. मंडलाधिकारी, पिंपरी चिंचवड महानगरपालिका, म.न.पा./पिंपरी बाधेरे/पिंपरीनगर/चिंचवड/भोसरी/कासारवाडी/आकुर्डी/निगडी/प्राधिकरण/सांगवी/पिंपळे गुरव/पिंपळे निलख/पिंपळे सौदागर/वाकड/रहाटणी/थेरगाव.
- 2) करसंकल विभाग मुख्य कार्यालय, पिंपरी, पुणे - १८.
- 3) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्र विकास महामंडळ (म्हाडा), आगरकरनगर, पुणे, 411001.









1ST, 2ND, 3RD & 4TH FLOOR PLAN

(SCALE 1:100)





ह व ल - २५		
२९७७५	३०	३३
२०२४		

मी, श्री. अमरदीप मोहन दिल्लीकर, मेसर्स. राधेश्याम कन्स्ट्रक्शन अॅण्ड डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार रा. सर्व्हे नंबर ६१/१अ/२३, श्री राधारमण कुंजीर कॉलनी, काटेवस्ती, पिंपळे सौदागर पुणे - ४११०२७, याव्दारे घोषित करते की, दुय्यम निबंधक हवेली पुणे यांचे कार्यालयात करारनामा शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आलेला आहे. सौ. किर्ती विलास पाटील यांनी दिनांक ०४/०९/२०२२ रोजी मा. सह दुय्यम निबंधक हवेली क्रमांक २५ पुणे यांचे कार्यालयात लिहून व नोंदवून दिलेल्या कुलमुखत्यारपत्र दस्तऐवज नोंदणी क्रमांक १६४५५/२०२२ अन्वये मी सादर दस्त नोंदणीस सादर केला असून त्यावर मी माझी सही करून सदरील दस्तऐवज निष्पादीत करून कबुलीजबाब दिलेला आहे.

सादर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे तथाकथित कुलमुखत्यारपत्र रद्द झालेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध्य असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे.

सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन, याची मला जाणीव असून आजरोजी मी प्रस्तुत घोषणापत्रावर सही केली असे.


दिनांक - ०४/०९/२०२४

  
घोषणापत्र लिहून देणार.





भारत सरकार  
Government of India



Amardesp Mohan Dillikar  
DOB : 02/07/1977  
Male

2863 9363 5089

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AMARDEEP M DILLIKAR  
MOHAN DILLIKAR  
02/07/1977

Permanent Account Number  
AMBPD5777E

Signature

*(Handwritten signature)*

भारत सरकार  
Government of India



सुनंदा प्रकाश देवरे  
Sunanda Prakash Deore  
जन्म तारीख/DOB: 01/06/1974  
महिला/ FEMALE

6837 5599 8890

माझी आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
EBDPD9508L

नाम/Name  
SUNANDA PRAKASH DEORE

पिता का नाम / Father's Name  
OMKAR BAPU SONAWANE

जन्म की तारीख / Date of Birth  
01/06/1974

Signature

*(Handwritten signature)*



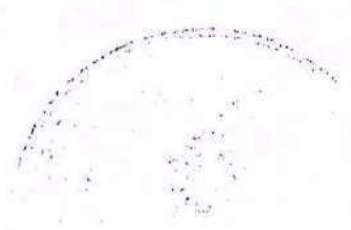
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२९७७५	३१	३३
२०२४		





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दस्त गोषवारा भाग-1

हवल25

32/33

दस्त क्रमांक: 21775/2024

दस्त क्रमांक: हवल25 /21775/2024

वाजार मूल्य: रु. 40,86,067/-

मोवदला: रु. 41,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,46,000/-

मुद्रांक शुल्क माफी अमल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

द. नि. मद्र. द. नि. हवल25 यांचे कार्यालयात

अ. क्र. 21775 वर दि.04-09-2024

गेजी 10:52 म.पू. वा. हजर केला.

पावती:22408

पावती दिनांक: 04/09/2024

सादरकरणाराचे नाव: सौ. सुनंदा प्रकाश देवरे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण: 30660.00

*Seor*

दस्त हजर करणाऱ्याची मही:

*[Signature]*  
Joint S.R. Haveli 25

*[Signature]*  
Joint S.R. Haveli 25

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 04 / 09 / 2024 10 : 52 : 20 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 04 / 09 / 2024 10 : 53 : 19 AM ची वेळ: (फी)

### प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, विषयवस्तू व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी खालील दस्त निष्पादक व कर्तव्यधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

*[Signature]*

लिहून घेणारे:

१) *[Signature]*

२)







04/09/2024 10 56:26 AM

दस्त गोपवारा भाग-2

हवल25

33/32

दस्त क्रमांक:21775/2024

दस्त क्रमांक :हवल25/21775/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मंसर्म, राधेश्याम कन्सल्टेशन अँड डेव्हलपर्स भागीदारी मंस्था तर्फे भागीदार श्री. अमरदीप मोहन दिल्लीकर पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: मर्व्हे नंबर 61/1अ/23, श्री राधारमण कुंजीर कॉवनी, काटेवस्ती, पिंपळे मीदागर पुणे, महाराष्ट्र, पुणे. पॅन नंबर:ABFFR6178Q	लिहून देणार वय :-45 स्वाधरी:-		
2	नाव:मौ. सुनंदा प्रकाश देवरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ड्रीम लॅन्ड पार्क, विल्डींग 5, रूम नंबर 203, वसंत देशमुख स्कुल जवळ, वीणा नगर, खोपोली खालापूर रायगड, महाराष्ट्र, रायगड. पॅन नंबर:EBDPD9508L	लिहून घेणार वय :-50 स्वाधरी:-		

वरील दस्ताऐवज करून देणार तशाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.  
शिकका क्र.3 ची वेळ:04 / 09 / 2024 10 : 55 : 39 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:अॅड. तुपार के. नवले वय:37 पत्ता:मुदर्शननगर, पिंपळे गुरव पुणे पिन कोड:411061		

शिकका क्र.4 ची वेळ:04 / 09 / 2024 10 : 56 : 05 AM

असे प्रमाणित करण्यात येते की, पहिले नंबराचे पुस्तकाचे  
सुदर दस्ताऐवजात 33पाने आहेत. 29/09/24 नंबरी नोंदला.  
सह. दुय्यम निबंधक हवेली क्र.24  
हवेली क्र.24  
दिनांक - 08/09/2024

Joint S.R. Haveli 25

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS SUNANDA PRAKASH DEORE	eChallan	00040572024090325049	MH007752829202425E	246000.00	SD	0004288950202425	04/09/2024
2		DHC		0924039014196	660	RF	0924039014196D	04/09/2024
3	MRS SUNANDA PRAKASH DEORE	eChallan		MH007752829202425E	30000	RF	0004288950202425	04/09/2024

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

21775 /2024

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