

526/22425
Thursday, September 12, 2024
10:07 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 23054 दिनांक: 12/09/2024

गावाचे नाव: पुनवळे
दस्तऐवजाचा अनुक्रमांक: हवल25-22425-2024
दस्तऐवजाचा प्रकार: करारनामा
मादर करणाऱ्याचे नाव: सुश्रुत चंद्रकांत वैद्य - -


नोंदणी फी ₹. 30000.00
दस्त हाताळणी फी ₹. 1800.00
पृष्ठांची संख्या: 90

एकूण: ₹. 31800.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
10:27 AM ह्या वेळेस मिळेल.

वाजार मूल्य: ₹. 6519880.854 /-
मोवदला ₹. 7450857/-
भरलेले मुद्रांक शुल्क: ₹. 521600/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1800/-
सीडी/धनादेश/पे ऑर्डर क्रमांक: 0924110606429 दिनांक: 12/09/2024
किचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रकम: ₹. 30000/-
सीडी/धनादेश/पे ऑर्डर क्रमांक: MH008114371202425E दिनांक: 12/09/2024
किचे नाव व पत्ता:


Joint S.R. Haveli 25
सह. दुय्यम निबंधक
हवेली क्र. २५, पुणे

सावळे येथील
झीने फेज 3
1302 यार्मी
सुमित्र आपन
Survey

म. म्हणून श्री
ए/बी/सी, काटे
37064Q
ल काशिताथ
एन.एन.पी.
सं. नं. - माळा

-, नोड नं: 12/1
/7656E

गामाठी विभागत घेतलेला नपशील:-

व्य. आकारनामा 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
1	SUSHRUT CHANDRAKANT VAIDYA	eChallan	02300042024091140204	MH008114371202425E	521600.00	SD	0004505249202425	12/09
2		DHC		0924110606429	1800	RF	0924110606429D	12/0
3	SUSHRUT CHANDRAKANT VAIDYA	eChallan		MH008114371202425E	30000	RF	0004505249202425	12/0

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



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

12 September 2024, 09:18:43 AM
हवल25

Quotation ID 20240912125

मूल्यांकनाचे वर्ष 2024

तालुका : मुळशी विभागाचे नाव : (वि.क्र 22) पुनवळे (पिंपरी विंचवड महानगरपालिका)

पुणे

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तासुका : मुळशी विभागाचे नाव : (वि.क्र 22) पुनवळे (पिंपरी विंचवड महानगरपालिका)
22/5.1-मे.बेंचमार्क रियॉल्टी प्रा.लि.यांचा निवासी प्रकल्प
पुणे न. भू. क्रमांक :

Pune Municipal Corporation

कार्यालय 68670

दुकाने 69620

मिळकतीचा प्रकार-
बांधकामाचा दर-
कार्पेट क्षेत्र-

मिळकतीचा प्रकार-
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मिळकतीचा प्रकार-
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बांधकामाचा दर-
कार्पेट क्षेत्र-

मिळकतीचा प्रकार-
बांधकामाचा दर-
कार्पेट क्षेत्र-

Type - First Sale

Resale of built up Property constructed after circular dt.02/01/2018

कल्याचे क्षेत्रानुसार दर

कल्याचे क्षेत्रानुसार दर

जला निहाय घट वाढ

मा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

मिळकतीचे मूल्य

वाहन तळाचे क्षेत्र

वाहन तळाचे मूल्य

गावाची खुली बाळकनी क्षेत्र

मूल्य

मिळकतीचा प्रति

निवासी सदनिका कर

= 107.5 / 100 Apply

=(वार्षिक मूल्यदर - खुल

= (((76958-8040) *

= Rs.76958 -

= वरील प्रमाणे मूल्य दर * मिळक

- 76958 * 78.089

= Rs.6009573.262/-

12.5चौ. मीटर

= 12.5 * (71589 * 25 100)

= Rs.223716-

9.31चौ. मीटर

= 9.31 * (76958 * 40 100)

= Rs.286591.592/-



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Department	Inspector General Of Registration	Barcode	Date		11/09/2024-15:21:16	Form ID	25.2
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)					
		PAN No.(If Applicable)	AXIP/7656E				
Office Name	HVL_1_HAVELI NOT SUB REGISTRAR	Full Name	SUSHRUT CHANDRAKANT VAIDYA				
Location	PUNE	Flat/Block No.	FLAT No. 1302 - WING Q - PUNEVILLE PHASE III				
Account Head Details	Amount in Rs.	Premises/Building					
Stamp Duty	521600.00	Road/Street	PUNAWALE				
Registration Fee	300000.00	Area/Locality	PUNE				
		Town/City/District					
		PIN	4	1	1	0	3
		Remarks (If Any)	SecondPartyName=BENCHMARRK REALTY LLP~				
		Amount in	Five Lakh Fifty One Thousand Six Hundred Rupees On				
		Words	ly				
		FOR USE IN RECEIVING BANK					
Cheque-DD Details	Bank CIN	Ref. No.	023000042024091140204 242550201223				
	Bank Date	RBI Date	11/09/2024-15:25:07 Not Verified with RBI				
	Bank-Branch	BANK OF MAHARASHTRA					
	Scroll No. , Date	Not Verified with Scroll					
Defaced Details	BANK OF MAHARASHTRA	Defacement No.	Defacement Date	UserId	Defacement Amount		
		0004505249202425	12/09/2024-10:07:36	IGR566	30000.00		
		0004505249202425	12/09/2024-10:07:36	IGR566	521600.00		
		Total Defacement Amount			5,51,600.00		



Print ID : 9561995322
 This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हाचलान हे केवळ सब रेजिस्ट्रार कार्यालयीन दस्तऐवजांच्या नोंदीसाठीच वैध आहे. याचा वापर अननोंदित दस्तऐवजांच्या नोंदीसाठी होऊ शकत नाही.

Defaced Details



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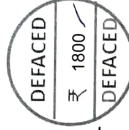


Document Handling
Handling
Charities
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0924110606429 Receipt Date 12/09/2024

Received from SUSHRUT CHANDRAKANT VAIDYA, Mobile number 9561995322, an amount of Rs. 1800/-, towards Document Handling Charges for the Document to be registered on Document No. 22425 dated 12/09/2024 at the Sub Registrar office Joint S.R. Haveli 25 of the District Pune.



Payment Details

Bank Name	MAHB	Payment Date	11/09/2024
Bank CIN	10004152024091106094	REF No.	0144420475
Deface No	0924110606429D	Deface Date	12/09/2024

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

Naideya ..

AGREEMENT FOR SALE

This Agreement for sale ("Agreement") executed on this 12th day of September in the year 2024 at Pune.

BY AND BETWEEN

BENCHMARRK REALTY LLP, a Limited Liability Partnership Firm formerly known as BENCHMARRK REALTY PRIVATE LIMITED, a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under The Companies Act, 1956 having Company Identity No. U70102PN2006PTC129195 dated 07/11/2006, converted U/s. 56 of Limited Liability Partnership 2008 and registered U/s. 58 of the aforesaid act having LLP Identity No. AAC-2410 and having office at Survey No.171/1/A/B/C, Kate Vasti, Malwadi, Punawale, Pune – 411 033 and having Permanent Income Tax Number as per Section 139A of the Income Tax Act, 1961 PAN AANFB7064Q through its authorized partner

MR. RAMESH JAYRAM PHARANDE, Age about 58 years, Occupation- Agriculturists and Business, hereinafter referred to as the "**Promoter**". (Which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-interest, executors, administrators and permitted assignees, including those of the respective partners)

.....PARTY OF THE FIRST PART.



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SUSHRUT CHANDRAKANT VAIDYA

D.O.B. 03/01/1994 Age:- 30 Years

Residing at:-12/1 Siddhivinayak Apartment, Dhanraj Nagar, Nagpur - 440024

PAN No. :- AXIPV7656E

hereinafter referred to as the "**Allottee**", (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assignees).

.....PARTY OF THE SECOND PART.

AND



हवेल - २५		
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Eruch Aged (PAN: AGGPAT510B)		
2028		
Age about 74 Years, Occupation: Agriculturist and Business		

Mr. Farheez Eruch Aga (PAN : AARPA0380L)

Age about: 48 Years, Occupation: Agriculturist and Business

(3) Mr. Yezdi Eruch Aga (PAN : AARPA0382J)

Age about 45 Years, Occupation: Agriculturist and Business

All 1 to 3 above R/ at S. No. 172, Chinchwadgaon, Pune : 411 033

(4) Mr. Kashinath Babu Bhujbal

Age about 80 Years, Occupation: Agriculturist

(5) Mr. Vitthal Kashinath Bhujbal

Age about 60 Years, Occupation: Agriculturist

(6) Mrs. Yamuna Vitthal Bhujbal

Age about 51 Years, Occupation: Agriculturist

(7) Mr. Mangesh Vitthal Bhujbal

Age about 29 Years, Occupation: Agriculturist

(8) Mr. Suresh Kashinath Bhujbal

Age about 52 Years, Occupation: Agriculturist

(9) Mrs. Kaushalya Suresh Bhujbal

Age about 46 Years, Occupation: Agriculturist

(10) Mr. Rahul Suresh Bhujbal

Age about 26 Years, Occupation: Agriculturist

(11) Miss. Seema Suresh Bhujbal

Age about 23 Years, Occupation: Education

All 4 to 11 above R/ at Punawale, Tal: Mulshi, Dist: Pune

(12) M/s B. B. Developers

Through its Authorized Partner

Mr. Prashant Nivruti Bhujbal

R/ at Punawale, Tal: Mulshi, Dist: Pune

Age about 38 Years, Occupation: Business

Through their Power of Attorney Holder

BENCHMARK REALTY LLP, a Limited Liability Partnership Firm (Formerly known as BENCHMARK REALTY PRIVATE LIMITED) through its authorized partner,

Mr. RAMESH JAYRAM PHARANDE

Age: - 58 years, Occ:- Business,

Address - Survey No.17/1/1A/B/C,

Kate Vasti, Malwadi, Punawale, Pune – 411 033

..... Hereinafter referred to as the “Original owner/Consenting Party” (which expression unless repugnant to the context of meaning thereof shall mean and include their respective heirs, executors, administrators, Successors-in-interest and permitted assignees)



22829 E 44		
2038		
PARTY OF THE THIRD PARTY		

WHEREAS the property bearing Survey No. 17/1A admeasuring 0 H 84 R i.e. 8400 Sq. Mtrs., Survey No. 17/1B admeasuring 0 H 42 R i.e. 4200 Sq. Mtrs., Survey No. 17/1C admeasuring 0 H 42 R i.e. 4200 Sq. Mtrs., Survey No. 17/2 total area 2 H 07 R out of that admeasuring 1 H 61 R i.e. 16100 Sq. Mtrs., Survey No. 17/4B, admeasuring 0 H 76 R i.e. 7600 Sq. Mtrs., Survey No. 17/3A, admeasuring 1 H 01 R i.e. 10100 Sq. Mtrs., Survey No. 17/3B, admeasuring 0 H 42 R i.e. 4200 Sq. Mtrs., Survey No. 18/2, admeasuring 4 H 02 R i.e. 40200 Sq. Mtrs, Survey No. 19/3/4, admeasuring 0 H 66 R i.e. 6600 Sq. Mtrs., Survey No. 16/2/3 total area 00 H 19 R out of that admeasuring 00H 4.75 R i.e. 475 Sq. Mtrs., Survey No. 16/2/5 total area 00 H 32 R out of that admeasuring 00H 08 R i.e. 800 Sq. Mtrs., Survey No. 16/2/9 total area 00H 12R out of that admeasuring 00H 03 R i.e. 300 Sq. Mtrs., total admeasuring area of 10 Hectar 31 Are i.e. 1,03,100 Sq.Mtrs, lying being and Situated at Village Punawale, Taluka Mulshi, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation (hereinafter referred as "said Properties/land").

AND WHEREAS a) out of the above said properties by i) Sale deed dated 02/04/2009 executed between 1. Shantabai Ramchandra Shinde, Balasaheb Ramchandra Shinde, Bhakuntala Balasaheb Shinde, Prashant Balasaheb Shinde, Archana Prashant Shinde, Trupti Prashant Shinde through Guardian Prashant Balasaheb Shinde 2. Pravin Balasaheb Shinde, Bharti Pravin shinde, Promod Balasaheb Shinde, Amol Balasaheb Shinde, Shahaji Ramchandra Shinde, Sambhaji Shahaji Shinde, Omkar Shahaji Shinde, Digamber Shahaji Shinde through Guardian Suman Sambhaji Bhondve through POA Sahyadri Corporation through Prop. Deepti Shrikant Khurjekar through Power of attorney Holder Benchmark Realty Pvt. Ltd. through director Rajendra Jayram Pharanade, 3. Sahyadri Corporation through Prop. Deepti Shrikant Khurjekar through power of Attorney Holder Benchmark Realty Pvt. Ltd. through director Rajendra

हवल - २५
 २२२५०८५

Jayram Pharanade of the one part (herein after referred to as "the vendor") and the Promoter of the other part, the vendor absolutely to the promoter an immovable property being piece of parcel of freehold land bearing Survey No. 17/1A admeasuring 8400 Sq. Mtrs. which is duly registered in the Office of Joint Sub-Registrar Havelli No. 17 Pune vide Serial No. 5039/2009 dated 16/06/2009.

ii) Sale deed dated 02/04/2009 Executed between 1. Sambhaji Keru Shinde, Asha Sambhaji Shinde, Monika Sambhaji Shinde, Madhavi Sambhaji Shinde, Sandesh Sambhaji Shinde Through Guardian Sambhaji Keru Shinde and Suman Sambhaji Bhondave through Power of Attorney Holder Benchmark Realty Pvt. Ltd. through director Rajendra Jayram Pharanade 2. Sahyadri Corporation through partner Deepoti Shrikant Khurjekar through Power of Attorney Holder Benchmark Realty Pvt. Ltd. through director Rajendra Jayram Pharanade of the one part (herein after referred to as "the vendor") and the Promoter of the other part, the vendor sold absolutely to the promoter an immovable property being piece or parcel of freehold land bearing Survey No. 17/1B admeasuring 00 H 42 R i.e. 4200 Sq. Mtrs. which is duly registered in the Office of Joint Sub-Registrar Havelli No. 17 Pune vide Serial No. 5040/2009 dated 16/06/2009.

iii) Sale deed dated 02/04/2009 Executed between 1. Tanaji Keru Shinde, Chaya Tanaji Shinde, Akash Tanaji Shinde, Harshada Tanaji Shinde Through Guardian Tanaji Keru Shinde through power of Attorney holder Deepoti Shrikant Khurjekar Partner of M/s Sahyadri Corporation Through Power of Attorney Holder Benchmark Realty Pvt. Ltd. through director Rajendra Jayram Pharanade and Sahyadri Corporation through partner Deepoti Shrikant Khurjekar through Power of Attorney Holder Benchmark Realty Pvt. Ltd. through director Rajendra Jayram Pharanade of the one part (herein after referred to as "the vendor") and the Promoter of the other part, the vendor sold absolutely to the promoter an immovable property being piece or parcel of freehold land bearing Survey No. 17/1C admeasuring 00 H 42 R i.e. 4200 Sq. Mtrs. which is duly registered in the Office of Joint Sub-Registrar Havelli No.17 Pune vide Serial No. 5041/2009 dated 16/06/2009.

iv) Sale deed dated 11/04/2017 Executed between 1. Suresh Ganpat Ranawade and Subhash Dattatray Ranawade of the one part (herein after referred to as "the vendor") and the Promoter of the other part, the vendor sold absolutely to the promoter an immovable property being piece or parcel of freehold land bearing Survey No. 17/2 admeasuring 00 H 57 R i.e. 5700 Sq. Mtrs. which is duly registered in the Office of Joint Sub-Registrar Havelli No.26 Pune vide Serial No. 3681/2017.

These lands are owned by and belonged to the Promoter herein and his name has been appeared into the 7/12 extract of the said land.

b) That out of the said properties land bearing Survey No. 17/2, admeasuring 1 H 04 R i.e. 10400 Sq. Mtrs and Survey No. 17/4B, admeasuring 0 H 76 R i.e. 7600 Sq. Mtrs. is

owned by and belonged to the Original owner/Confirming Party No. 2 whose name has been appeared into the 7/12 extract of the said land. That the said Original owner has entrusted the development rights of the above said land area admeasuring 18,000 Sq. Mtrs., to the Promoter herein by executing Development Agreement and Power of Attorney in favour of the Promoter herein on dated 03-08-2011, which is duly registered in the Office of Joint Sub-Registrar Haveli No. 18 Pune vide Serial No. 7657/2011 and 7658/2011 respectively on same day and subsequently executing correction deed to the Development Agreement and executing the Power of Attorney dated 8/12/2016 which is duly registered in the office of Joint Sub-Registrar Haveli 25 vide Sr No. 12575/2016 and 12576/2016 respectively on same day.

c) That out of the said properties land bearing Survey No. 17/3A totally admeasuring 1 H 01 R is owned by and belonged to the Original Owners/Confirming Parties No. 1, 2 and 3 who entrusted the development rights in respect of portion of land admeasuring 5900 Sq. Mtrs. out of total land to the Promoter herein by executing Development Agreement and Power of Attorney in favour of Promoter herein on dated 03-08-2011, which is registered in the Office of Joint Sub-Registrar Haveli No. 18 Pune vide Serial No. 7663 and 7664 respectively on same day and subsequently executing correction deed to the Development Agreement and executing the Power of Attorney dated 8/12/2016 which is duly registered in the office of Joint Sub-Registrar Haveli 25 vide Sr No. 12573/2016 and 12574/2016 respectively on same day.

Power of Attorney dated
22-8-2011
25 vide Sr
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d) That out of the said properties land bearing Survey No. 18/2 totally admeasuring 402 R i.e. 40,200 Sq. Mtrs is owned by and belonged to the Original owner/Confirming Party No. 1 who entrusted the development rights of said land to the Promoter herein by executing Development Agreement and Power of Attorney in favour of Promoter herein on dated 03-08-2011, which is duly registered in the Office of Joint Sub-Registrar Haveli No. 18 Pune vide Serial No. 7659 and 7660 respectively on same day and subsequently executing correction deed to the Development Agreement and executing the Power of Attorney dated 8/12/2016 which is duly registered in the office of Joint Sub-Registrar Haveli 25 vide Sr. No. 12581/2016 and 12582/2016 respectively on same day.

e) That out of the said properties land bearing Survey No. 17/3A totally admeasuring 1 H 01 R is owned by and belonged to Original owner/Confirming Party No. 1, 2 and 3, Survey No. 17/3B totally admeasuring 00 H 42 R, and Survey No. 19/3/4 totally admeasuring 0 H 66 R is owned by and belonged to the Original owner/Confirming Party No. 1 who jointly entrusted the development rights of said land i.e. S.No. 17/3A admeasuring 4200 Sq.Mtrs., S.No. 17/3B admeasuring 4200 Sq.Mtrs. and S.No. 19/3/4 admeasuring 6600 Sq.Mtrs, to the Promoters herein by executing Development Agreement and Power of Attorney in the favour of Promoter herein on dated 22-02-2012, which is registered in the Office of Joint Sub-Registrar Haveli No. 18 Pune vide serial No. 1765 and 1766 respectively on dated 23/02/2012 and subsequently executing correction deed to the Development Agreement and executing the Power of



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PUNEVILLE PHASE - III CLUSTER

Attorney dated 12/2/2016 which is duly registered in the office of Joint Sub-Registrar, Haveli. 25 vide S. No. 12579/2016 and 12580/2016 respectively on same day.

of the said properties land bearing Survey No. 16/2/3, admeasuring 475 Sq. Mtrs, Survey No. 16/2/5 admeasuring 00H 08R i.e. 800 Sq. Mtrs. and Survey No. 16/2/9, admeasuring 0 H 03 R i.e. 300 Sq. Mtrs. is owned by and belonged to the Original owner/Confirming Party No. 4 whose name has been appraised into the 7/12 extract of the said land. That the said Original owner along with other family members has entrusted the development rights of the above said land admeasuring 1575 Sq. Mtrs., to the Promoter herein by executing Development Agreement and Power of Attorney in favour of the Promoters herein on dated 2015, which is duly registered in the Office of Joint Sub-Registrar Haveli No. 17 vide Serial No. 4181/2015 and 4182/2015 respectively on same day.

AND WHEREAS all above mentioned lands are more particularly described in Schedule-I hereunder written. (Hereinafter referred to as **"the project land"**).

AND WHEREAS the Promoter Benchmark Realty LLP (formerly known as Benchmark Realty Pvt. Ltd) is undertaking development and construction of Housing Project as **"PUNEVILLE"** in more than one phases on project land totally admeasuring 1 R i.e. 1,03,100 sq.mtrs out of the properties i.e. Survey No. 16/2/3, 16/2/5, 17/1/A, 17/1/B, 17/1/C, 17/2, 17/3A, 17/3B, 17/4B, 18/2 and 19/3/4 Situated at Punawale, Taluka Mulshi, District Pune.

AND WHEREAS Promoter had obtained legal opinion as to the conversion of Benchmark Realty Private Limited into Limited Liability Partnership under provisions of Limited Liability Partnership Act 2008 and in light of such opinion promoter converted the aforesaid Private Limited Company into Limited Liability Partnership under the name and style Benchmark Realty LLP having LLP Identification Number 2410 on dated 04/04/2014 with the Registrar of Companies Maharashtra, Pune such changes the Purchasers and Original owner/Consenting Party herein have given their irrevocable permanent consent.

AND WHEREAS the promoter is entitled and enjoined upon to construct building on the project land in accordance with the recitals herein above.

AND WHEREAS the promoter is in possession of the project land.

AND WHEREAS Promoter has granted easementary right of way to the land owner/Confirming Party No. 17/13 passing through the Survey no. 17/1B, 17/1C, 16/2/3, 16/2/5 towards the Punawale-Marunji 30 mtrs. DP Road vide duly registered deed of easement in the office of Joint Sub-Registrar Haveli.26 Pune at Serial No. 3683/2017 dated 11/04/2017.

AND WHEREAS the party of third part (1 to 3), has already given required consents in writing therefore as a Land Owner they have fulfilled all their obligations and liabilities towards Party of Second Part , which are contemplated As per RERA upon Joint Promoters.

AND WHEREAS, party of second part is fully made aware of this condition, contract and situation of Contractual relation between Party of One Part and Party of third Part and hence any claim of past, present and future arising out of this agreement shall be borne by the Party of first Part Only, which Party of First Part hereby Accepts.

AND WHEREAS the promoter has floated the ownership scheme on the said land under the name and style of "PUNEVILLE" comprising of various buildings consisting of residential units. Though the promoter herein has right to develop the entire project land, the promoter has decided to carry out construction/development in phases and accordingly has identified portion out of the project land as Puneville Phase-III and is only subject matter of this agreement and the said project shall be known as "PUNEVILLE PHASE-III" (hereinafter referred as **Said Project**) and admeasuring total area 24000 Sq.mtrs. or thereabouts more particularly described in Schedule 4 written hereunder.



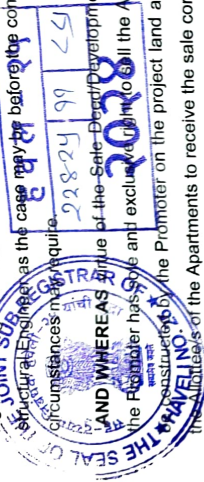
AND WHEREAS PUNEVILLE PHASE III consists of total 8 numbers of buildings i.e. building No. 'L', 'M', 'N', 'O', 'P', 'Q', 'R', 'S' and one separate Podium parking building out of which building No. 'L', 'M', 'N', 'O' having ground + 22 upper floors and building No. 'P', 'Q', 'R', 'S' having ground + 27 upper floors. The Promoter has made clusters of buildings for convenience and development purpose. Out of the total project land, the site area on which Puneville Phase III Cluster D is to be constructed measures 4669.10 Sq.mtrs. or thereabout more particularly described in Schedule III which consists of three buildings i.e. 'Q', 'R', 'S'.

AND WHEREAS the Apartment which the Allottee intends to purchase is situated in this Puneville Phase III cluster D which is the subject matter of this agreement.

AND WHEREAS The promoter herein alone has sole and exclusive right to sell the apartment in the said project to be constructed by the promoter on the project land and fully competent to enter into agreement/s with Allottee/s, of the Apartments and to receive the sale price in respect thereof.

AND WHEREAS the Promoter has appointed an architect viz. "VK: a architecture" , having address: 73/2, Bhakti Marg, Law College Road, Pune (hereinafter referred to as "the Architect"), who are registered with the council of Architecture and the Promoter is appointed a structural engineer "JW Consultants LLP", having address Sai Radhe , off No 201, 2nd Floor, 100 Kennedy Road, Behind hotel L Meridien ,Pune 411001 for the preparation of the structural design and drawings of the said project/buildings, and the Promoter accepts the professional supervision of the Architect and structural engineer till the completion of the said project subject to the promoter herein reserved

right to change the aforesaid Architect who is registered with the council of Architect or
structure after the completion of the said project as the
circumstances may require.



AND WHEREAS on demand from the Allottee the Promoter has given inspection to the Allottee/s, of all the documents of title relating to the said project described in Schedule-II and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") as by the rules and regulations made there under.

AND WHEREAS promoter obtained N.A. permission from Collector, Pune vide order dated 12/11/2014 bearing No. / NA/SR/654/2013 and order of Tahasildar Mulshi (Pune) vide order dated 26/5/2017 bearing no. NA/SR/34/2017 for the conversion of the land from agricultural to non-agricultural under the provisions of the Maharashtra Revenue Code, 1966

AND WHEREAS the Pimpri Chinchwad Municipal Corporation has issued commencement certificate bearing No. BP/layout/Punawale/28/2013 Dated 12/11/2013 thereafter promoter revised the said plan as per the commencement certificate bearing No BP/layout/Punawale/30/2014 Dated 25/11/2014, BP/layout /14/2015 Dated 30/07/2015, BP/layout/15/2017 Dated 31/03/2017, BP/layout/Punawale/21/2017 Dated 15/05/2017, BP/Punawale/24 /2017 Dated 30/06/2017, BP/Punawale/64/2017 Dated 20/10/2018, BP/Punawale/20/2019 Dated 02/05/2019, BP/Punawale/24/2019 Dated 12/05/2021, BP/Punawale/56/2021 Dated 03/09/2021, BP/Punawale/50/2021 Dated 14/06/2024.

AND WHEREAS the authenticated copies of Certificate of Title issued by the Promoter, authenticated copies of Property card extract or village Forms etc., showing the nature of the title of the Promoter to the project land on which the apartments are to be constructed have been annexed hereto and marked as 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the layout of the project on the project land as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C1

AND WHEREAS the authenticated copy of Building permission/commencement certificate have been annexed hereto and marked as Annexure C2.

AND WHEREAS the authenticated copy of the Floor Plan of the said apartment has been annexed and marked as Annexure D

AND WHEREAS the Promoter has obtained some of the sanctions/approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections, and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the promoter while developing the project land and the said building and upon due observation and performance of which only the completion or occupancy certificate in respect of the building phases shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans:



AND WHEREAS the Promoter has in compliance with the rules, regulations and restrictions of the concerned local authority which are to be observed and performed by the Promoter while constructing/developing the said project has accordingly commenced construction/development of the same.

AND WHEREAS the Allottee has independently made himself aware about the specifications provided by the promoter and he is aware of the limitations, usage policies and maintenance of the installed items, fixtures and fittings of the same.

AND WHEREAS the Promoter has registered the Project Puneville Phase III Cluster D under the provisions of the Real Estate (Regulation and Development) Act 2016 with the Real Estate Regulatory Authority at Mumbai on 16/08/2024 under registration No. P52100077431 have been annexed and marked as Annexure 'E'

AND WHEREAS the Allottee has applied to the promoter for allotment of an Apartment No. 1302 of the type 2 BHK of carpet area admeasuring 70.99 square meters on 13th floor in the building Q with attached exclusive dry balcony admeasuring 2.66 Square meters, attached exclusive open balcony 6.65 square meters, being constructed in the Puneville Phase III Cluster D.

AND WHEREAS the carpet area of the said Apartment is 70.99 square meters and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of



the Allottee but includes the area covered by the internal partition walls of the apartment. 22824 13 <5

AND WHEREAS the Promoter in compliance of Section 13(1) of the Real Estate (Regulation and Development) Act, 2016 is required to execute a written Agreement for sale of the said Apartment in favour of the Allottee/s, being in fact these presents also to register said agreement for sale under the Registration Act, 1908, the parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence this presents.

AND WHEREAS this agreement does not preclude, diminish the rights of any financial institutions, funds, registered money lender for which finance has been taken for the project and the same can be claimed by them under the statutory claims and that does not in any way affect the right of the Allottee in respect of his unit in the project.

AND WHEREAS the parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into an agreement on the terms and conditions appearing hereinafter;

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and Allottee hereby agrees to purchase the Apartment.

NOW THEREFORE, THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. CONSTRUCTION OF THE SAID PROJECT/BUILDINGS: -

The promoter shall construct the said project/building/s i.e., Puneville Phase III Cluster D consisting of three Buildings i.e., Building 'Q', 'R', 'S' having ground + 27 upper floors and podium parking on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the promoter shall have to obtain prior consent in writing of the Allottee in respect of variations and modifications which may adversely affect the Apartment of Allottee/s except any alterations or additions or modifications required by the Government Authorities or due to change in Law.

2. CONSIDERATION/PRICE OF THE SAID APARTMENT: -

The Allottee hereby agrees to purchase from the Promoter and the Promoter agrees to sell to the Allottee **Apartment No.1302** of the type **2 BHK** of carpet area measuring **70.99** Square meters on **13th** floor in the building "**Q**" (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and

Annexure D for the consideration of Rs. 74,50,857/-including Rs. 17,13,697/- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedules written hereunder further Promoter has agreed to allot one covered **parking space at Second Floor Level of podium-IV**

2.1 Which is more particularly described in the schedule IV written hereunder.

2.2 The Allottee agrees and understands that timely payment towards purchase of the said Apartment as per the payment plan/schedule hereto is the essence of the Agreement.



The Allottee has agreed to pay consideration amount in the manner specified in the following payment schedule: -

PAYMENT SCHEDULE:

Rs. 7,45,086/-	10%	At the time of Booking	
Rs. 14,90,171/-	20%	To be Paid to the promoter on the execution of the agreement.	2028
Rs. 7,45,08/-	10%	To be paid to the promoter on or before completion of excavation	
Rs.3,72,542/-	5%	To be paid to the promoter on completion of plinth of the building or wing in which the said Apartment located.	
Rs.2,23,526/-	3%	To be Paid to the promoter on or before completion of 2nd slab	
Rs.2,23,526/-	3%	To be Paid to the promoter on or before completion of 5th slab	
Rs.2,23,526/-	3%	To be Paid to the promoter on or before completion of 8th slab	
Rs.2,23,526/-	3%	To be Paid to the promoter on or before completion of 11th slab	
Rs.2,23,526/-	3%	To be Paid to the promoter on or before completion of 14th slab	
Rs.2,23,526/-	3%	To be Paid to the promoter on or before completion of 17th slab	
Rs.2,23,526/-	3%	To be Paid to the promoter on or before completion of 20th slab	
Rs.2,23,526/-	3%	To be Paid to the promoter on or before completion of 23rd slab	
Rs.2,23,526/-	3%	To be Paid to the promoter on or before completion of	



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25th slab
To be paid to the promoter on or before completion of 27th slab

3%

To be paid to the Promoter on completion of walls/internal plaster/water proofing of the building in which the said Apartment located.

5%

Rs.3,72,543/-

To be paid to promoter on completion of flooring/lobbies up to the floor level of the said Apartment.

5%

Rs.3,72,543/-

To be paid to promoter on completion of doors and windows /electrical fittings of the said Apartment/entrance lobby of the building in which the said located.

5%

Rs.3,72,543/-

To be paid to the promoter on completion of the sanitary fittings/ lift, water pumps/electro mechanical/environmental requirement/plinth protection/ paving of the area appertain of the building or wing in which the said Apartment is located.

5%

Rs.3,72,543/-

To be paid to the promoter at the time of handing over the possession of the Apartment.

5%

Rs.74,50,857/-

100%

The total price above excludes Taxes (consisting of tax paid or payable by

Allottee by way of Value Added Tax, Service Tax, Cess, Goods and Services (GST), or any other similar taxes which may be levied in connection with construction of and carrying out the said project payable by the Allottee) up to date of handing over the possession of the Apartment.

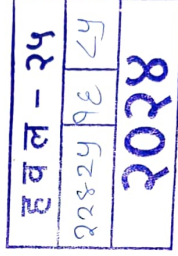
2.3 The Total Price is escalation-free, save and except increases which the Allottee agrees to pay, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied imposed by the competent authority Local Bodies/Government from time to time. Promoter undertakes and agrees that while raising a demand on the Allottee increase in development charges, cost, or levies imposed by the competent authority etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being to the Allottee, which shall only be applicable on subsequent payments.

2.4 The Promoter herein on due date/or reaching aforesaid milestone/stage shall intimate the amount payable as stated above in writing digital E-mail to the Allottee and the Allottee shall make payment of such due amount. the Promoter within seven days from date of receiving such intimation. The Allottee herein specifically agrees that he/she/they shall pay the aforesaid amount along with GST, Service Tax, VAT, LBT and such other taxes, cesses, charges etc. without delay along with each installment.

2.5 The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 2 of the Agreement.

2.6. The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

2.7. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.



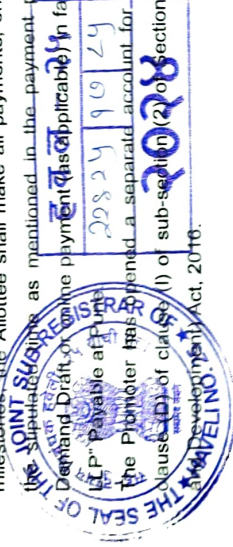
3. TIME IS ESSENCE: -

Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as per the payment schedule.

4. MODE OF PAYMENT: -

Subject to the terms of the Agreement and the Promoter abiding by the construction milestones, the Allottee shall make all payments, on demand by the Promoter, with the stipulated interest as mentioned in the payment plan through A/c Payee cheque Demand Draft or online payment (as applicable) in favour of "BENCHMARRK REALTY LLP" Payable at Pune. The Promoter has opened a separate account for the purpose as provided in sub-section (2) of section 4 of the Real Estate (Regulation & Development) Act, 2016.



5. INTEREST ON UNPAID DUE AMOUNT: -

Without prejudice to the right of the Promoter to take action for breach arising out of delay in payment of the installments on the due dates, the Allottee/s shall be bound liable to pay interest at the rate specified in the Rules, on all the amounts which become due and payable by the Allottee/s to the Promoter till the date of actual payment, provided that tender of the principal amounts and interest or tender of the interest expenses thereof shall not itself be considered as waiver of the right of the Promoter under this Agreement, nor shall it be construed as condonation of delay by Promoter. The amount of interest may be informed to the Allottee/s from time to time on completion of the said project/apartment, and the Allottee/s has/have agreed to the same as and when demanded before the possession of the said apartment.

6. DISCLOSURE AS TO FLOOR SPACE INDEX: -

The Promoter hereby declares that the Floor Space Index available as on date of the project land is 88812.64 Square Meters only and Promoter has planned to utilize Floor Space Index of 132434.99 square meters by availing premium ancillary FSI and TDR by implementing various scheme as mentioned in Development Control Regulation or based on expectation of increased FSI which be available in future on modification to Development Control Regulations, which applicable to the said Project. The Promoter has disclosed the Floor Space Index 221247.63 square meters on whole Puneville project as proposed to be utilized by on the project land in the said Project and Allottee has agreed to purchase the Apartment based on the proposed construction and sale of apartments to be carried by the Promoter by utilizing the proposed FSI and on the understanding that declared proposed FSI shall belong to Promoter only.

The Allottee/Purchaser herein is well understood the facts that to use balance FSI of said land, Fungible FSI, Permissible TDR including slum TDR and other built potential under whatsoever head which will be received to the Promoter from Development Controlling Authority receivable against handing over the amenity of and area affected by road out of the said Land, considering the aforesaid facts promoter herein has reserved right to consume the same by obtaining sanction if

building plan with vertical changes of the buildings/wings, construction of which yet to be commenced as per said master layout plan for the said land.

7. SPECIFICATIONS AND AMENITIES: -

The specifications of the Apartment to be provided by the Promoter in the said project and the said apartment are those that are set out in Schedule VII hereto and Common amenities and facilities for the project on the said land are those that are set out in Schedule V hereto. In the project multi storied high rise buildings/wings are under construction and considering to maintain the stability of the buildings/wings and internal structures, herein specifically informed by its consultant not to allow internal changes. As per our policy there shall be no customization permitted inside the said apartment.

Changes such as civil, electrical, plumbing etc. shall not be allowed during construction and till delivery of possession.



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8. COMPLIANCE OF LAW RELATING TO REMITTANCES: -

8.1. The Allottee if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act and Rules and Regulations made there under or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc and provide the Promoter with such permission, approvals which would enable the Promoter to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act 1999 or statutory enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India of any other applicable law. The Allottee understand and agrees that in the event of any failure on his/her part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she shall be liable for any actions under the Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

8.2. The Promoter accepts no responsibility in this regard. The Allottee shall keep the Promoter fully indemnified and harmless in this regard. Wherever there is any change in the residential status of the Allottee subsequent to the signing of this agreement, it shall be the sole responsibility of the Allottee to intimate the same in writing to the Promoter immediately and comply with necessary formalities if any under the applicable laws. The Promoter shall not be responsible towards any third party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of the said apartment applied for herein in any way and the Promoter shall be issuing the payment receipts in favour of the Allottee only.

9. POSSESSION OF THE APARTMENT: -

9.1. Schedule for possession of the said Apartment: - The Promoter agrees understands that timely delivery of possession of the Apartment is the essence of Agreement subject to receipt of full consideration/total price and dues of the Promoter and taxes thereon are paid by the Allottee/s in respect of the said apartment, in terms of these presents, the Promoter, based on the approved plans and specifications, assures to hand over possession of the said Apartment on **31/03/2028**.

Provided that the Promoter shall be entitled to reasonable extension of time for delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God;



(ii) order, rule, notification of the Government and/or other public authority/court.

9.2. Schedule for possession of the common amenities: - The Promoter hereby assures to hand over possession of the said common amenities on **30/03/2031**. The Allottee/s herein agrees and conveys that he/she/they shall not be entitled to take the possession of the said apartment on the ground of non-completion of aforesaid common amenities on the date of possession of the said Apartment.

9.3. Procedure for taking possession: - The promoter, upon obtaining the certificate from the local/competent/planning authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment to the Allottee/s in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee.

The Allottee/s herein shall inspect the said apartment in all respects to confirm the same is in accordance with the terms and conditions of this agreement, completion of payment of consideration/total price and dues to the Promoter as per the terms and conditions of this agreement and take the possession of the said apartment within 15 days from the date of written intimation issued by the promoter to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee/s in case of fulfillment of any of the provisions, formalities, documentation on part of the Allottee to pay the maintenance charges as determined by the Promoter/association of Allottee/s, as case may be.

9.4. Failure of Allottee to take possession of Apartment: Upon receiving intimation from the Promoter as per clause 9.3. the Allottee shall take possession of Apartment from the Promoter by executing necessary indemnities, and the Promoter shall other documentation as prescribed in this Agreement, and the Promoter shall

possession of the Apartment to the Allottee. In case the Allottee fails or commits delay in taking possession within the time provided in clause 9.3 such Allottee shall continue to be liable to pay maintenance charges as applicable.

9.5. Except for occurrence of the events stating herein above, if the promoter fails to complete or is unable to give possession of the Apartment (i) in accordance with the terms of this Agreement, duly completed by the date specified herein; or (ii) due to discontinuance of his business as a developer on account of suspension or revocation of the registration under the Act; or for any other reason; the Promoter shall be liable, on demand to the Allottee/s, in case the Allottee wishes to withdraw from the Project, without prejudice to any other remedy available, to return the total amount received by him in respect of the Apartment, with the interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2 % percent per annum within 30 days including compensation in the manner as provided under the Act.

Provided that where if the Allottee does not intend to withdraw from the said Project, the Promoter shall pay the Allottee interest as per State Bank of India highest Marginal Cost of Lending Rate plus 2 % , on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession of the Apartment.



10. TERMINATION OF AGREEMENT:

10.1. Without prejudice to the right of Promoter to charge interest in terms of clause 9 above the Allottee committing default in payment of the amount due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment reminders, the Promoter shall at his own option, may terminate this agreement.

Provided that, Promoter shall give notice of 15 days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee subject to adjustment and recovery of liquidated damages at the rate of 2% of the total cost of the said Apartment or any other amount which may be payable to the Promoter, within a period of 30 days of the termination, the installments if sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter and the Promoter herein shall be entitled to deal with the said apartment with any prospective buyer.

10.2. On termination Allottee is under obligation to execute and register the Deed of cancellation of this agreement for sale.

10.3. It is specifically agreed between the parties hereto that, if the transaction in respect of the said apartment between the Promoter and Allottee/s herein terminated, stated in sub-para 10.1 and 10.2 herein above written then all the instruments whatsoever head executed between the parties hereto or between the Promoter and Allottee/s therein, in respect of the said Apartment, shall stand automatically cancelled and either party have no right, title, interest or claim against each other except;



fr from the date of handing over the possession of the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or ; defects on account of workmanship, quality or provision of service, then, where Th possible such defects shall be rectified by the Promoter at his own cost within 11 all days and in case it is not possible to rectify such defects, then the Allottee shall on entitled to receive from the Promoter, compensation for such defect in the manner ass provided under the Act.

Provided however, that the Allottee/s shall not carry out any alterations of is whatsoever nature in the said apartment of phase/wing and in specific the structure/ Apart the said unit/wing/phase of the said building which shall include but not limit to colour beams etc. or in the fitting therein, in particular it is hereby agreed that the Allottee shall not make any alteration in any of the fittings, pipes, water supply connection any erection or alteration in the bathroom, toilet and kitchen, which may result only seepage of the water. If any of such works are carried out without the written conse the Promoter, Promoter shall not be held liable for that defect.

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14.1.

12. FORMATION OF ORGANIZATION OF APARTMENT HOLDERS :-

12.1. Considering the Promoter herein is carrying on the construction/development of the said land in phases as aforesaid and further to have the maintenance of building/lottee and common facilities more conveniently, there will be one or more Co-Operative Housing Societies and/or Apex Society/Federation as may be applicable to the said project which is under construction on the said land as the Promoter deem it proper to the said project.

12.2. The Allottee along with other Allottee(s) of Apartments in the building shall be forming and registering the Co-Operative Housing Societies and/or Federation Society/federation to be known by such name as the Promoter may decide and upon All purpose also from time to time sign and execute the application for registration membership and the other papers and documents necessary for the formation of registration of the Co-Operative Housing Societies and documents necessary for the registration for becoming a member, including the bye-laws of the proposed Society and duly sign and return to the Promoter within seven days of the same being forwarded to the Promoter to the Allottee, so as to enable the Promoter to register the

organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.

12.3. Conveyance to legal entity

The promoter hereby assures to execute the conveyance of structure of the respective building excluding basements and podiums to the respective society within one month from the date on which the Co-operative society is registered or, as the case may be, the association of the allottees is duly constituted or within three months from the date of issue of occupancy certificate, whichever is earlier subject to promoters right to dispose of/sale the remaining unsold Apartments/flats/units/ parking if any.

The Promoter further assures that the entire undivided or inseparable land underneath all residential buildings will be conveyed to the Apex body or Federation from the date on which the Apex Body or Federation is registered or, as the case may be, the association of the allottees is duly constituted or within three months from the date of issue of occupancy certificate to the last of the building in the layout, whichever is earlier subject to promoters right to dispose of the remaining unsold Apartments/flats/units/parking if any.



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13. USE OF APARTMENT BY ALLOTTEE:

The Allottee/s shall use the Apartment of any part thereof or permit the same to be used only for the purpose of Residence. He shall use the Parking spaces only for purpose of keeping or parking vehicle.

14. PAYMENT OF TAXES, CESSES, OUTGOINGS ETC.:-

14.1. The Allottee/s herein is well aware that, the Central Government of India has imposed Goods and service tax (GST) on the sale of apartments by the Promoter to the Allottee/s and as per the aforesaid act responsibility to pay the aforesaid tax from time to time to the Central Government has been imposed on the Promoter and hence it is agreed between the parties hereto that, the Allottee/s herein shall bear and pay the aforesaid tax amount on every installment of payment of consideration.

14.2. Deduction of an amount made by the Allottee/s on account of Tax Deducted at source (TDS) as may be required under prevailing law while making any payment to the Promoter under this agreement shall be acknowledged/credited by the Promoter, only upon Allottee/s submitting original tax deducted at source certificate and the amount mentioned in the certificate is matching reflecting the necessary form of Income Tax with Income Tax Department site.

Provided further that at the time of handing over the possession of the Apartment, if a such certificate is not produced, the purchaser shall pay equivalent amount as interest free deposit with the Promoter, which deposit shall be refunded by the Promoter on Allottee/s producing such certificate within 4 months of the possession. Provided further that in case the Allottee/s fails to produce such certificate within the stipulated period 4 months the Promoter shall be entitled to appropriate the said deposit against receivable from the Allottee/s.

14.3. Incidental Payments: In addition to the consideration amount mentioned above, the Allottee/s shall pay to the Promoters, before delivery of possession of the Apartment the following amounts:

- i. Rs. 3,400/- for Society formation.
- ii. Rs. 600/- Shares money and application entrance fee of the society.
- iii. Rs. 16,000/- Legal Charges

SHARES	Legal Charges	Total
600	16,000	20,000
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the promoter shall utilize the said sum to be paid by the Allottee to the promoter towards meeting all the legal costs, including the professional costs of the advocate the promoter in conjunction with formation of the society.

14.4. Stipulation as to maintenance:

Commencing a week after notice in writing is given by the promoter Allottee/s that the possession of the said Apartment is ready to be handed over to him/her/them irrespective whether the Allottee/s has/have taken possession said Apartment or not for any reason whatsoever the Allottee be liable to bear pay to the promoter Rs. 7/- per square feet per month on the total usable floor area as mentioned in the Schedule IV towards maintenance charges plus GST thereon. List of the items that would be covered as maintenance is more particular described in schedule VIII. Promoter shall maintain the separate bank account the aforesaid maintenance amount received from all the Allottee/s and disclosure of all transactions/expenses in respect of that account to the prospective legal entity i.e. the society and shall hand over the same proposed legal entity at the time of execution of conveyance deed by the promoter. It is agreed and understood by the Allottee/s that the aforesaid maintenance charges payable by the Allottee to the promoter is not for maintaining the project at least for any particular years and doesn't bind and/or can be construed as a liability on the promoter to maintain the project out of the funds collected from the aforesaid maintenance amount for certain minimum year/s and/or till the ultimate body takes over the management and/or till the conveyance is done in full by the purchaser herein and/or the other Apartment purchaser/s in the said project defaults in paying the maintenance charges for whatsoever reason it may be.

in such event for the expenses incurred by the promoter for maintaining the project, the promoter shall have a charge on the individual Apartment/s of the respective Allottee and the promoter is also entitled to stop maintaining the project by giving 15 days prior notice and the Allottee/s shall have no claim of whatsoever nature against the promoter.

To avoid any doubts, it is agreed and understood by the Allottee/s that the said amount is worked out on the basis of present market conditions and if for any reason in future on account of exhausting of said maintenance charges/fund and or due to any exigencies, additional amounts are required to be contributed for the maintenance charges, the Allottee/s agree that he/she/they shall be bound to contribute and pay to the promoter proportionate amounts in that behalf as shall be demanded by the Promoter and/or the agency carrying out the maintenance. Further the Allottee/s hereby agrees to pay and/or reimburse to the Promoter or the ultimate/Apex body etc. the proportionate common maintenance expenses, in the event if the same is in excess of the aforesaid amount. The Allottee/s shall indemnify and keep indemnified the Promoter against the aforesaid payments and charges.

Maintenance shall be excluding of- the proportionate share (i.e., in proportion to the floor area of the flat/Apartment) of ~~outgoings~~ in respect of the said land and building/s namely local taxes, ~~property taxes, betterment charges or such other~~ levies by the concerned local authority and/or Government, water charges, insurance etc.



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the liability payable

14.5. Notwithstanding anything contained above, the liability payable on apartment and if for whatsoever reason respective recovering authority got recovered the same form the Promoter in such circumstances the Promoter herein shall be entitled to recover the same form the Allottee/s along with interests and Allottee/s herein shall pay the same to the Promoter within stipulated period as may be informed by the Promoter to the Allottee/s in writing. It is further specifically agreed that, aforesaid encumbrances shall be on said apartment being first encumbrance of the Promoter. The Allottee/s herein with due-diligence has accepted the aforesaid condition.

14.6. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.



REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

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i. The Promoter has clear and marketable title with respect to the project land, and has the requisite rights declared in the title report annexed to this agreement and also has actual, physical and legal possession of the project land for the implementation of the Project;

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the project except those disclosed in the title report/in this agreement.

iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsist and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following process of law and the Promoter has been and shall, at all times, remain in compliance with all applicable laws in relation to the Project, project land and Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of Allottee created herein, may prejudicially be affected;

vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoter shall handover lawful, vacant, peaceful physical possession of the common areas of the Structure to the Association of Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge all undisputed governmental dues, rates, charges and taxes and other monies, which

impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project.



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16. COVENANTS AS TO USE OF SAID APARTMENT

The Allottee/s or himself/herselves with intention to bring all persons into Whosoever hands the Apartment may come, hereby covenants with the Promoter as follows: -

- i. To maintain the Apartment at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Apartment 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 Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the 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 Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardi or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or avoidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his security deposit demanded by the concerned Local authority or Government for giving water, electricity or any other service connection to the building in which the Apartment is situated.



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viii. To bear and pay increase in local taxes, water charges, insurance and other levies, if any, which are imposed by the concerned local authority or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which the Apartment was sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or be a factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which are framed by the Society or the Limited Company or Apex Body or Federation may adopt from time to time for protection and maintenance of the said building and Apartments therein and for the observance and performance of the Building Regulations and Bye-laws for the time being of the concerned local authority or Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society or the Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment.

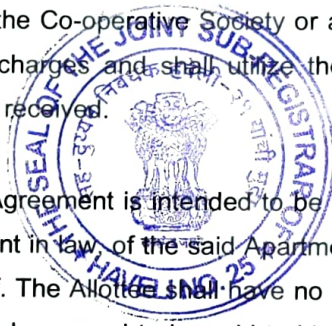
Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

17. SEPARATE ACCOUNT FOR SUM RECEIVED: -

The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes 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 Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.



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19. RIGHT OF ALLOTTEE TO USE COMMON AREAS AND FACILITIES SUBJECT TO PAYMENT OF TOTAL MAINTENANCE CHARGES:

The Allottee hereby agrees to purchase the Apartment on the specific understanding that his/her right is to only to use and unless specifically allotted/given vides (limited) common areas/facilities, the use of the common areas/amenities shall be subject to timely payment of total maintenance charges, as determined and thereafter billed by the maintenance agency appointed or the association of Allottees or the maintenance agency appointed by it and performance by the Allottee of all his/her obligations in respect of the terms and conditions specified by the maintenance agency or the association of Allottees from time to time.

20. UNSOLD / UNCONSTRUCTED UNITS THE ABSOLUTE PROPERTY OF PROMOTERS:

In the event the co-operative society owners being formed prior to the construction and disposal of all the apartments/units/tenements in the said project, the rights and authorities of the promoter to deal and dispose off such units/tenements/parking spaces/ as per his choice and on such terms and conditions and consideration as the promoter may deem fit and proper. It is further understood by the Allottee/s that the Promoter shall not be liable and/or contribute towards the common expenses, maintenance charges etc. in respect of said unsold premises. The Promoter and or the Allottee/s in that case shall be required to pay any transfer fees to the Society and there is no need to take any



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21. CREDIT FACILITY BY FINANCIAL INSTITUTIONS/CONSORTIUM BANK

The Promoter hereby declare that it has taken credit facility from Altico Finance India Limited for the purposes of carrying out development and construction project as well as for carrying out various infrastructure developments at the site along with other projects of the promoter vide mortgage deed dated 22/12/2016, duly registered in the Office of Joint Sub-Registrar Haveli No.25 Pune at Serial No.13349/2016 and mortgage deed dated 9/10/2018 which is duly registered in the Office of Joint Sub-Registrar Haveli No.19 Pune at Serial No.14122/2018. In process the Promoter has also mortgaged lands absolutely owned by them with Altico Finance Company as security. The said loan later on assigned by Altico Capital Limited to the Catalyst Trusteeship Limited acting in its capacity as trustee of Estate Receivables Trust.

21.2. The Promoter hereby declare that it will be the sole responsibility of the Promoter to repay the said loan and the Promoter hereby undertakes to indemnify and keep indemnified and harmless the Allottee/s from any claim or demand, loss or liability arising from the same.

21.3. The Allottee shall be entitled to raise necessary finance/housing loan and such loan on the security of his/her/its/their respective Apartment/Unit, however, it shall be the sole responsibility of the Allottees to repay the said loan and the Allottees shall undertake to indemnify and keep indemnified and harmless the Owner/Promoter from any claim or demand, loss or liability arising from the same.

22. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

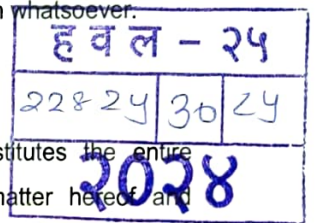
After the Promoter executes this Agreement, he shall not mortgage or create any charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

23. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

24. ENTIRE AGREEMENT

This agreement, along with its schedules and annexure, constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.



25. RIGHT TO AMEND

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

26. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent allottees of the Apartment in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

That the Allottee/s agrees that they shall not object to any easement rights that need to be given to any person in and around the said project.

27. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as they are reasonably inconsistent with the purpose of this Agreement and to the extent



necessary to conform to Act or the Rules and Regulations made thereunder or applicable law as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of Agreement.

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28. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHERE REFERRED TO IN THE AGREEMENT: Wherever in this agreement it is stipulated the Allottee has to make any payment, in common with other Allottee(s) in Project same shall be in proportion to the carpet area of the (Apartment/Plot) to the total carpet area of all the (Apartment/Plot) in the Project.

29. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to complete or perfect any right to be created or transferred hereunder or pursuant to any transaction.

30. INDEMNITY AND LIABILITY OF PARTY OF THIRD PART: - (1 to 3)

That the Party of First Part as a Principal Promoter herein accepts and confirms its liabilities and responsibilities which may occur out of the said agreement and shall bear all the cost and consequences and shall indemnify in case of any legal, statutory or penal claim of future.

31. NAME OF THE PROJECT/BUILDING/S/WING/S

Notwithstanding anything contained anywhere in this agreement, it is specifically agreed between the parties hereto that, the promoter herein has decided to have the name of the Project "PUNEVILLE PHASE III" and building will be denoted by letters of PUNEVILLE or as decided by the Promoter and further erect or affix Promoter's name on board at suitable places as decided by the Promoter herein on a building and entrances of the scheme. The Allottee/s in the said project/building/s or project organization is not entitled to change the aforesaid project.

32. PLACE OF EXECUTION

The execution of this Agreement shall be completed only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Joint Registrar. Hence this Agreement shall be deemed to have been executed at Pune.

33. REGISTRATION OF THIS AGREEMENT

The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Allottee/s shall attend such office and admit execution thereof.

34. NOTICES

That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D / notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee: **SUSHRUT CHANDRAKANT VAIDYA**

Allottee's Address: 12/1 Siddhivinayak Apartment, Dattawade, Nagpur-440024

Notified Email ID: sushrutvaidya7@gmail.com

Promoter name:- **Benchmark Realty LLP**



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Promoter Address:- Survey No.17/1/1A/B/C, Kate Vastis, Matwadi, Punawale, Pune-411033

Notified Email ID: cmm@puneville.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

35. JOINT ALLOTTEES

That in case there are joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

36. PAYMENT OF STAMP DUTY, REGISTRATION FEE AND LEGAL CHARGES:-

The Allottee/s herein shall bear and pay stamp duty and registration fees and all other incidental charges, legal cost /charges and professional fees etc. in respect of this agreement.

37. DISPUTE RESOLUTION :-

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority or Adjudicating officer appointed under Act as the Regulatory Authority of the Real Estate (Regulation and Development) Act, 2016, Rules there under.

REGULATORY AUTHORITY OF THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016, PUNE

REGULATIONS THERE UNDER

37. GOVERNING LAW

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the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts at Pune will have the jurisdiction for this Agreement.

SCHEDULE I – THE PROJECT LAND

All that piece and parcel of plot of land Survey No. 17/1A area admeasuring Hector 84 Ares i.e. 8400 sq.mtrs, Survey No. 17/1B area admeasuring 00 Hector 4200 sq.mtrs, Survey No. 17/1C area admeasuring 00 Hector 42 Ares i.e. 4200 sq.mtrs, Survey No. 17/2 total area 2 H 07 R out of that admeasuring 1 H 10,100 sq.mtrs, Survey No.17/3A area admeasuring 01 Hectare 01 Ares i.e. 10,100 sq.mtrs, Survey No.17/3B area admeasuring 00 Hectare 42 Ares i.e. 4200 sq.mtrs, Survey No.17/4B area admeasuring 00 Hectare 76 Ares i.e. 7600 sq.mtrs, Survey No.18/2 area admeasuring 04 Hectare 02 Ares i.e. 40,200 sq.mtrs, Survey No.19/3/4 area admeasuring 00 Hectare 66 Ares i.e. 6600 sq.mtrs, Survey No.16/2/3 total area 00 H 19 R out of that admeasuring 00H 4.75 R i.e. 475 Sq. Mtrs., Survey No. 16/2/5 total area 00H 12R out of that admeasuring 00H 08 R i.e. 300 Sq. Mtrs., total admeasuring area of 10 Hector 31 Are i.e. 1,03,100 sq. mtrs situated at Village Punawale, within the Registration District Pune, Sub-registration District Pune, Taluka Mulshi and within the limits of Pimpri Chinchwad Municipal Corporation and which bounded as follows :-

On or towards East	:	By Survey No. 18/3 & 17/4A (part)
On or towards South	:	By Survey No. 17/6, 20 & 21
On or towards West	:	By Survey No. 16, 17/6, 17/2 part, 18/1 & 19/2
On or towards North	:	By Survey No. 18/1, 17/2 part & 15.

SCHEDULE II**Puneville Phase III (the Said Project)**

All that piece and parcel of land part of Survey No. 16/2/3, 16/2/5, 16/2/9, 17/1/A, 17/1/B, 17/1/C, 17/2 out of which total admeasuring area 24000 Sq. mtrs. situated at Village Punawale, within the Registration District Pune, Sub-registration District Pune, Taluka Mulshi and within the limits of Pimpri Chinchwad Municipal Corporation and which bounded as follows :-

On or towards East : 18 mtrs wide DP Road

On or towards South : Survey No.17/2, 17/6, 18/2

On or towards West : Survey No. 16

On or towards North : Survey No. 16



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Puneville Phase III Cluster D

All that piece and parcel of land, part of Survey No. 16/2/3, 16/2/5, 16/2/9, 17/1/A, 17/1/B, 17/1/C, 17/2 totalling an area of 24000 sq. mtrs. out of this total project land, the site area on which Puneville Phase III Cluster D is to be constructed measures 14669.10 Sq.mtrs. or thereabout situated at Village Punawale, Taluka Mulshi, District Pune and within the limits of Pimpri Chinchwad Municipal Corporation and which bounded as follows:-

On or towards East : By 'K' Wing

On or towards South : By 'M' and 'N' Wing

On or towards West : By 'N' and 'O' Wing

On or towards North : Remaining land of Survey no. 17



दस्तावेज - २५	२२४२५	३५	८५
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Description of Apartment/Unit

Project Name	PUNEVILLE Phase III Cluster D
Apartment No.	1302
Type	2 BHK
Floor	13th
Building	Q
Carpet area	70.99 Square meters
Attached exclusive dry balcony	2.66 Square meters
Attached exclusive open balcony	6.65 Square meters
Allotted covered car parking space	One covered car parking , Situated at Second Floor, Podium - IV

COMMON AMENITIES AND FACILITIES

SCHEDULE V

- Swimming Pool with Club House, Cafeteria, Community Hall, Children Play area, indoor game.
- Provision of Walkway connecting all residential towers to the common amenities.
- Society office
- Servant /Common Toilet facility
- Common drainage, STP, electrical transformer and DG set.
- Ground water storage tanks and overhead water tank and plumbing machinery, pumps etc.
- Compound walls, fencing and gates.
- Power back-up for lift and common area.
- Well-planned internal concrete cement road/Bituminous Road
- Rain water harvesting
- Security wall with entrance gates and Security cabins.
- Firefighting system for each building with sprinkler.

SCHEDULE VI

COMMON AREAS AND LIMITED COMMON AREAS

1. Partition walls between the two units shall be limited common property of the said two units.
2. Terrace on the top of the building and portions thereof.
3. Stair cases, lifts and lift lobbies, ramps, and common entrances and exits of buildings.



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SPECIFICATIONS OF THE APARTMENT	
1	Structure RCC Aluform structure
2	Walls RCC Aluform structure
3	Plaster Texture plaster externally and gypsum plaster internally
4	Flooring Vitrified flooring with skirting Bathroom and balcony flooring of antiskid tiles
5	Dado Glazed dado tiles up to lintel level in toilet, kitchen
6	Doors Laminated pressed door with SS fittings
7	Door frames Laminated pressed plywood doorframes for main and bed room doors For toilet inner side granite and external side laminated finish plywood doorframe
8	Paint Internal paint Plastic Emulsion External paint acrylic paint
9	Windows Powder coated aluminum sliding windows with M.S. Grill from inside & Granite Sill
10	Kitchen Black granite platform with stainless steel sink
11	Balcony Railings Toughen glass with SS round pipe railing for balconies
12	Toilets Concealed plumbing with good quality and brand CP fittings Good quality and brand sanitary fittings Hot & Cold Mixing units in Toilets Shower glass partition

13	Electrical	Concealed FR wiring
		Branded Modular Switches
14	Entrance lobby	DBs, MCB and earth leakage circuit breaker (RCCB) for each floor
		Attractive ground floor entrance lobby
15	Fire Fighting	Sprinklers for firefighting in Living room, Dining, Kitchen & Bedrooms
		Provision for AC, TV point in all Bedrooms and Living room
16	Provisions	Provision for inverter and Wi-Fi router point
		Provision for electric geysers in toilets
17	Facilities	Provision for Washing machine inlet/outlet plumbing provision electrical point in dry terrace
		Solar water connection Master toilet.
17	Facilities	Single command DTH dish for each bldg.
		Min 2 automatic lifts for each building with generator back up in common areas.
17	Facilities	Piped MINGL gas
		VDP
		CCTV connection in common areas.



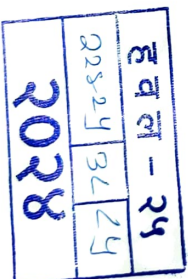
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SCHEDULE VIII**List of the items that would be covered as maintenance:**

1. House Keeping and cleaning.
 2. Security Guards.
 3. Security at entrance gate and entire project.
 4. Total project housekeeping team.
 5. MSEB charges (for common areas)
 6. AMC Charges (Firefighting, Swimming pool, Water Pumps, Common DG, Gym Equipment, Lift, STP etc.)
 7. Water Charges.
 8. Diesel expenses for common area DG.
 9. Society Manager.
- Assistants to Manager in society office and requires staff.
Environment Monitoring.
Landscaping.
Solid Waste Management.
Rain water Harvesting.

And it excludes following items:

- a. Property taxes and other local authorities/Municipal Taxes concerned with the individual flat holders and building/buildings.
- b. Insurances or sinking funds concerned with the individual flat holders and Building/buildings.
- c. Personal PCMC water charges/Bills and personal MSEB Bills.
- d. Internal Flat/Apartment maintenance





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IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND THE YEARS HEREIN ABOVE WRITTEN.

Signed and delivered by within named BENCHMARRK REALTY LLP.

Through its Partner
Mr. RAMESH JAYRAM PHARANDE




Signed and delivered by within named

- (1) Smt. Pilloo Eruch Aga
- (2) Mr. Farheez Eruch Aga
- (3) Mr. Yezdi Eruch Aga
- (4) Mr. Kashinath Babu Bhujbal
- (5) Mr. Vitthal Kashinath Bhujbal
- (6) Mrs. Yamuna Vitthal Bhujbal
- (7) Mr. Mangesh Vitthal Bhujbal
- (8) Mr. Suresh Kashinath Bhujbal
- (9) Mrs. Kaushtalya Suresh Bhujbal
- (10) Mr. Rahul Suresh Bhujbal
- (11) Miss. Seema Suresh Bhujbal
- (12) M/s B. B. Developers Through its Authorized Partner Mr. Prashant Nivrutti Bhujbal



Through their Power of Attorney Holder BENCHMARRK REALTY LLP.

through its authorized partner,
Mr. RAMESH JAYRAM PHARANDE
(Consenting Party)




SIGNED AND DELIVERED by within named

SUSHRUT CHANDRANKRUT
VADVA








(ALLOTTEE/S)
IN THE PRESENCE OF WITNESSES:

Signature: 1 
Name: Anant Dixit
Address: Punarnave, Pune

2 

Prateek Desai
Punarnave, Pune-22.

SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION

This report is in respect of the property bearing Survey No. 17/3A total area measuring 01 Acre 42 Annas Assessed at 01 Rs. 43 Paise situated at revenue village Punawale, Taluka Mulshi, District Pune. Most Particularly described as under:-

In the instance of instruction and information given to me by **BENCHMARK REALTY LLP**, A Limited Liability Partnership being BENCHMARK REALTY PRIVATE LIMITED a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under the Companies Act, 1956 having Company Identity No. 170102FN2006FTC129195 dated 07/11/2006, incorporated U/s 56 of Limited Liability Partnership 2008 and registered U/s 59 of the Act and having LLP Identity No. AA-2410 and having office at Survey No.17/1/1A/B/C, Chinchwad, Mulshi, Pune-411033 and having Permanent Income Tax Number as per Section 125A of the Income Tax Act, 1961 PAN AANFD064Q through its Authorized partner Mr. ANIL JIRAM PHARANDE. So I have conducted search of Index II registers from the available records in the office of Sub-Registrar Vadgaon, Mulshi, Sub-Registrar Mulshi (Phase II) and Sub-Registrar Mulshi (Hajiwade) and Sub-Registrar Haveli and Index II registers maintained in the office for the period of 35 years i.e. from 1985 to 2014.

2. SCHEDULE OF THE PROPERTY

All the parts and the portion of the property bearing Survey No. 17/3A area measuring 01 Acre 42 Annas assessed at 01 Rs. 43 Paise being and situated at the revenue village Punawale, situated within the registration division of District - Pune, Sub-division and Taluka Mulshi and within the Panner - Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:-

- On the towards the East By Survey No. 17/4B
- On the towards the South By Survey No. 10/2
- On the towards the West By Survey No. 17/2
- On the towards the North By Survey No. 15

And although all structures, edifices, trees, water, water courses etc. if any standing thereon and right to use premiseable TUR and have all the buildable potential under whatsoever head, without reserving any rights, charges etc.

Remember for the sake of brevity and convenience, aforesaid property is referred or called as "THE SAID LAND"



SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION

This report is in respect of the property bearing Survey No. 17/3A total area measuring 01 Acre 42 Annas Assessed at 01 Rs. 43 Paise situated at revenue village Punawale, Taluka Mulshi, District Pune. Most Particularly described as under:-

In the instance of instruction and information given to me by **BENCHMARK REALTY LLP**, A Limited Liability Partnership being BENCHMARK REALTY PRIVATE LIMITED a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under the Companies Act, 1956 having Company Identity No. 170102FN2006FTC129195 dated 07/11/2006, incorporated U/s 56 of Limited Liability Partnership 2008 and registered U/s 59 of the Act and having LLP Identity No. AA-2410 and having office at Survey No.17/1/1A/B/C, Chinchwad, Mulshi, Pune-411033 and having Permanent Income Tax Number as per Section 125A of the Income Tax Act, 1961 PAN AANFD064Q through its Authorized partner Mr. ANIL JIRAM PHARANDE. So I have conducted search of Index II registers from the available records in the office of Sub-Registrar Vadgaon, Mulshi, Sub-Registrar Mulshi (Phase II) and Sub-Registrar Mulshi (Hajiwade) and Sub-Registrar Haveli and Index II registers maintained in the office for the period of 35 years i.e. from 1985 to 2014.

2. AVAILABILITY OF DOCUMENTS AND RECORDS:

Copies of the Index II register in respect of the Survey No. 17/3A Village Punawale are available for scrutiny since 1985 to 2014.

3. CONCLUSION AND CERTIFICATE OF TITLE:

On relying upon the aforesaid documents made available by BENCHMARK REALTY LLP and over to me for scrutiny and examination and the registers available with the revenue Sub-Registrar Office, I am in the opinion that Mr. Pawan Prashad Agas, Mr. Pawan Prashad Agas and Mr. Yashu Prashad Agas are owners of the Said Land and BENCHMARK REALTY LLP have acquired development rights in respect of the Said Land and have good, clear and marketable title in respect of the Said Land or Property which is suitable for agricultural use for residential purpose and further the scheduled property or lands are free from all encumbrances, charges or claims of whatsoever nature and have absolute authority to develop, sell/transfer the said property or otherwise deal with said property or land in any manner.

Therefore in my opinion there is no any hurdle or impediment restrictive clause / clauses which will be obstructing the present developer BENCHMARK REALTY LLP for development of the said property or land jointly and to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, mortgage, lease etc. and which is free from all encumbrances, charges or claims of whatsoever nature.



Place - Pune, Mrs. Ashwini S. Shinde-Sonawane Advocate
B.S.L.L.B., D.T.L. & D.A.D.R.S



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SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION

This report is in respect of the property bearing Survey No. 17/3B total area measuring 01 Acre 42 Annas Assessed at 00 Rs. 63 Paise being and situated at the revenue village Punawale, Taluka Mulshi, District Pune and most Particularly described as under:-

In the instance of instruction and information given to me by **BENCHMARK REALTY LLP**, A Limited Liability Partnership being BENCHMARK REALTY PRIVATE LIMITED a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under the Companies Act, 1956 having Company Identity No. 170102FN2006FTC129195 dated 07/11/2006, incorporated U/s 56 of Limited Liability Partnership 2008 and registered U/s 59 of the Act and having LLP Identity No. AA-2410 and having office at Survey No.17/1/1A/B/C, Chinchwad, Mulshi, Pune-411033 and having Permanent Income Tax Number as per Section 125A of the Income Tax Act, 1961 PAN AANFD064Q through its Authorized partner Mr. ANIL JIRAM PHARANDE. So I have conducted search of Index II registers from the available records in the office of Sub-Registrar Vadgaon, Mulshi, Sub-Registrar Mulshi (Phase II) and Sub-Registrar Mulshi (Hajiwade) and Sub-Registrar Haveli and Index II registers maintained in the office for the period of 35 years i.e. from 1985 to 2014.

2. SCHEDULE OF THE PROPERTY

All the parts and the portion of the property bearing Survey No. 17/3B area measuring 01 Acre 42 Annas assessed at 00 Rs. 63 Paise being and situated at the revenue village Punawale, situated within the registration division of District - Pune, Sub-division and Taluka Mulshi and within the Panner - Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:-

- On the towards the East By Survey No. 17/4B
- On the towards the South By Survey No. 10/2
- On the towards the West By Survey No. 17/2
- On the towards the North By Survey No. 15

And although all structures, edifices, trees, water, water courses etc. if any standing thereon and right to use premiseable TUR and have all the buildable potential under whatsoever head, without reserving any rights, charges etc.

Remember for the sake of brevity and convenience, aforesaid property is referred or called as "THE SAID LAND"



SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION

This report is in respect of the property bearing Survey No. 17/3B total area measuring 01 Acre 42 Annas Assessed at 00 Rs. 63 Paise being and situated at the revenue village Punawale, Taluka Mulshi, District Pune and most Particularly described as under:-

In the instance of instruction and information given to me by **BENCHMARK REALTY LLP**, A Limited Liability Partnership being BENCHMARK REALTY PRIVATE LIMITED a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under the Companies Act, 1956 having Company Identity No. 170102FN2006FTC129195 dated 07/11/2006, incorporated U/s 56 of Limited Liability Partnership 2008 and registered U/s 59 of the Act and having LLP Identity No. AA-2410 and having office at Survey No.17/1/1A/B/C, Chinchwad, Mulshi, Pune-411033 and having Permanent Income Tax Number as per Section 125A of the Income Tax Act, 1961 PAN AANFD064Q through its Authorized partner Mr. ANIL JIRAM PHARANDE. So I have conducted search of Index II registers from the available records in the office of Sub-Registrar Vadgaon, Mulshi, Sub-Registrar Mulshi (Phase II) and Sub-Registrar Mulshi (Hajiwade) and Sub-Registrar Haveli and Index II registers maintained in the office for the period of 35 years i.e. from 1985 to 2014.

2. SCHEDULE OF THE PROPERTY

All the parts and the portion of the property bearing Survey No. 17/3B area measuring 01 Acre 42 Annas assessed at 00 Rs. 63 Paise being and situated at the revenue village Punawale, situated within the registration division of District - Pune, Sub-division and Taluka Mulshi and within the Panner - Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under:-

- On the towards the East By Survey No. 17/4B
- On the towards the South By Survey No. 10/2
- On the towards the West By Survey No. 17/2
- On the towards the North By Survey No. 15

And although all structures, edifices, trees, water, water courses etc. if any standing thereon and right to use premiseable TUR and have all the buildable potential under whatsoever head, without reserving any rights, charges etc.

Remember for the sake of brevity and convenience, aforesaid property is referred or called as "THE SAID LAND"



Place - Pune, Mrs. Ashwini S. Shinde-Sonawane Advocate
B.S.L.L.B., D.T.L. & D.A.D.R.S

SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION

Search / Title report in respect of the property bearing Survey No. 17/4B area measuring about 00 Rector 75.50 Acres plus pottakhatra area measuring about 00 Rector 00.50 Acres total area measuring about 00 Rector 76 Acres situated at revenue village Pusawade, Taluka Mulshi, District Pune, More Particularly Described in the schedule hereunder.

At the instance of instruction and consultation given to me by **BENCHMARK REALTY LLP**, A Limited Liability Partnership being **BENCHMARK REALTY PRIVATE LIMITED**, a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under The Companies Act, 1956 having Company Identity No. U70102PN2006PTC139195 (dated 07/11/2006), converted U/s. 19A of Limited Liability Partnership 2008 and registered U/s 5B of the amended act having LLP Identity No. AAAC-241 and having Permanent Income Tax Number as Kite Vadh, Malwad, Pusawade, Pune - 411 014 and having Permanent Income Tax Number as per Section 139A of the Income Tax Act 1961 (PAN AAANB7094Q through its Authorized partner **MR. ANIL JAIKUM PISARDE**, so I have conducted search of Index II registers from the available records in the office of Sub-Registrar, Valgama Mulshi, Sub-Registrar Mulshi (Pune) & Sub-Registrar Mulshi, (Muzaswad) and Sub-Registrar Haveli and Index II register's maintained till for the period of 30 years i.e. from 1985 to 2014.

2. SCHEDULE OF THE PROPERTY

All the piece and the parcel of the property bearing Survey No. 17/4B area measuring about 00 Rector 75.50 Acres plus pottakhatra area measuring about 00 Rector 00.50 Acres total area measuring about 00 Rector 76 Acres situated at R.O. 14 Pune, being and situated at revenue village Pusawade situated within the registration division and District - Pune, Sub-division and Taluka Mulshi, and within the Prapin - Chikhwad Municipal Corporation and within the jurisdiction of sub-registrar Haveli Pune and bounded as under :-

On or towards the East By Survey No. 17/4A Part (Samsad Sinalde)
 On or towards the South By Survey No. 18/2
 On or towards the West By Survey No. 17/3
 On or towards the North By Survey No. 13/1 & 3

And along with all structures, edifices, trees, water, water courses etc. if any standing thereon and right to use permissible TDR and have all the buildable potential under whatsoever head, without reserving any rights, things etc.

Hereinafter for the sake of brevity and convenience, aforesaid property is referred or called as **THE SAID LAND**.



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SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION

Search / Title report in respect of the property bearing Survey No. 18/2 total area measuring 04 Rector 02 Acres, Absent at R.O. 91 Pune situated at revenue village Pusawade, Taluka Mulshi, District Pune, More Particularly Described in the schedule hereunder.

At the instance of instruction and consultation given to me by **BENCHMARK REALTY LLP**, A Limited Liability Partnership being **BENCHMARK REALTY PRIVATE LIMITED**, a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under The Companies Act, 1956 having Company Identity No. U70102PN2006PTC139195 (dated 07/11/2006), converted U/s. 19A of Limited Liability Partnership 2008 and registered U/s 5B of the amended act having LLP Identity No. AAAC-241 and having office at Survey No.17/1A/3/D/1, Kite Vadh, Malwad, Pusawade, Pune - 411 014 and having Permanent Income Tax Number as per Section 139A of the Income Tax Act 1961 (PAN AAANB7094Q through its Authorized partner **MR. ANIL JAIKUM PISARDE**, so I have conducted search of Index II registers from the available records in the office of Sub-Registrar, Valgama Mulshi, Sub-Registrar Mulshi (Pune) & Sub-Registrar Mulshi, (Muzaswad) and Sub-Registrar Haveli and Index II register's maintained till for the period of 30 years i.e. from 1985 to 2014.

2. SCHEDULE OF THE PROPERTY

All the piece and the parcel of the property bearing Survey No. 18/2 total area measuring 04 Rector 02 Acres, Absent at R.O. 91 Pune, being and situated at revenue village Pusawade, situated within the registration division and District - Pune, Sub-division and Taluka Mulshi, and within the Prapin - Chikhwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune and bounded as under :-

On or towards the East By Survey No. 18/3
 On or towards the South By Survey No. 21/3
 On or towards the West By Survey No. 19/2 And 8
 On or towards the North By Survey No. 13/1

And along with all structures, edifices, trees, water, water courses etc. if any standing thereon and right to use permissible TDR and have all the buildable potential under whatsoever head, without reserving any rights, things etc.

Hereinafter for the sake of brevity and convenience, aforesaid property is referred or called as **THE SAID LAND**.



NOTE: The registration of the properties is made centralized for all the properties from October 2005 however the search is not centrally available hence I conducted search in the office of the Registrar of Companies, Pune and the search report is submitted to me and Index registers made available to me in the Sub-Registrar's office on 1 to 28.

8. AVAILABILITY OF DOCUMENTS AND RECORDS

Copies of all the mutation entries in respect of the Survey No. 17, 4B Valgama Mulshi available for scrutiny since 1985 to 2014.

Copies of all the mutation entries which are available from the records maintained by BENCHMARK REALTY LLP and respected owners. The entries of the mutation which are referred in paragraphs no.3 to 7 hereinafter written are made available to me by BENCHMARK REALTY LLP and owners.

9. CONCLUSION AND CERTIFICATE OF TITLE

On relying upon the aforesaid documents made available by BENCHMARK REALTY LLP and owner to me for scrutiny and examination and the records available with the Registrar Office, I am in the opinion that Mr. Parvath Eruthi Agar is owner of the said property. BENCHMARK REALTY LLP have acquired development rights in respect of the said land, which has good, clear and marketable title in respect of the said land for the purpose of agricultural Use for residential purpose and further the aforesaid property is free from all encumbrances, charges or claims of whatsoever nature and have absolute right to develop, sell/Assign the said property or otherwise deal with the said property in any manner.

Therefore in my opinion there is/are no any hurdle or impediment or restriction or claims which will be obstructing the present developers BENCHMARK REALTY LLP development of the said property or land jointly and to sell/transfer the said land without building, flats/shops/offices/units to any prospective buyers, allottees, mortgagees etc. and which is free from all encumbrances, charges or claims of whatsoever nature.



Mrs. Ashwini S. Shinde-Sonawane, Advocate
 B.S.L., L.L.B., D.T.L. & D.A.D.R.S

Date: 03/12/2017

SEARCH AND TITLE INVESTIGATION REPORT

1. INTRODUCTION

1. This report is issued at the request of the promoters bearing Survey No. 19/3/1 area measuring 80 Buns 06 Ams situated at Plot No. 63 Puna Urban, being situated at the village Pungwa, Taluka Mulshi District Pune State Particulars described in the schedule herewith:

2. The history of acquisition and information given to me by BENCHMARK REALTY LLP, A Limited Liability Partnership being BENCHMARK REALTY PRIVATE LIMITED a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under the Companies Act, 1956 having Company Identity No. 1701075208677, 120/05 dated 11/11/2006 registered LLP No. MHAAL 24363 dated 09/07/11 at Survey No. 17/3/1/1/1/1/1/1, the administrative having LLP No. MHAAL 24363 dated 09/07/11 at Survey No. 17/3/1/1/1/1/1/1, the promoters being M/s. K. S. Sonawane & Co., 111/033 and having Permanent Income Tax Number in the name of M/s. K. S. Sonawane & Co., 111/033 dated 09/07/11 through its Ambartani partners on the date 19th of the Income Tax Act 1961 (2008 Amendment) through its Ambartani partners in the office of Sub-Registrar, District, Sub-Registrar, Mulshi (Pune) & Mulshi (District) and Sub-Registrar, Haveli and Index II registers maintained after the date of 30 June 1975 to 2011.

2. SCHEDULE OF THE PROPERTY

At the plot and the name of the promoters bearing Survey No. 19/3/1 area measuring 80 Buns 06 Ams situated at Plot No. 63 Puna Urban, being situated at the village Pungwa, Taluka Mulshi District Pune State Particulars described in the schedule herewith:

- On towards the East By Survey No. 16/2
- On towards the South By Survey No. 21/3
- On towards the West By Road
- On towards the North By Survey No. 19/3/2

And clearness of all structures, edifices, trees, water, water courses etc. if any standing thereon and right to use reasonable TDR and have all the buildable potential under whatsoever limit, whether remaining or exhausted, through:-

Memorandum for the sale of land and commissioner, aforesaid property is referred to called as "RESIDUAL LAND"



1. This report is issued at the request of the promoters bearing Survey No. 19/3/1 area measuring 80 Buns 06 Ams situated at Plot No. 63 Puna Urban, being situated at the village Pungwa, Taluka Mulshi District Pune State Particulars described in the schedule herewith:

2. The history of acquisition and information given to me by BENCHMARK REALTY LLP, A Limited Liability Partnership being BENCHMARK REALTY PRIVATE LIMITED a Private Limited Company incorporated and registered with the Registrar of Companies, Pune under the Companies Act, 1956 having Company Identity No. 1701075208677, 120/05 dated 11/11/2006 registered LLP No. MHAAL 24363 dated 09/07/11 at Survey No. 17/3/1/1/1/1/1, the administrative having LLP No. MHAAL 24363 dated 09/07/11 at Survey No. 17/3/1/1/1/1/1, the promoters being M/s. K. S. Sonawane & Co., 111/033 and having Permanent Income Tax Number in the name of M/s. K. S. Sonawane & Co., 111/033 dated 09/07/11 through its Ambartani partners on the date 19th of the Income Tax Act 1961 (2008 Amendment) through its Ambartani partners in the office of Sub-Registrar, District, Sub-Registrar, Mulshi (Pune) & Mulshi (District) and Sub-Registrar, Haveli and Index II registers maintained after the date of 30 June 1975 to 2011.

3. AVAILABILITY OF DOCUMENTS AND RECORDS:-

Copies of the 1/21 extract in respect of the Survey No. 19/3/1 Village Pungwa are available for scrutiny as on 03/12/2017.

Copies of all the mutation entries which are relevant hereto before me are made available by BENCHMARK REALTY LLP and executed copies. The copies of the documents which are referred to in paragraph 3 to 7 hereto are made available for scrutiny by BENCHMARK REALTY LLP and copies.

4. CONCLUSION AND CERTIFICATE OF TITLE:-

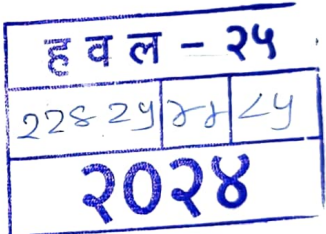
On relying upon the aforesaid documents available to me by BENCHMARK REALTY LLP and on my own scrutiny and examination and the registers available to me the Deputy Sub-Registrar Officer, I am in the opinion that the Plot No. 63 Puna Urban in respect of the said land and BENCHMARK REALTY LLP have acquired development rights in respect of the said land and have good, clear and marketable title in respect of the said land in favour of the promoters/ambartani partners for residential purpose and further the scheduled property or lands are free from all encumbrances, charges or claims of whatsoever nature and have all the authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.


Therefore in my opinion there is/are no any heritable or impediment restriction clause / clauses which will be obstructing the present developers BENCHMARK REALTY LLP for development of the said property or land jointly and to sale/transfer the said land with or without building, flats/shops/offices/units to any prospective buyers, allottees, mortgagees, lessees etc. and which is free from all encumbrances, charges or claims of whatsoever nature.


Place - Pune.



Mrs. Ashwini S. Shinde-Sonawane Advocate
B.S.L.L.B. (Sp.L.) & P.D.R.R.



 **SUDHIR M. JAGTAP**
B.S.L.L.B. (Sp.L.)
(ADVOCATE)
Office: Rakshita Apartments, Plot No. 12, Flat No. 8, 98/2, Gunwaha, Pune-Nashik Highway,
Bhavani, Pune-411039, Mob: 9226721137

 **SUDHIR M. JAGTAP**
B.S.L.L.B. (Sp.L.)
(ADVOCATE)
Office: Rakshita Apartments, Plot No. 12, Flat No. 8, 98/2, Gunwaha, Pune-Nashik Highway,
Bhavani, Pune-411039, Mob: 9226721137

DATE: 30/05/2017

DATE: 30/05/2017

TITLE CERTIFICATE

At the instance of the Benchmark Realty LLP, a limited liability partnership firm having its Registered Office at Survey No. 17/3/1/1/1/1/1, Kate Vasti, Mulwadi, Pune-411 033, I have perused all the relevant papers and documents and I have caused necessary searches in the available index II registers from the concerned Sub-Registrar, Haveli, Pune in respect of the property:

1. The price and parcel of land now identified as Survey No. 16/2/3/108 in the 1/21/2/58-2/89 administrative total area 09 Buns 19/4 assessed at 09 Buns 34 Panna out of which administrative area 09 Buns 04/56 B.
2. The price and parcel of land now identified as Survey No. 16/2/3/108 in the 1/21/2/58-2/89 administrative total area 09 Buns 19/4 assessed at 09 Buns 34 Panna out of which administrative area 09 Buns 04/56 B.
3. The price and parcel of land now identified as Survey No. 17/2/19/108 B in the 1/21/2/1/1/1/1/1/1 administrative total area 09 Buns 12/12 assessed at 09 Buns 21 Panna out of which administrative area 09 Buns 04/56 B.


Situated at the village Pungwa, Tal. Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation.
In my opinion that the Benchmark Realty LLP is the owner of the said land and the promoters of the Benchmark Realty LLP are the promoters and authorized persons of the Benchmark Realty LLP to develop and sell the said land. The Benchmark Realty LLP is developed and free from all encumbrances, charges or claims of whatsoever nature and have all the authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.

TITLE CERTIFICATE

At the instance of the Benchmark Realty LLP, a limited liability partnership firm having its Registered Office at Survey No. 17/3/1/1/1/1/1, Kate Vasti, Mulwadi, Pune-411 033, I have perused all the relevant papers and documents and I have caused necessary searches in the available index II registers from the concerned Sub-Registrar, Haveli, Pune in respect of the property Survey No. 17/3/1 administrative total area 02 H 06 B situated at the village Pungwa, Tal. Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation.

1. The price and parcel of land now identified as Survey No. 17/2/19/108 B in the 1/21/2/1/1/1/1/1/1 administrative total area 09 Buns 12/12 assessed at 09 Buns 21 Panna out of which administrative area 09 Buns 04/56 B.

Situated at the village Pungwa, Tal. Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation and having clear, clean and marketable title to the said property.
In my opinion that the Benchmark Realty LLP is the owner of the said land and the promoters of the Benchmark Realty LLP are the promoters and authorized persons of the Benchmark Realty LLP to develop and sell the said land. The Benchmark Realty LLP is developed and free from all encumbrances, charges or claims of whatsoever nature and have all the authority to develop, sell/assign the said property or otherwise deal with said property or land in any manner.

 **Sudhir M. Jagtap**
B.S.L.L.B. (Sp.L.)
(ADVOCATE)

 **Sudhir M. Jagtap**
B.S.L.L.B. (Sp.L.)
(ADVOCATE)

 **Sudhir M. Jagtap**
B.S.L.L.B. (Sp.L.)
(ADVOCATE)



ह व ल - २५
 २२४२५ ४५ ८५
 २०२४



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवध्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव :- पुनावळे (१४४१५५)

तालुका :- मुळशी

जिल्हा :- पुणे

PJ-ID : 18501370549

भूमापन क्रमांक व उपविभाग १६/२/३

गेताचे स्थानीक नाव . पाणलोट

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुठे, खंड व इतर
क्षेत्राचे एकक हे.आर.ची.मी	७८	काशिनाथ बाबु गुजबळ	०.०४.७५	०.०८		(१२२७)	कुठेचे नाव व खंड
अ) लागवड योग्य क्षेत्र जिरायत ०.१९.००	७६५	सुनंदा सुधाकर वाघचौरे	०.०४.७५	०.०८		(२५१६)	इतर अधिकार
बागायत - एकुण	१०९१४	महेश नारायणदास बुलचंदानी				(३७३८)	प्रलंबित फेरफार : नाही.
ला.या. क्षेत्र ०.१९.००		लक्ष्मण गुरुमुखदास उर्फ गोपिचंद मोरयानी				(३७३८)	शेवटचा फेरफार क्रमांक : ५१५६
ब) पाटखराब क्षेत्र (लागवड अयोग्य)		विलीप गुरुमुखदास मोरयानी				(३७३८)	०५/०४/२०१८
वर्ग (अ) -		विशाल जवाहर समनदासानी				(३७३८)	
वर्ग (ब) -		लता गुरुमुखदास मोरयानी				(३७३८)	
एकुण		नारायणदास हरमल बुलचंदानी				(३७३८)	
पो.ख.क्षेत्र ०.००.००		हरीलाल लखमीचंद हिंदुजा				(३७३९)	
		रतन नारायणदास घाघवा				(३७३९)	
		— सामाईक क्षेत्र —	०.०९.५०	०.१८			
एकुण क्षेत्र ०.१९.०० (अ-ब)							
आकारणी ०.३४							
जुडी किंवा विशेष आकारणी							
जुन फेरफार क्र : (६७९) (९३५) (१०२८) (१२२७) (१९३७) (१९६९) (२५१६) (२५८३) (२६५२) (३७३८) (३७३९) (४८५५) (५१०६)							सीमा आणि भुमापन चिन्हे . पा



हा गाव नमुना क्रमांक ७ दिनांक २८/११/२०१९ ०३:१०:३८ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
 ७/१२ डाउनलोड दि. : ३०/०५/२०२४ : ११:१४:३५ PM. वेचता पन्हाळणीसाठी <https://digitalaibara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2506100001120991 हा वापरवा.



ह व ल - २५
२२४२५ ४६ ८५
२०२४

गाव नमुना बंध (पिकाची नोंदणी)
[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहो (संयार करणे व सुनिश्चित ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- पुनावळे (१४४१५५)

तालुका :- मुळशी

जिल्हा :- पुणे

सुमारेपन क्रमांक व उपविभाग

१६/२/३

हंताम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		गेरा
		पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
				हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
							पड	०.०९९०	
							पड	०.०९९०	
							पड	०.०९९०	
							पड	०.०९९०	

सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



हवल - २५
२२८२५ १०७ ८५
२०२४



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अगिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अगिलेख आणि नोंदपट्टा (तायार करणे व पुस्तिकीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]
जिल्हा :- पुणे

तालुका :- मुळशी

गाव :- पुनावळे (१४४१५५)

PJ-ID : 21232650281

भूमापन क्रमांक व उपविभाग १६/२/५

शेताचे स्थानीक नाव : पाणलोट

भूधारणा पद्धती भोगवटादार वर्ग - १

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर
क्षेत्राचे एकक हे.आर.घौ.मी	७८	काशिनार्थ बाबु गुजबळ	०.०८.००	०.१४		(१२२७)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	७६५	सुनंदा सुधाकर वाघचौरे	०.०८.००	०.१४		(२५१६)	इतर अधिकार
जिरायत ०.३२.००	१०९१४	महेश नारायणदास बुलबंदानी				(३७३८)	इतर
बागायत -		लक्ष्मण गुरुमुखदास उर्फ गोपिचंद मोरयानी				(३७३८)	तगाईस तारण रु.२२३०/- (१९४)
एकुण		दिलीप गुरुमुखदास मोरयानी				(३७३८)	प्रलंबित फेरफार : नाही.
ला.यो.क्षेत्र ०.३२.००		विशाल जवाहर समनदासानी				(३७३८)	
ब) पाटखराब क्षेत्र		लता गुरुमुखदास मोरयानी				(३७३८)	शेवटचा फेरफार क्रमांक : ५१६६
(लागवड अयोग्य)		नारायणदास हरमल बुलबंदानी				(३७३८)	०५/०४/२०१८
वर्ग (अ) -		हरीलाल लक्ष्मीचंद हिंदुजा				(३७३९)	
वर्ग (ब) -		रतन नारायणदास वाघवा				(३७३९)	
एकुण		सामाईक क्षेत्र	०.१६.००	०.३१			
पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र ०.३२.००							
(अ+ब)							
आकारणी ०.५९							
जुडी किंवा विश्रंघ							
आकारणी							
जुन फेरफार क्र : (३३१) (५४३) (६७९) (१०२८) (१२२७) (१९३७) (१९६९) (२५८३) (२६५१) (३७३८) (३७३९) (४८५५) (५१०६)							सीमा आणि भूमापन विन्हे : पाणलोट



हा गाव नमुना क्रमांक ७ दिनांक २८/११/२०१९ ०३:१८:११ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अधिकार व कोणत्याही सही शिकण्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : ३०/०५/२०२४ : १७:१४:४६ PM. वेधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsk/> या संकेत स्थळावर जाऊन 2506100001120998 हा वापरवा.



ह व ल - २५
22824 84 24
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गाव नमुना चारा (पिकाची नोंदवह्या)
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- पुनावळे (१४४१५५)

तालुका :- मुळशी

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग १६/२/५

पिकाखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	(११)
(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	
				हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
७	खरीप						पड	०.३२००	
८	खरीप						पड	०.३२००	
९	खरीप						पड	०.३२००	
१०	खरीप						पड	०.३२००	

सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



ह व ल - २५
२२४२५ ४९ ८५
२०२४



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

जिल्हा - पुणे

गाव - पुनावळे (९४४९५५)

तालुका - मुळशी

PJ-ID : 15245398764

भूमापन क्रमांक व उपविभाग १६/२/९

शेताचे स्थानीक नाव :

भूधारणा पद्धती भोगवटादार वर्ग - १

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड
क्षेत्राचे एकक हे.आर.चौ.मी	७८	काशिनाथ बाबु भुजबळ	०.०३.००	०.०६		(१२२७)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	७६५	सुनंदा सुधाकर वाघचौरे	०.०३.००	०.०७		(२५१६)	इतर अधिकार
जिरायत ०.१२.००							तुकडा
बागायत -	१०९१४	महेश नारायणदास बुलचंदानी				(३७३८)	
एकूण		लक्ष्मण गुरुमुखदास उर्फ गोपिचंद मोरयानी				(३७३८)	प्रलंबित फेरफार : नाही
ला.पो. क्षेत्र ०.१२.००		दिलीप गुरुमुखदास मोरयानी				(३७३८)	शेवटचा फेरफार क्रमांक
		विशाल जवाहर सभनदासानी				(३७३८)	०५/०४/२०१८
ब) पाटखराब क्षेत्र (लागवड अयोग्य)		लता गुरुमुखदास मोरयानी				(३७३८)	
वर्ग (अ) -		नारायणदास हरमल बुलचंदानी				(३७३८)	
वर्ग (ब) -		हरीलाल लखमीचंद हिंदुजा				(३७३९)	
एकूण		रतन नारायणदास वाघवा				(३७३९)	
पो.ख.क्षेत्र ०.००.००		सामाईक क्षेत्र	०.०६.००	०.१२			
एकूण क्षेत्र ०.१२.०० (अ+ब)							
आकारणी ०.२५							
जुडी किंवा विशेष आकारणी							

जुने फेरफार क्र : (३३१) (४२१) (६७५) (११३७) (१९६१) (२५८३) (२६५३) (३७३८) (३७३९) (४८५५) (५१०६)

सीमा आणि भूमापन



हा गाव नमुना क्रमांक ७ दिनांक २८/११/२०१९ ०३:१८:३५ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२/२०१९ डाउनलोड दि. : ३०/०५/२०२४ : १७:१४:५७ PM. बंधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsfr/> या संकेत स्थळावर जाऊन 25061000 यापरावा.



ह व ल - २५
२२६२५५०८५
२०२४

गाव नमुना बारा (श्रीमती नोंदणी)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधेतील ठेवणे) नियम १९७१ यातील नियम २९]

तालुका :- मुळशी

जिल्हा :- पुणे

गाव - पुनावळे (९४४१५५)

भूमापन क्रमांक व उपविभाग

१६/२/९

पिकाखालील क्षेत्राचा तपशील							लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	(११)
(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
				हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
							पड	०.१२००	
							पड	०.१२००	
							पड	०.१२००	
							पड	०.१२००	

सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



ह व ल - २५

२२८-२५ पु २ ८५

२०२४

गाव - चपुर्ण, तालुका - मुळशी, जिल्हा - पुणे
 [महाराष्ट्र राजीन महसुल अधिकार अधिनियम आणि नोंदणी अधिनियम (१९५३) अन्वये]

शे. - पुनः (१४४१५५)

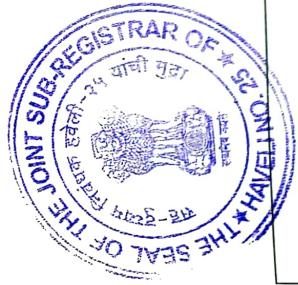
तालुका - मुळशी

जिल्हा - पुणे

पान क्रमांक व उपविभाग १७/११

होल	दाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	उत्त सिंचनाचे साधन	सर्व्फ	क्षेत्र	शेरा
२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
वर्ष			हे.आर.जी.सी				पड	हे.आर.जी.सी	
वर्ष							पड	०.४२००	
वर्ष							पड	०.४२००	
वर्ष							पड	०.४२००	
वर्ष							पड	०.४२००	

दरही नोंद पाहिल्यानंतर ही नोंद अंतिम आहे.



महाराष्ट्र सहकारी

गाव नमुना सात (अधिकार अनिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अनिलेख आणि नोंदव्या (लघार करणे व सुरक्षितता ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि]

क्रमांक :- पुणे

गाव :- पुनवळे (१९९१५५)

तालुका :- मुळशी

P.U.D. : 1287906841

मुद्रापत्र क्रमांक व रपविभाग

१७/१/४

शेताचे स्थानिक नाव :

मुद्रापत्राची नोंदव्याची नोंद - १

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवदाप्राचे नाव	क्षेत्र	आकार	पो.ख.	फॅरफार क्र.
क्षेत्राचे एकक हे आर.वॉ.मी.	१०८६	शे. नै. बंगाली विलवती एल. एल. पी. लॉर्ड मणीदार				(९४८९)
अ. लागवड योग्य क्षेत्र		राजेंद्र जयसिंग फांदे				(९४८९)
विरासत	०.९११.५०		०.९११.५०	०.७९३	०.००.५०	
बागायत	-					
एकुण						
ला. वॉ. क्षेत्र	०.९११.५०					
ब. पाटकराब क्षेत्र (लागवड अयोग्य)						
बरा (अ)	०.००.५०					
बरा (ब)	-					
एकुण						
पो.ख. क्षेत्र	०.००.५०					
एकुण क्षेत्र (अ+ब)	०.९१२.००					
आकारणी	०.७९३					
मुळशी क्रिदा विभाग						
आकारणी						

जुम फॅरफार क्र. : (७०१) (१२१६) (२२१७७) (२२३७७) (२४३७३) (२४५९३) (२४५९३) (२४५९३) (२४५९३) (२४५९३) (२४५९३) (२४५९३) (२४५९३) (२४५९३)

सीमा आणि मुद्रापत्राचे विवर



हा गाव नमुना क्रमांक ७ दिनांक २७/०२/२०२४ १०:५९:२१ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या डेटा स्वयंप्रमाणित असल्यामुळे ७/१३ ऑनलाईन कोषावली वही निव्व्याची आवश्यकता नाही.
 ७/१३ डेटाक्रॉसचे दि. : ३०/०५/२०२४ : १६:१५:७७ PM. वेबला पडत नाहीसाठी <https://digitalaahara.mahabhurn.gov.in/Gsar/> या संकेत स्वाक्षर वाढता 250810000111 या संकेतावर
 यापारत.



हवल - २५

२२८२५५६७५

२०२४

दि. - पुणे (१९/११/२४)

पत्रकार व दफ्तरीय

१७/१/२४

गाव नमुना कार्ड (सिद्धी उपजिल्हा)

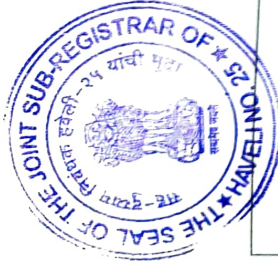
[महाराष्ट्र जमीन मरहूल अधिकार अधिनियम आणि नोंदनामा (संशोधन व सुधारणा) अधिनियम १९७५ यातील प्रिच २४]

साधुका - मुळगी

पिका - पुणे

पिकार्यादीत होताना उपशील		पिकार्यादीत अजल सिलिव		जल सिलिवाने साधन		साधनाने साधन		साधनाने साधन		साधनाने साधन	
संख्या	पिकाचे नाव	पिकाचे प्रकार	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र	पिकाचे क्षेत्र
१	हवेल	(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
२	हवेल										
३	हवेल										
४	हवेल										
५	हवेल										
६	हवेल										
७	हवेल										
८	हवेल										
९	हवेल										
१०	हवेल										
११	हवेल										
१२	हवेल										
१३	हवेल										
१४	हवेल										
१५	हवेल										
१६	हवेल										
१७	हवेल										
१८	हवेल										
१९	हवेल										
२०	हवेल										
२१	हवेल										
२२	हवेल										
२३	हवेल										
२४	हवेल										
२५	हवेल										

महाराष्ट्र नोंदनामा अधिनियम १९७५ च्या प्रिच २४ अन्वये



ह व ल - २५

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2028

महाराष्ट्र जमीन मसुदा अधिकांश अधिकार अधिकारी आणि नोंदवद्या (सत्यार कल्पने व सुविधायीत वेगळी) नियम १९७१ यातील नियम ३, ५, ६ आणि ७)

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अधिकारी पत्रक)

गाव - पुनाळे (९४५५५) मूलापच क्रमांक व उपविभाग १४/२

सातुका :- मुळशी

दिनांक :- पुणे

मूलापच पत्रकी **सोपळादार नं. - १**

शेताचे स्थानीक नाव :

खत क.	सोपळादाराचे नाव	क्षेत्र	आकार	पो. ख.	फेरफार क्र.
२१५	फरीब इरुच आगा	१.०३.००	२.६०		(१००९)
५८९	सुभाष दत्तात्रय रामवडे	०.२३.००	०.५८		(४९३९)
६५५	सुरेश गणपत रामवडे	०.२३.००	०.५८		(४९३९)
१०९६३	अजित पद्मराज छपंदे ने बँकमार्फत रिजल्टी एल एल पी लॉर्ड प्राधिकृत भागीदार -----सामाईक क्षेत्र-----	०.५०.००	१.४४		(४९३९) (४९३९)

कुळ. क्र.६१६१२
कुळाचे नाव व खंड
इतर अधिकार
प्रलंबित फेरफार. नॉ.
शेताच्या फेरफार क्रमांक
०५/०४/२०१८

खत क. ५२० आकारणी ५.२०

जुडी किंवा विवाह आकारणी

सुत फेरफार क्र. (५२०) (६३५) (६५५) (६६५) (६७५) (६८५) (६९५) (७०५) (७१५) (७२५) (७३५) (७४५) (७५५) (७६५) (७७५) (७८५) (७९५) (८०५) (८१५) (८२५) (८३५) (८४५) (८५५) (८६५) (८७५) (८८५) (८९५) (९०५)

शेताचा अधिकार मुलापच दिने :-



हा गाव नमुना क्रमांक ७ दिनांक ०५/०५/२०१९ रोजी दिविंदल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या डेटा स्वयंप्रमाणित असल्याबद्दल ७/१२ अतिरिक्त कोषावली लढी विक्रीबाबी असल्याबाबत नोंदी.

७/१२ टाऊनशिप दि. : ३०/०५/२०२४ : १०:५६:५५ PM. क्वारा पदनामनिमादी <https://dghisaabara.maharashtra.gov.in/dsr/> या संकेतस्थळावर काढता 2594100011000110001

वाचते.



ह व ल - २५

२२६२५ ५८८५

२०२४

गाव नमुना बारा (पिकाची नोंदणी)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवस्था (संयार करणे व सुविधीत केवने) नियम १९७१ बाबीक नियम २१]

दा. - गुणवळे (१९९५५५)

साधुवा - मुळगी

पिका - सुने

१७/२

मुळगा करण व उपविभाग

हजारा	वर्ग क्रमांक	पिकाचा प्रकार	पिकाचे नाव	पिकाव्हातील क्षेत्राचा तपशील				आयडीसाठी मातब्ब नमलेली जमीन		अग
				जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	वस्व	क्षेत्र		
१२	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
				हे.आर.बो.मी	हे.आर.बो.मी			हे.आर.बो.मी		
							पड	२.०६००		
							पड	२.०६००		
							पड	२.०६००		
							पड	२.०६००		

महती नोंद नोंदवळ ऑन लाईने पोसल आलेली आहे



हवल - २५

२२८२५६२८५

२०२४

गाव नमुनेचा नोंदवक अधिकारी आणि नोंदवका (निवा - २२८२५६२८५) निघण १९९९ यादीत निघण २५]

तालुका - पुणे जिल्हा - पुणे

हप्त्या	घाते क्रमांक	पिकाचा प्रकार	पिकासाठी देण्यात येणाऱ्या रकमेची				रकम	रकमची एकूण		शेरा
			पिकाचे नाव	चाल संचित	अचाल संचित	अल पिकासाठी लागण		हैरा	(१५)	
(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)
१				हे.आर.जी.सी		हे.आर.जी.सी				
२							०.१६०५			
३							०.२५१५			
४							०.१६०५			
५							०.२५१५			
६							०.१६०५			
७							०.२५१५			
८							०.१६०५			
९							०.२५१५			
१०							०.१६०५			
११							०.२५१५			

- हदरची नोंद नोंदवक अंत्य हदर देण्यात आलेली आहे

या आणि पुढील विवे
 अंत्यवक अंत्य अंत्यवक
 पर २०२४ २२८२५६२८५



ह व ल - २५
२२४२५ ६१ ८५
२०२४



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठेवणे] नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव - पुनावळे (९४४१५५)

तालुका - मुळशी

जिल्हा - पुणे

PJ-D : 19139235535

भूमापन क्रमांक व उपविभाग

१७/३ब

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	२६३	पिलु इरुच आगा	०.१६.०५	०.२४		(४८२९)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र जिरायत ०.४२.०० बागायत - एकुण ला.पो. क्षेत्र ०.४२.००	१०१८४	पिंपरी विचवड महानगरपालिका रस्त्याने बाधित क्षेत्र	०.२५.९५	०.३९		(४८२९)	इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ४८२९ व दिनांक १०/०२/२०१७
ब) पाटखराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र ०.४२.०० (अ-ब)							
आकारणी ०.६३							
जुडी किंवा विशय आकारणी							

जुनं फेरफार क्र : (१३२६) (१७५८) (४००५) (४८५५)

सीमा आणि भुमापन चिन्हे :



हा गाव नमुना क्रमांक ७ दिनांक ०७/०१/२०१९-११-१६.०० AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर
काणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : २०/०५/२०२४ : १७-१७-५२ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2506100001086110 हा क्रमांक
वापरावा.



ह व ल - २५
 २२४२५/६२/२५
 २०२४

गाव नमुना बारा (पिकाखाली क्षेत्राची) नोंदवह्या (तयार करणे व सुविभागीत ठेवणे) नियम १९७१ यातील नियम २९]
 [महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (तयार करणे व सुविभागीत ठेवणे) नियम १९७१ यातील नियम २९]

तालुका :- मुळशी

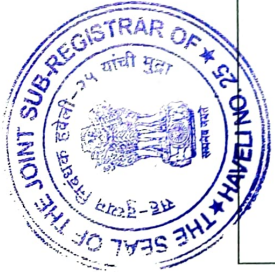
जिल्हा :- पुणे

पिकाखाली क्षेत्राचा तपशील (१४४१५५)

१७/३४

क्रमांक	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	पिकाखालील क्षेत्राचा तपशील			लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा	
				जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र		
	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
				हे.आर.चौ.मी	हे.आर.चौ.मी				हे.आर.चौ.मी	
							तलाव	०.१६०५		
							पड	०.२५९५		
							तलाव	०.१६०५		
							पड	०.२५९५		
							तलाव	०.१६०५		
							पड	०.२५९५		
							तलाव	०.१६०५		
							पड	०.२५९५		

सदवी नोंद मोबाइल अॅप द्वारे घेणेत आलेली आहे



हवल - २५
२२४२५ ६३ ८५
२०२४



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अलिख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अलिख आणि नोंदवळा (लघार करणे व सुविधीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- मुणवळे (१४४१५५)

तालुका :- मुणवळी

P.U.D. २०७४११२१६२

मुमाण क्रमांक व उपविभाग १४०४४

जिल्हा :- पुणे

मुकारण पद्धती

नोंदवळार वर्ग - १

शेताचे स्थानीक नाव :-

शेत, एकक व आकारणी	खाते क्र.	भोगवटारवाचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर क्र.
शेतचे एकक हे आर.वॉ.नी.	२६५	फरीब इच्छ आगा	०.६७.२२	१.०१	०.००.५०	(६०१६)	मुणवळे नाव व खंड
अ) लागवड योग्य क्षेत्र	१००८४	पिंपरी चिंचवड महानगरपालिका रस्त्याने बांधिल क्षेत्र	०.०६.९२	०.१०		(४८२५)	इतर अधिकार
ब) लागवड योग्य क्षेत्र	१०२४४	पिंपरी चिंचवड महानगरपालिका १८ नी रस्त्याने बांधिल क्षेत्र	०.०९.३६	०.०२		(६०१६)	मरुद्विगत फेरफार : गा.नि.
ग) पाटवळारब क्षेत्र (लागवड अयोग्य)							शेतवट्या फेरफार क्रमांक ६४५३
वर्ग (अ)	०.००.५०						१५/०६/२०२३
वर्ग (ब)	-						
एकुण							
पा.ख.क्षेत्र	०.००.५०						
एकुण क्षेत्र (अ+ब)	०.७६.००						
आकारणी	१.१४						
मुढी किंवा विशेष							
आकारणी							

पुणे फेरफार क्र. : (१०७१) ७८२११) ७८५५५

सीमा आणि मुमाण व दि.



हा गाव नमुना क्रमांक ७ दिनांक १५/०६/२०२३-२०२४-०५ PM. सेकी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंपाकित अस्तव्याह ७/१२ असेल. कृपया ही सिक्सवर्गी आवकवळा गा.नि. ७/१२ अस्तव्याह दि. : ३०/०५/२०२४ : १७:१८.०१ PM. वेळता पडताळणीसाठी <https://digital.maharashtra.gov.in/asa/> या संकेत स्थळार याकडे २०२४/०५/०५/२०२४ असेल. वापरता.



ह व ल - २५
 २२४२५ ६४ ८५
 २०२४

गाव नमुना बरेगा (पिकांचा) तपशील
 [महाराष्ट्र जमीन महसूल अधिकार अगिलेख आणि नोंदवह्या (तयार करणे व सांख्यिकीय नियम) नियम १९७१ यातील नियम २९]

तालुका :- मुळशी

जिल्हा :- पुणे

पिकांचा प्रकार व उपविभाग १७/४४

क्रमांक	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		गेरा	
		पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र		
(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
		मिश्र	आंबा	०.६८५८					हे.आर.चौ.मी	
							पड	०.०६९२		
		मिश्र	आंबा	०.६८५८					हे.आर.चौ.मी	
							पड	०.०६९२		
							पड	०.०६९२		
		मिश्र	आंबा	०.६८५८						
		मिश्र	आंबा	०.६८५८						
							पड	०.०६९२		

दस्तऐवज नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



हवल - २५
२२४२५ ६५ ८५
२०२४



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- पुनावळे (९४४१५५)

तालुका :- मुळशी

जिल्हा :- पुणे

PU-ID : 10099102397

भुमापन क्रमांक व उपविभाग १८/२

भुधारणा पद्धती

भोगवटादार वर्ग - १

शेताचे स्थानीक नाव : शिंदेस्थळ

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळे, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.ची.सी	२६३	पिलु इरुच आगा	३.४५.६२	१.७३		(४८२१)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र जिरायत ४.०२.०० बागायत - एकुण ला.या.क्षेत्र ४.०२.००	१०१८४	पिंपरी विचवड महानगरपालिका रस्त्याने बाधित क्षेत्र	०.५६.३८	०.२८		(४८२१)	इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ७६४ व दिनांक : १०/०२/२०१७
ब) पाटखराव क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो.ख.क्षेत्र ०.००.००							
एकुण क्षेत्र (अ+ब) ४.०२.००							
आकारणी २.०१							
जुडी किंवा आकारणी विशेष							

जुने फेरफार क्र : (७६४) (९३३) (१००५) (२७९६) (३३१३) (४८५५)

सीमा आणि भुमापन विन्हे : शिंदे स्थळ



हा गाव नमुना क्रमांक ७ दिनांक ०७/०५/२०१९-११:३२:३६ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अगिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
७/१२ डाउनलोड दि. : ३०/०५/२०२४ : १७:१८:१७ PM. वेपता पडताळणीसाठी <https://digitalsatara.mahachurn.gov.in/dsar/> या संकेत स्थळावर जाऊन 2506100001086218 हा क्रमांक वापरावा.



ह व ल - २५
२२४२५ ६६ ५५
२०२४

गाव नमुना बारा (शिकांती नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुविधेतील ठेवणे) नियम १९७१ यातील नियम २९]

तालुका :- मुळशी

जिल्हा :- पुणे

१८/२

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

पत्र क्र. १४४१५५५

हा गाव नमुना क्रमांक ७ दिनांक ०८/०५/२०१९-११:४२:३६ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ०८/१२ अभिलेखावर वर कोणत्याही सही किंवा चिन्हाची आवश्यकता नाही.
०८/१२ डाउनलोड दि. : ३०/०५/२०२४ : १०:१८:१० PM. वेबसाईट पडताळणीसाठी <https://digitalsatbara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2506100001086218 हा क्रमांक वापरावा.

पृष्ठ क्र. २/३





महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

तालुका :- मुळशी

जिल्हा :- पुणे



21552462338

पुणे (१४४१५५)
भूमापन क्रमांक व उपविभाग ११/३/४

शेताचे स्थानीक नाव : भानुमाळ

खाले क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
२६३	पिलु इरुच आगा	०.२८.२६	०.२७		(४८२१)	कुळाचे नाव व खंड
१०१८४	विपरी विचवड महानगरपालिका रस्त्याने बाधित क्षेत्र	०.३७.७४	०.३६		(४८२१)	इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : ४००५ व दिनांक : १२/०२/२०१७



ह व ल - २५
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सीमा आणि भूमापन चिन्हे : भानुमाळ.

१६५५ (१३३) (१००९) (१०२८) (१६३०) (१७५८) (२७५८) (४००५) (४८५८)

हा गाव नमुना क्रमांक ७ दिनांक ०७/०१/२०१९-११:५३:३३ AM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर

पृष्ठ क्र. १/२

कोणत्याही सही शिक्क्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : ३०/०५/२०२४ : १७:१८:३२ PM. वैधता पडताळणीसाठी <https://digitalsatara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2506100001086276 हा क्रमांक वापरावा.





ह व ल - २५
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गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- पुनावळे (९४४१५५)

तालुका :- मुळशी

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग

१९/३/४

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		योग
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१६-१७	खरीप		मिश्र	मका	०.६६००	हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	
२०१७-१८	खरीप		मिश्र	मका	०.६६००					
२०१८-१९	खरीप		मिश्र	मका	०.६६००					
२०१९-२०	खरीप		मिश्र	मका	०.६६००					

टीप :- सदरची नोंद मांडाईल ऑप द्वारे घेणेत आलेली आहे

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जयपुरी का, किताबी भाषा में लिखे हुए भारत का ...
 (भाग 17 के अंतर्गत अधिनियम 1956 के कलम 22 अ (1))

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क्र.	मावरी नाम	मावरी	सर्वोदित मूल्य
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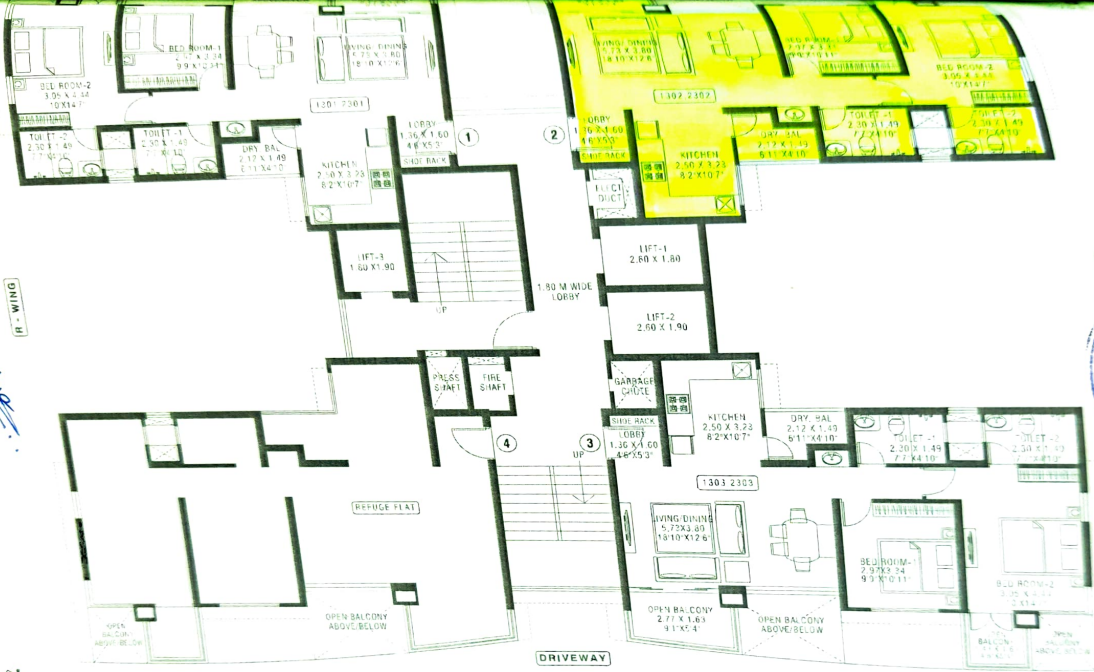
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हवल - २५
२२२-२५/०३ ८५
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13th, 23rd FLOOR PLAN

FLAT No.	TYPE	(1) CARPET AREA		(2) DRY BALCONY AREA		(3) OPEN BALCONY AREA		(4 = 1 + 2 + 3) TOTAL USABLE AREA	
		In Sq.mtr	In Sq.ft	In Sq.mtr	In Sq.ft	In Sq.mtr	In Sq.ft	In Sq.mtr	In Sq.ft
1 to 3	2-BHK	70.99	764	2.66	29	6.65	72	80.30	864

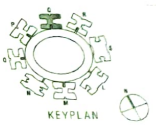


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द्वल - २५
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Maharashtra Real Estate Regulatory Authority
REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'
[See rule 6(a)]

Registration is granted under section 5 of the Act to the following project under project registration number
PS/10007431
Project: **Puneville Phase III Cluster D , Plot Bearing / CTS / Survey / Final Plot No.: 16/2/3, 16/2/5, 16/2/9, 17/1A, 17/1B, 17/1C, 17/2, 17/3A, 17/3B, 17/4B, 18/2, 19/3/4 at Punawale, Mulshi, Pune, 411033.**

Benchmark Realty Llp having its registered office / principal place of business at **Tehsil/ Mulshi District: Pune**
Per **411033.**

1. This registration is granted subject to the following conditions, namely:-
 1. The promoter shall enter into an agreement for sale with the allottees.
 2. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees.
 3. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
 4. 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 (1) of sub-section (2) of section 4 read with Rule 5.
2. OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
3. The Registration shall be valid for a period commencing from **16/08/2024** and ending with **30/03/2031** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
4. The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
5. That the promoter shall take all the pending approvals from the competent authorities
6. 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 Mohite(RA)
Date: 8/16/2024 11:48:44 AM



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

भारतीय रिपब्लिक
भारत INDIA
₹ 500
FIVE HUNDRED
RUPEES
RS. 500

भारतीय रिपब्लिक
भारत INDIA
₹ 500
FIVE HUNDRED
RUPEES
RS. 500



ह व ल - २५
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S. No.	Amount	Debit/Receipt	Particulars	Date	Balance
	1000.00		...		

रजि-५
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SPECIAL NOTICE OF ATTORNEYS

Special Notice of Attorneys only for admitting execution of documents made concluded
 THIS NOTICE OF SPECIAL NOTICE OF ATTORNEYS MADE, DATED 28/06/2024 AND EXECUTED AT SHROUSHE PURB ON HIS/Her/ALX/SON/DAUGHTER.
BE IT KNOWN TO ALL WHOM IT THESE PRESIDENTS THAT:
REGISTRATION REALITY LTD. a Limited Liability Partnership Firm formerly known as **Real Estate Realty Pvt. Ltd.** a Private Limited company having its registered office at 11/11, Naraina, New Delhi-110028, is hereby notified that it has been incorporated and registered with the Registrar of Companies, Delhi on 28/06/2024. The registered office of the said company is at 11/11, Naraina, New Delhi-110028. The said company is a subsidiary of the said firm. The said company is a subsidiary of the said firm. The said company is a subsidiary of the said firm.
MR. RAHMAN ABRAHAM RAHMAN
 Mr. Rahman Abraham Rahman, Advocate, 11/11 Naraina, New Delhi-110028, is hereby notified that he is the sole proprietor of the said firm.
MR. AASHISH VERMA KATY
 Mr. Aashish Verma Katy, Advocate, 11/11 Naraina, New Delhi-110028, is hereby notified that he is the sole proprietor of the said firm.

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT
1. MR. AASHISH VERMA KATY
 Mr. Aashish Verma Katy, Advocate, 11/11 Naraina, New Delhi-110028, as the sole proprietor of the said firm.
 Mr. Aashish Verma Katy, Advocate, 11/11 Naraina, New Delhi-110028, is hereby notified that he is the sole proprietor of the said firm.

2. MR. SAIRI RAHMAN KHAN
 Mr. Sairi Rahman Khan, Advocate, 11/11 Naraina, New Delhi-110028, is hereby notified that he is the sole proprietor of the said firm.
 Mr. Sairi Rahman Khan, Advocate, 11/11 Naraina, New Delhi-110028, is hereby notified that he is the sole proprietor of the said firm.

POWER OF ATTORNEY
 DATED - 18th June 2022

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Stamp and signature area at the top of the document.

पू. संस्थान का निधि
पू. संस्थान का निधि

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No.	Date	Amount	Description	Balance



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POWER OF ATTORNEY
Dated - 18th July 2020

पू. सं. सं. सं. सं. सं.
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SPECIAL POWER OF ATTORNEY

I, **MR. SAHIB RAMANANDAN**, residing at **...**

do hereby appoint **...** as my special power of attorney holder to do all such acts and things as may be required for the purpose of the above mentioned purpose.

MR. SAHIB RAMANANDAN

MR. SAHIB RAMANANDAN

MR. SAHIB RAMANANDAN

MR. SAHIB RAMANANDAN

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2018 4128 3073

Ministry of External Affairs
New Delhi, India

Mr. Niharika Singh
Date of Birth: 15/08/1994
Date of Issue: 15/08/2018



द्वार नं - ५
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भारत सरकार
विदेश विभाग
नई दिल्ली-110011

भारत प्रवाह
भारत सरकार
भारत प्रवाह विभाग
नई दिल्ली-110011



द्वार नं - ५
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द्वार नं - २५
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संख्या: १४७८/२०२४

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भारत सरकार
विदेश विभाग
नई दिल्ली-110011

भारत प्रवाह
भारत सरकार
भारत प्रवाह विभाग
नई दिल्ली-110011

2018 4128 3073

भारत सरकार
विदेश विभाग
नई दिल्ली-110011

भारत प्रवाह
भारत सरकार
भारत प्रवाह विभाग
नई दिल्ली-110011

संख्या: १४७८/२०२४

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...



REGISTRATION NO. []

FORM NO. 1 (PART II) OF SECTION 44, MMR, 1976

1. Name of the person: SHRI. SURESH CHANDRA SHARMA
2. Date of birth: 15/08/1978
3. Sex: M
4. Marital status: M
5. Occupation: GOVT. EMPLOYEE
6. Address: 101, GANESH NAGAR, KANPUR
7. Telephone No.: 2032345
8. Signature: [Signature]
9. Date: 10/10/2024

10. Photograph: [Photograph]
11. Thumb impression: [Thumb impression]
12. Finger impression: [Finger impression]

DECLARATION: I hereby declare that the information furnished above is true and correct to the best of my knowledge and belief.

Sl. No.	Name of the person	Relationship	Signature	Date
1	[Name]	[Relationship]	[Signature]	[Date]
2	[Name]	[Relationship]	[Signature]	[Date]



रदत - २५
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Baidya



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भारत सरकार
Unique Identification Authority of India

नियमितता क्रमांक / Enrollment No. : 0963/21330/01622

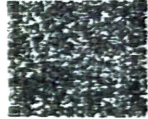
To:
Sushrut Chandrakant Vaidya
सुश्रुत चंद्रकान्त वैद्य
S/O Chandrakant Vaidya
Plot Number 12/1 Siddhivinayak Apartment
Dattatraya Nagar
Near Datta Mandir
Ayodhya Nagar
Ayodhya Nagar, Naggur, Naggur,
Maharashtra - 440024
9561965322

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KAS75286036PM

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आपला आधार क्रमांक / Your Aadhaar No. :

3132 3585 2134

माझे आधार, माझी ओळख



सुश्रुत चंद्रकान्त वैद्य
Sushrut Chandrakant Vaidya

जन्म तारीख / DOB: 03/01/1984

पुरुष / Male

3132 3585 2134



माझे आधार, माझी ओळख



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रतन गोपबारा थाना-1

१२/०९/२०२४
रतन थाना, 22425/2024

23/129

22425

१२ सप्टेंबर 2024 10:07 म.१

क्रमांक: रतन25 /22425/2024

रतन मूल्य: ₹. 65,19,881/-

गोपबारा: ₹. 74,50,857/-

रतन मूल्य शुल्क: ₹.5,21,600/-

गणकी दिनांक: 12/09/2024

मार्ग: ₹. नि. रतन25 गांवे कोषागाराग

22425 बर दि.12-09-2024

10:06 म.१. बा. रतन केना.

गणकी 23054
गाररगणगांवे गांवे: सुप्रसन्न बरकांत वैद्य - -

गंजगी फी 30000.00
रतन रतनाळणी फी ₹. 1800.00

पुण्याची संख्या: 90

गणकी: 31800.00

रतन रतनाळणी नदी:
Guides

S.R. Haveli 25

Joint S.R. Haveli 25

प्रकार: रतननामा

शुल्क: (रतन) कोणाळणी मंडलनामागणिकेच्या रद्दीत किंवा म्हातनात अमलत्या कोणाळणी कटक क्षेत्राच्या रद्दीत किंवा उत-वन्ड (रतन) मंडल नामद न
कोणाळणी नागरी क्षेत्रात

क्र. 1 12 / 09 / 2024 10 : 06 : 37 AM ची वेळ: (मादतीकरण)
क्र. 2 12 / 09 / 2024 10 : 07 : 26 AM ची वेळ: (फी)

प्रतिक्रियापत्र

शहर दररोजवज हा नोंदणी कार्याचा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दरतातील संपूर्ण मालकूत, निमादक ध्यवनी, साक्षीदार व सोबत पोहोचलेल्या कार्यावत्रांची आणि दरताची सत्यता, वैधता कार्यादेशीर कर्मींसाठी खालील परत निमादक व कडुलीधारक हे संपूर्णपणे उबावादार राहतील.

लिहून घेणारे:

लिहून घेणारे:
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रतन गोपबारा भाग-2

रतन25
रतन क्रमांक:22425/2024
25/29

09/2024 10 14:56 AM

क्रमांक: रतन25/22425/2024
नाम प्रकार: रजगनामा

पदाकाराचे नाव व पत्ता
नाम:सुरेश चंद्रकांत केवट - -
पत्ता:जंढर नं. - , माळा नं. -, इमारतीचे नाव: -, जमीन नं. -, रोड नं. -
12/1 निव्विनायक आर्यभट्ट बनारस नाव, नामांक, महाराष्ट्र, पुणे, ज्योती-
रंजनगर,AXIPV7658E

पदाकाराचा प्रकार
विहल प्रकार
वय :-30



शर्याचित्र

जगा प्रमाणित

रतन गोपबारा क्रमांक रजगनामा वा रतन टिके रतन विज्याचे कवच कवचाने.

क. पदाकाराचे नाव व पत्ता
नाम:सुरेश चंद्रकांत केवट - -
पत्ता:जंढर नं. - , माळा नं. -, इमारतीचे नाव: -, जमीन नं. -, रोड नं. -
12/1 निव्विनायक आर्यभट्ट बनारस नाव, नामांक, महाराष्ट्र, पुणे, ज्योती-
रंजनगर,AXIPV7658E

शर्याचित्र

जगा प्रमाणित



शारीर पदाकाराची कवची उत्पत्तय नाही.

पदाकाराचे नाव व पत्ता
विहल प्रकार, फारिख इस्लम आगा, यमुद्री इस्लम आगा, श्री काशिनाथ बाबू मुजबळ, श्री विठ्ठल काशिनाथ मुजबळ सो.सुभा.विठ्ठल मुजबळ, मंगेश
विठ्ठल मुजबळ व इतर तर्फे कु. सु. म्हणून से.बेवमाक रिवाली एल.एल.पी. संस्था :तर्फे भागीदार श्री रमेश जयराम फरादे तर्फे क.ज.कु.मु. म्हणून श्री
अमित मारे
लॉट नं. -, , माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 7/1/1ए/बी/सी, कोट करी, माळबाडी, पुनाळ्, पुणे, MAHARASHTRA,
India.
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से.बेवमाक रिवाली एल. एल. पी. संस्था तर्फे भागीदार श्री रमेश जयराम फरादे तर्फे क.ज.कु.मु. म्हणून श्री अमित मारे - :-
लॉट नं. -, , माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 7/1/1ए/बी/सी, कोट करी, माळबाडी, पुनाळ्, पुणे, MAHARASHTRA,
India.
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S.R. Haveli 25

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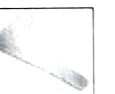
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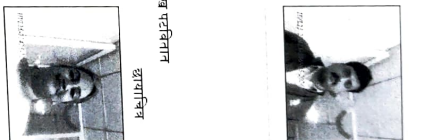
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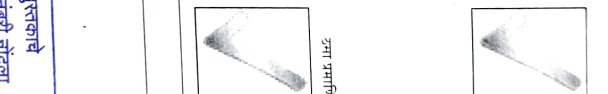
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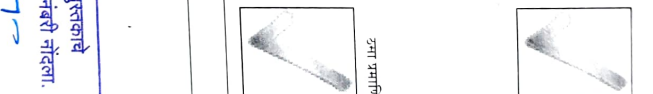
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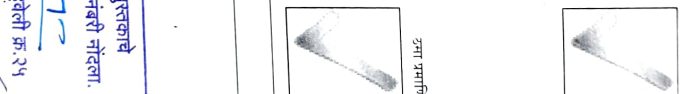
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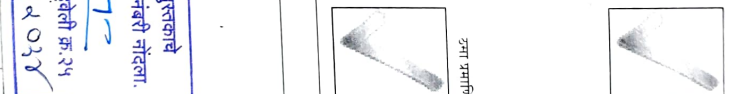
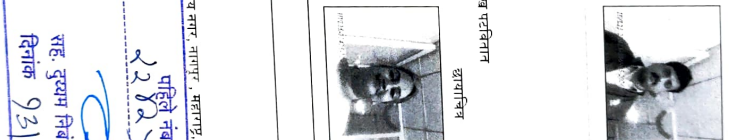
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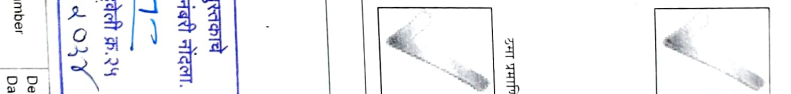
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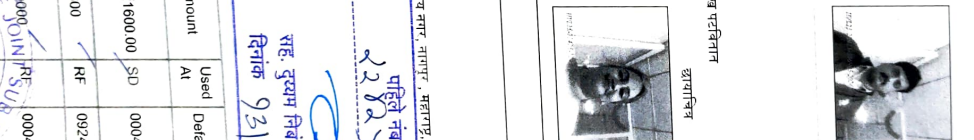
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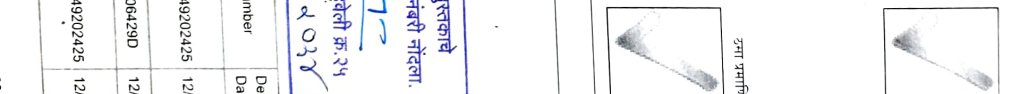
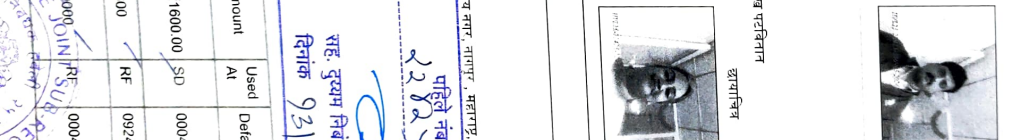
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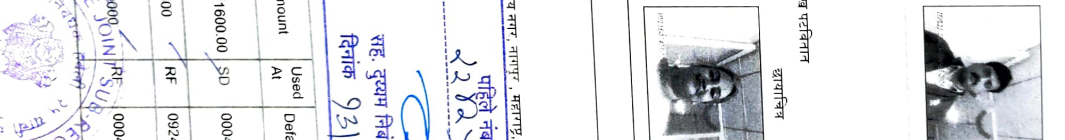
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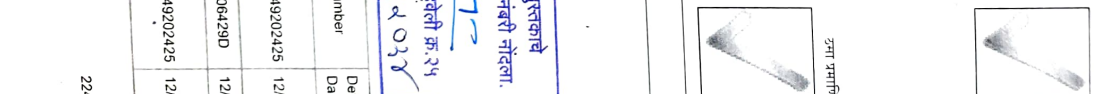
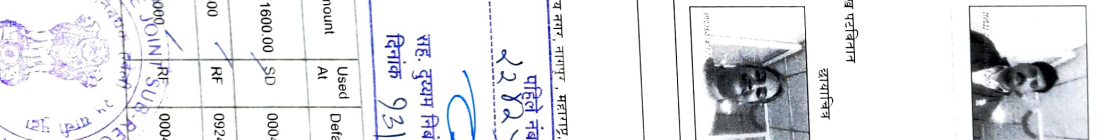
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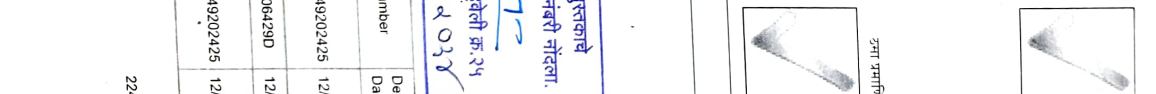
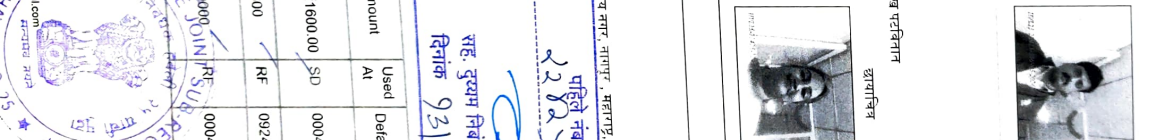
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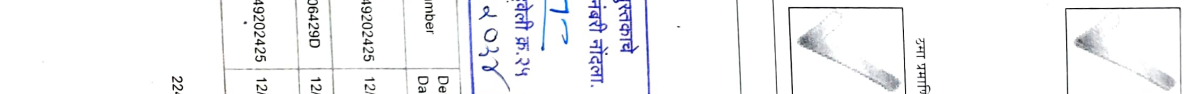
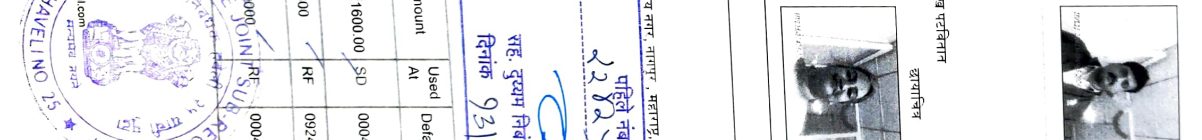
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Benchmark Realty LLP

S. No. 17/19, Near Balaji Temple,
Karambasa, NH4, Pune-Bangalore Highway,
Near Lotus Business School
Pune - 411033.



Benchmark Realty LLP,
S. No. 17/19, Near Balaji Temple, Kar-
am, West, NH4, Pune - Bangalore Highway,
Near Lotus Business School
Pune - 411033.

Demand Letter

Date: 19/09/2024

Name: SUSHRUT CHANDRAKANT VAIDYA

Address: PLOT NO. 12/1, SIDDHIVINAYAK APARTMENT, DATTAIRAVA NAGAR, NEAR
DATTA MANDIR, AYODHYA NAGAR, NAGPUR-440024

Contact Number: 9561995322

Email ID: sushrutvaidya7@gmail.com

Subject: Payment demand towards Instalment due for Unit No. **Q-1302** in at our scheme "Puneville",
Benchmark Realty LLP" Sr. No. 17/19, Near Balaji Temple, Kate Wasti, NH4, Pune-Bangalore
Highway, Near Lotus Business School, Punawale, Pune – 411033.

As per terms and conditions of our Agreement to sale in our scheme "Puneville" and considering
progress and stage of construction (which is duly certified by the Architect), following are details of the
amount due from your end.

PROGRESS: MILESTONE OF PAYMENT SCHEDULE 40%

PROJECT: Puneville		Q-1302			
SUMMARY OF DEMAND					
SR. NO	PARTICULARS	TOTAL AMOUNT	DUE AS PER SCHEDULE	RECEIVED AMOUNT	BALANCE AMOUNT
1.	AGREEMENT VALUE	7450857	2980343	670577	2309766
2.	VAT	0	0	0	0
3.	SERVICE TAX	0	0	0	0
4.	GST	372543	149017	33529	115488
5	Discount				
	TOTAL	7823400	3129360	704106	2425254

Note: Please note if due amount is not received within 7 days from issue date of this demand letter,
Allottee/s shall be bound and liable to pay interest as per State Bank of India highest Marginal Cost of
Lending Rate plus 2 % per annum, with monthly rests, on all the amounts which become due and payable.

Kindly prepare a separate Cheque / DD for each payment.

Branch office :- Tarangan, 98/2, Gauri Vihar, Pune - Nashik Highway, Biosari, Pune - 411039, India. Tel. 27238125, 27230505

Branch office :- Tarangan, 98/2, Gauri Vihar, Pune - Nashik Highway, Biosari, Pune - 411039, India. Tel. 27238125, 27230505

Payment should be in favour of fund Transfer / Direct Deposit Cheque, please note below mentioned details:-

Flat Cost & Service Tax payment should be in favour of "BRLLP PUNEVILLE PR III CLUSTER D RECEIVABLES ESCROW A/C"

Bank Name	HDFC BANK		
IFSC Code	HDFC0000185	IFSC Code	HDFC0000060
Branch	Nigdi, Pune	Branch	Fort, Mumbai
Account Number	57500001356392		

SGST & CGST payments should be in favour of "BENCHMARKK REALTY LLP GST ESCROW ACCOUNT"

Bank Name	Account Number	IFSC Code	Branch
HDFC BANK	57500000052712	HDFC0000185	Nigdi, Pune

In case of Online transfers / Direct deposits please mail us your transfer details; it requires to locate your payments and to put on your receipts.

RERA Registration Number: Phase-I - P52100000441 / Phase-II - P52100000440 / Phase-III - P52100029522 / P52100051020, THE EMINENCE-P52100022805 / THE EMINENCE II-P52100024443

GST Registration Number: 27AANFB7064Q1ZN

SAC CODE: 995416

PLEASE ENSURE THAT, NO CASH IS BEING DEPOSITED DIRECTLY IN THESE BANK ACCOUNTS.

In case there is any change in the communication address/contact details please do let us know so that we can update the same in our system.

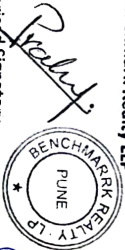
Email: backoffice@puneville.com, crm@puneville.com / Contact: 7888006454, 8605017402

If you have already cleared your dues please ignore the letter.

Thanking you and assuring you of our best services always.

For Benchmark Realty LLP

Authorised Signatory



BENCHMARK REALTY LLP

Receipt No.: PV-16313

No. 17/11A/B/C, Kate Wasti, Punawale, Pune - 411033

Date : 27-Aug-24

Received with thanks from **SUSHRUT CHANDRAKANT VAIDYA**

The Sum of Rs. In Words **Five Lakh Seventy-One Thousand Five Hundred & Seventy-Seven Only**

By Cheque / NEFT / RTGS / JPI: **IOBAR52024082700244208**

Dated: **27-Aug-24** Drawn on **ONLINE TRANSFER**

Towards Booking of Flat / Shop No. **1302** Building No. 'Q' Tower

Received towards: **FLAT COST**

Bank Dish / Self: **Self**

Rs. 571577/-

For Benchmark Realty LLP

In Puneville

Authorised Signatory...

[Handwritten Signature]



Subject to Realization of Cheque
Subject to Pune Jurisdiction only

BENCHMARK REALTY LLP

Receipt No.: PV-16311

Date : 27-Aug-24

No. 17/11A/B/C, Kate Wasti, Punawale, Pune - 411033

Received with thanks from **SUSHRUT CHANDRAKANT VAIDYA**

The Sum of Rs. In Words **Thirty-Three Thousand Five Hundred & Twenty-Nine Only**

By Cheque / NEFT / RTGS /UPI: **SBIN424240381907**

Dated: **27-Aug-24** Drawn on **ONLINE TRANSFER**

Towards Booking of Flat / Shop No. 1302 Building No. 'Q' Tower

Received towards: **GST**

Rs. 33529/-

For Benchmark Realty LLP

In Puneville

Authorised Signatory

Authorised Signatory



Subject to Realization of Cheque
Subject to Pune Jurisdiction only

BENCHMARK REALTY LLP

Receipt No.: PV-15910

Date : 15-Jul-24

17/11A/B/C, Kate Wasti, Punawale, Pune - 411033

Received with thanks from **SUSHRUT CHANDRAKANT VAIDYA**

The Sum of Rs. In Words **Ninety-Nine Thousand Only**

By Cheque / NEFT / RTGS /UPI: **419600566978**

Dated: **14-Jul-24** Drawn on **ONLINE TRANSFER**

Towards Booking of Flat / Shop No. **1302** Building No. 'Q' Tower

Received towards: **FLAT COST**

Rs. 99000/-

Bank Disb / Self: **Self**

In Puneville

For Benchmark Realty LLP

Authorised Signatory



Subject to Realization of Cheque

Subject to Pune Jurisdiction only