

Venkatesh  
Villa



Saturday, November 20, 2010

4:07:33 PM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 10644

गावाचे नाव शिवाजीनगर (भांबुडी)

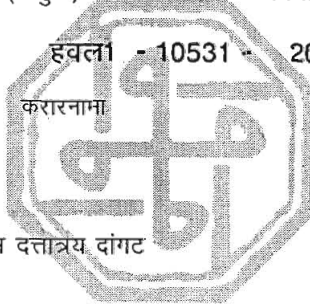
दिनांक 20/11/2010

दस्तऐवजाचा अनुक्रमांक

हवेली - 10531 - 2010

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: विकास दत्तात्रय दांगट

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

:-


440.00

एकूण

रु.

30440.00

आपणास हा दस्त अंदाजे 4:22PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
हवेली 1 (पर्वती)

बाजार मुल्य: 2247500 रु. मोबदला: 3263000रु.

भरलेले मुद्रांक शुल्क: 145750 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि सारस्वत को ऑप बँक;

डीडी/घनाकर्ष क्रमांक: 559328; रक्कम: 30000 रु.; दिनांक: 19/11/2010

Flat  
convert  
to  
office

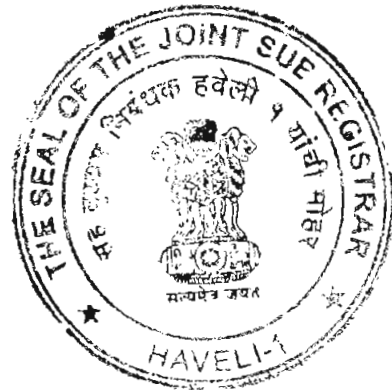


गावाचे नाव : शिवाजीनगर (भांबुर्डा)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,263,000.00  
बा.भा. रु. 2,247,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1)(1) वर्णन: शिवाजीनगर भांबुर्डा विभाग क्र 18/331 मधील सि स नं 1204/9, फा प्लॉट नं 568/9 या मिळकतीवर बांधण्यात येत असलेल्या इमारतीमधील तिस-या मजल्यावरील फ्लॉट नं 303 क्षेत्र 41.62 चौ मी सेलेबल बिल्टअप म्हणजेच 32 चौ मी कारेपट व लगतचे टेरेस 10.12 चौ मी
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री बालाजी डेव्हलपर्स तर्फे भागीदार व मालक/मा देणार माधव विनायक धडफळे तर्फे कु मु धन्यकुमार मानसिंगराव भोसले - ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: शुक्रवार पेठ; शहर/गाव: पुणे; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विकास दत्तात्रय दांगट; घर/प्लॉट नं: -; गल्ली/रस्ता: -; इमारतीचे नाव: सिल्डर लीफ; इमारत नं: -; पेठ/वसाहत: मॉडेल कॉलनी शिवाजीनगर; शहर/गाव: पुणे; तालुका: -; पिन: 411016; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 20/11/2010
- (8) नोंदणीचा 20/11/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 10531 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 145750.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



मी वाचली आहे.   
 मी रुजवात घेतली आहे.   
 असले वरहुकूम नकल   
 दिली तारीख 20/11/2010   
 दिली तारीख 20/11/2010



90439  
90

same  
9208

WMDC Ltd. Pune. Ph.: 25533324/25/26 **Franking Deposit Slip**

CUSTOMER COPY		Date	20/11/10
Scroll No.	000004	Franking Value Rs.	1,45,750/-
Franking Value Rs.	1,45,750/-	service Charges Rs.	10/-
Total	Rs. 1,45,760/-	Name & Add. of the Stamp Duty Paying party Dattatray Vikas Dattatray - 6	
(PAN, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ)			
Date		19/11/10	
Bank/Branch		Saxathi Bank Ltd. Co-op	
Through Name		Saxathi Bank Ltd.	
I confirm that I have checked the value franked on this document and I am not liable for anything related to the document.			
Signature		[Signature]	
(For WMDC Office use Only)			
Franking Sr. No.			
Tran. ID			
*Subject to realisation.			

AGREEMENT TO SELL

THIS AGREEMENT TO SELL IS MADE AND EXECUTED ON THIS 20<sup>th</sup> DAY OF NOVEMBER 2010 AT PUNE.

20th  
[Signature]

BETWEEN

SHREE BALAJI DEVELOPERS

A registered Partnership Firm,

Having it's office at -

"Varad Villa"

City S.No. 1289, Shukrawar Peth,

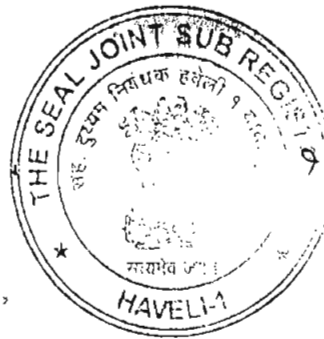
Subhashnagar, Pune - 2.

PAN - ABHFS 1657 H

Through it's Partner -

Mr. DHANYAKUMAR MANSINGRAO BHOSALE

Age - 48 Yrs, Occupation - Business.



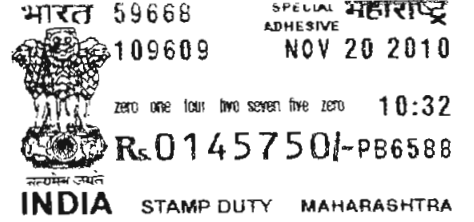
हवेल - १.
90439/9/22
2090

Hereinafter referred to as "THE DEVELOPER"

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include it's executors, administrators, assigns etc.)

...PARTY OF THE FIRST PART

Western Maharashtra  
Development Corporation  
Ltd. 2nd Floor, Kubera  
Chambers, Dr. Rajendra  
Prasad Road, Shivajinagar,  
Pune 411 005.  
D-5/STP(V)/C.R.1014/01/  
08/205-208/08



NAME: Dangat Vikas Dattatray  
ADDRESS: Model colony Shivajinagar FOR W.M.D.C. LTD.  
THROUGH: Somnath S. Patil  
SIGNATURE: Same AUTHORIZED SIGNATORY  
RECEIPT No. 04

AND

1 Mr. DANGAT VIKAS DATTATRAY

Age - 45 yrs, Occupation - Business

PAN - AEPFD 4844 L

R/at - 1101 SILVERLEAF Model Colony.

Shivaji Nagar, PUNE-411016

Hereinafter referred to as 'THE PURCHASER'

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include his/her/their legal heirs, administrators, executors, assign)

...PARTY OF THE SECOND PART

AND

Mr. MADHAV VINAYAK DHADPHALE

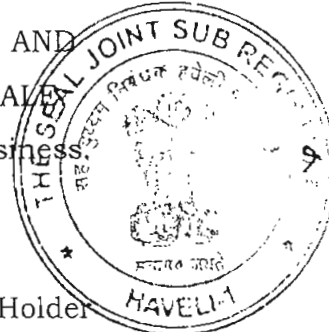
Age - 50 Years, Occupation - Business.

R/at - 1204/9, Ghole Road,

Shivaji Nagar, Pune - 5.

Through their Power of Attorney Holder

Mr. DHANYAKUMAR MANSINGRAO BHOSALE

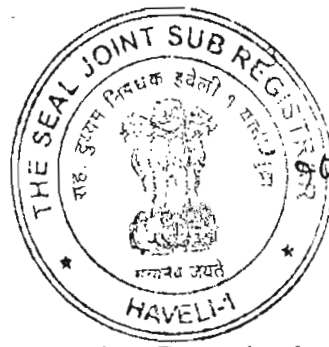


हवल - ९.
१०५३१ / २२
२०१०

Hereinafter referred to as 'THE CONSENTING PARTY/OWNERS'

(Which expression shall unless repugnant to the context or meaning thereof shall mean and include his legal heirs, executors, administrators, assign etc.)

...PARTY OF THE THIRD PART



हवल - १.
३१ / ३ १२
२०१०

WHEREAS the Consenting Party is the owner of the Property which is more particularly described in the Schedule I written herein under.

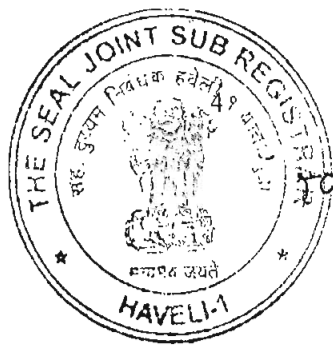
AND WHEREAS the said Consenting Party assigned the development rights in respect of the property, which is more particularly described in the Schedule - I to and in favour of M/s. Shree Balaji Developers vide Development Agreement and Power of Attorney both dated 15-02-2010 registered at Sr. No. 1558 and 1559 respectively in the Office of Jt-Sub Registrar, Haveli No. I.

AND WHEREAS Deed of Corrections was executed between the Consenting Party and the Promoter and Developer regarding the typographical correction in the Development Agreement and Power of Attorney both dated 15-02-2010. The said Deed of Corrections were registered at Sr. Nos. 3957 and 3958 both dated 26-04-2010 in the Office of Sub Registrar, Haveli No. I.

AND WHEREAS the Promoter/Developer has entered in to a standard Agreement with the Architect Environs, registered with the council of Architects and such Agreement is prescribed by the council of Architects. The Promoter/Developer has appointed structural Engineer Mr. Shishir Dhawade for the preparation of structural design and drawings of the buildings and the Promoter/Developer accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.

AND WHEREAS the Promoter/Developer has obtained sanctioned plan of the building to be constructed on the said property and Commencement Certificate bearing no. CC/0874/09 dated 16/06/2009 and revised certificate no. 1894/10 dated 20/09/2010 from the Pune Municipal Corporation and accordingly started the construction work.

AND WHEREAS Promoter/Developer has sole and exclusive right to construct the ownership Building on the said property and to sell



हवल - १.
303/ 8/22
२०१०

transfer, convey all structures in the Building to be constructed by the Promoter/Developer on the said land and to enter into the Agreement/s with the Purchasers of the Flat/Offices/Shop, and to receive the sale price in respect thereof.

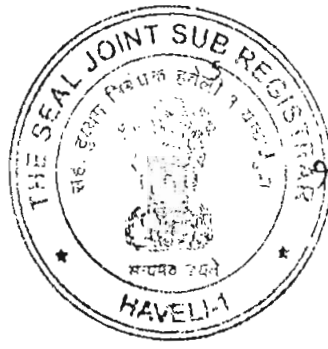
AND WHEREAS the Purchaser has demanded from the Promoter/Developer and the Promoter/Developer has given inspection to the Purchaser of all documents of title relating to the said property as specified under the Maharashtra Ownership of Flat (Regulation of the promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made there under.

AND WHEREAS while developing the said property the Promoter/Developer has observed terms, conditions, regulations and restrictions which are laid down by concerned local authority and/or by the Government while sanctioning the plans.

AND WHEREAS the Purchaser applied to the Promoter/Developer for allotment of Flat No.303 admeasuring about 41.62 Sq. Mtr. (Saleable built-up inclusive of balcony) i.e. 32.00 Sq.Mtr. (Carpet area) and adjacent terrace 10.12 Sq.Mtr. on the Third floor in the building to be constructed on the said property for and at total consideration price of Rs. 32,63,000/- (Rupees Thirty Two Lac Sixty Three Thousand Only ). The Promoter/Developer accepted to sell the Flat No. 303 for and at consideration as agreed upon hereinabove.

AND WHEREAS relying upon the said application, the Promoter/Developer agreed to sell/allot to the Purchaser the Flat/Office, which is more particularly described in the Schedule - II written herein under at the price and on the terms and conditions hereinafter written.

AND WHEREAS the Promoter/Developer is required to execute a written agreement for sale of the said Flat/Office to the Purchaser and also to register the same under Registration Act.



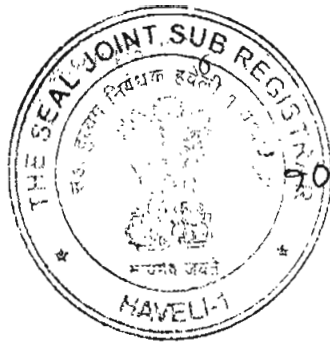
हवल - १.
१०५३९ / ५ / २२
२०१०

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. That Promoter/Developer shall construct a building consisting of basement parking and upper floors on the land described in the first schedule hereunder written in accordance with the plans, designs and specifications approved by the Municipal Corporation and which has been seen and approved by the Purchaser with only such variation and modifications as the Promoter/Developer may considered necessary as may be required by the concerned local authority or the Government.
2. The Purchaser agrees to purchase from the Promoter/Developer and the Promoter/Developer agrees to sell to the Purchaser the said Flat No.303 admeasuring about 41.62 Sq. Mtr. (Saleable built-up inclusive of balcony) i.e. 32.00 Sq.Mtr. (Carpet area) and adjacent terrace 10.12 Sq.Mtr. on the Third floor in the building to be constructed on the said property for and at total consideration price of Rs. 32,63,000/- (Rupees Thirty Two Lac Sixty Three Thousand Only). The Purchaser has to pay the amount of consideration as per the details given herein under-

MODE OF PAYMENT:

Rs. 1,11,000=00	Paid by Cheque No.056616 dated 11-10-10 Drawn on Saraswat Bank .
Rs. 3,89,000=00	Paid by Cheque No.057629 dated 11-10-10 Drawn on Saraswat Bank.
Rs. 9,70,000=00	At the time of 3 <sup>rd</sup> Slab.
Rs. 3,26,000=00	At the time of 4 <sup>th</sup> Slab.
Rs. 4,89,000=00	At the time of Brick work.



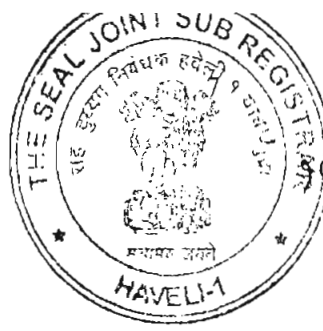
हवल - १.
२०१३१ / ए / २२
२०१०

Rs. 4,89,000=00 At the time of Plaster work.  
Rs. 3,26,000=00 At the time of flooring work.  
Rs. 1,63,000=00 At the time of Possession.

Rs.32,63,000=00 TOTAL CONSIDERATION(Rupees Thirty Two Lac Sixty Three Thousand Only ).

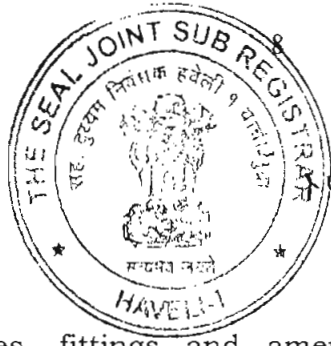
- 3.The Promoter/Developer hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat/Office to the Purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the said Flat/Office.
4. The Promoter/Developer hereby declares that Floor Space Index available in respect of the said land is 689.98 Sq.Mtr. and that no part of the said floor space index has been utilized by the Promoter/Developer elsewhere for any purpose whatsoever. In case the said floor space index has been utilized by the Promoter/Developer elsewhere, then the Promoter/Developer shall furnish to the Purchaser all the detailed particulars in respect of such utilization of said floor space index shall be disclosed by the Promoter/Developer to the Purchaser. The residual F A R (F S I) and/or Transferred Development Rights (TDR) in the said property which is not consumed will be available to the Promoter/Developer and the Promoter/Developer is entitled to the FSI and/or TDR which may be made available to the Promoter/Developer is entitled to consume/utilize/sell the F A R / T D R as per the wish of the Promoter/Developer.





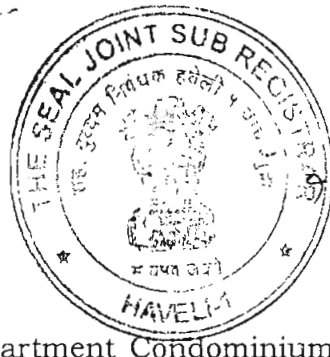
हवल - १.
३१ / ७ / २०
२०१०

- 5) The Purchaser agrees to pay to the Promoter/Developer interest @24% on all the amounts which become due and payable by the Purchaser to the Promoter/Developer under the terms of this agreement from the date of the said amount is payable by the Purchaser to the Promoter/Developer.
- 6) On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Promoter/Developer under this Agreement (including the proportionate share of taxes levied by concerned local authority and other out goings) or on the Purchaser committing breach of any other of the terms and conditions herein contained, the Promoter/Developer shall be entitled at his own option to terminate this agreement, provided always that, the power of termination herein before contained shall not be exercised by the Promoter/Developer unless and until the Promoter/Developer shall have given to the Purchaser fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser in rectifying such breach or breaches within a reasonable time after that, upon termination of this agreement as aforesaid the Promoter/Developer shall refund to the Purchaser the installments of sale price of the Flat/Office which may till then have been paid by the Purchaser to the Promoter/Developer however, the Purchaser shall not claim any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Promoter/Developer, the Promoter/Developer shall be at liberty to dispose off and sell the Flat/Shop/Office to such person and at such price as the Promoter/Developer may in his absolute discretion think fit.



हवल - १.
१३) / < p r
२०१०

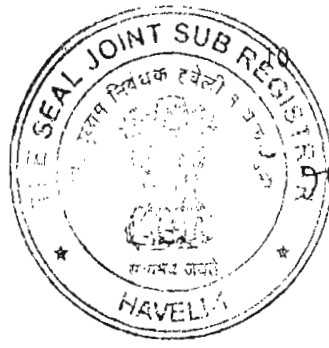
- 7) The fixtures, fittings and amenities to be provided by the Promoter/Developer in the said building and in the Flat are those that are set out in the Annexure hereinafter written.
- 8) The Promoter/Developer shall give possession of the Flat to the Purchaser within 15 months from the date of actual commencement of work of development of the said property. If the Promoter/Developer fails to give possession of the Flat/Office to the Purchaser on account of reasons beyond his control then the Promoter/Developer shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat/Office with simple interest at 9 % per annum from the date of the Promoter/Developer having received the sum till the date the amount and interest thereon is repaid. Provided that the Promoter/Developer shall be entitled to reasonable extension of time of giving delivery of the Flat/Office on the aforesaid date, if the completion of the building in which the Flat/Office is to be situated is delayed on account of :-
  1. Non-availability of steel, cement other building material or electric supply.
  2. War, civil commotion or Act or god;
  3. Any notice order, rule notification of the Govt. and/or other public or competent authority.
  4. Dispute raised by the adjacent owners.
  5. Stay order passed by any Court of law or any competent authority.
- 9) The Purchaser shall take possession of the Flat within 7 days of the Promoter/Developer giving written notice to the Purchaser intimating that the said Flat is ready for use and occupation.
- 10) The Purchaser shall use the Flat or any part thereof or permit the same to be used only for residential/commercial purpose.
- 11) The Purchaser along with other Purchasers of Flat/Shop/Office in the building shall be one of the Apartment Holders or members of



9
हवल - १.
१०५३७/११२
२०१०

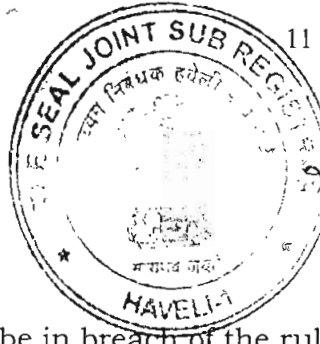
the Apartment Condominium, however by name to be formed by the Promoter as per it's choice.

- 12) Commencing a week after notice in writing is given by the Promoter/Developer to the Purchaser that the Flat/Shop/Office is ready for use and occupation, the Purchaser shall be liable to bear and pay Rs.1,000/- per month towards the out goings in respect of the land and buildings namely water charges, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and buildings. Until the Apartment condominium is formed and the said land and building/s transferred to it, the Purchaser shall pay to the Promoter/Developer such proportionate share of out goings. The amounts so paid by the Purchaser to the Promoter/Developer shall not carry any interest and remain with the Promoter/Developer until the Deed of Declaration and Deed of Apartment is executed and registered by the Promoter/Builder and or Consenting Party. The Purchaser undertakes to pay such proportionate share of out goings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.
- 13) That the Purchaser shall pay Rs. 75,000/- towards M.S.E.D. Company/Electric meter charges and other incidental charges, all legal costs charges and expenses, including professional charges of the Advocate of the Promoter/Developer in connection with formation of the said Association, and the costs of preparing and engrossing this Agreement and the Deed of Conveyance or assignment of lease, as the case may be in respect of the said Flat.
- 14) The Purchaser for himself/ and with intention to bring all persons into whatsoever hands the Flat/Shop/Office may come, doth hereby covenants with Promoter/Developer as follows:



हवल - १.
१०५३१ / १० / २२
२०१०

- a) To maintain the Flat/Shop/Office at the Purchaser's own cost and keep it in good tenantable repairs and condition from the date of taking possession of the Flat/Shop/Office and shall not do or suffer to be done anything in or to the building in which the Flat/Shop/Office is situated which may be against the rule, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the building in which the Flat/Shop/Office is situated and in the Flat/Shop/Office itself or any part thereof.
- b) Not to store in the Flat/Shop/Office any goods which are of hazardous, combustible or dangerous in nature or are so heavy as to damage the construction or structure of the building in which the Flat/Shop/Office is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passages or any other structure of the building in which the Flat/Shop/Office is situated including entrances of the building in which the Flat/Shop/Office is situated and in case any damage is caused to building in which the Flat/Shop/Office is situated or to the Flat/Shop/Office on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences thereof.
- c) To carry at his own cost, all internal repairs to the said Flat/Shop/Office and maintain the Flat/Shop/Office in the same condition state and order in which it was delivered by the Promoter/Developer to the Purchaser and shall not do or suffer to be done anything in or to the building in which the Flat/Shop/Office is situated or to the Flat/Shop/Office which



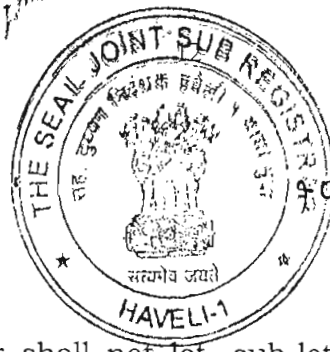
हवल - १.
१०५३१/११/२२
२०१०

may be in breach of the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any contravention of the above provision the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the Flat/Shop/Office or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat/Shop/Office or any part thereof, nor any alteration in the elevation of the building in which the Flat/Shop/Office is situated and shall keep the portion, sewers drains pipes in the Flat/Shop/Office and appurtenances thereto in good tenantable repairs and conditions, and in particular so as to support shelter and project the other parts of the building in which the Flat/Shop/Office is situated and shall not chisel or in any other manner do damage to columns, beams, walls, slabs or RCC Parties or other structural members in the Flat/Shop/Office without the prior written permission of the Promoter/Developers and/or the Condominium.

e) Not to do or permit to be done any act or thing, which may render void or voidable to the land and the building in which the Flat/Shop/Office is situated or any part thereof.

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



हवल - १.
१३९/१२/२२
२०१०

- g) The Purchaser shall not let, sub-let, transfer, assign or part with the Purchasers interest in or benefits of this Agreement or part with the possession of the Flat until all the dues payable by the Purchaser to the Promoter/Developer under this Agreement are fully paid up.
- h) The Promoter/Developer shall observe and perform all the rules and regulations which the Association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Shop/Office therein and for the observance and performance of the building rules, Regulations and bye-laws for the time being of the concerned local authority and of govt. and other Public also observe and perform all the stipulations and conditions laid down by the Association, regarding the occupation and use of the Flat/Shop/Office 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.
- i) Till the formation of the Society or Deed of Apartment of the Flat/Shop/Office is executed, the Promoter/Developer and his surveyors and agents, with or without workmen and other, at all reasonable times, to enter into and upon the said land and buildings, Flat or any part thereof to view and examine the state and condition thereof.
- 15) The Promoter/Developer shall maintain a separate account in respect of sums received by the Promoter/Developer from the Purchaser as advance or deposit sums received on account of the share capital for the promotion of the association towards the out goings, legal charges and shall utilize the amounts only for the purpose for which they have been received.



हवल - १.
१३१/१३/२२
२०१०

- 16) Nothing contained in this Agreement is extended to be nor shall be construed as a grant, demise or assignment in law of the said Flat of the said land and building or any part thereof the Purchaser shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and to all open spaces, parking spaces, terraces, F.S.I., T.D.R. etc. which will remain the property of the Promoter/Developer.
- 17) Any delay tolerated by the Promoter/Developer in endorsing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Promoter/Developer shall not be construed as a waiver on the Promoter/Developer of any breach or non compliance of any of the terms and conditions of this agreement by the Purchaser and shall not in any manner prejudice the right of the Promoter/Developer.
- 18) The Purchaser and/or the Promoter/Developer shall present this agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and Promoter/Developer will attend such office and admit execution thereof.
- 19) All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by registered post at his address specified below.  
Mr. DANGAT VIKAS DATTATRAY  
R/at - 1101 SILVERLEAF Model Colony.  
Shivajinagar PUNE-411016
- 20) The Purchaser hereby gives his/her consent to the Promoter/Developer to construct additional structure/stories on the terrace and to make additional construction in open space to be kept in



हवल - १.
१०५३) / १४/२२
२०१०

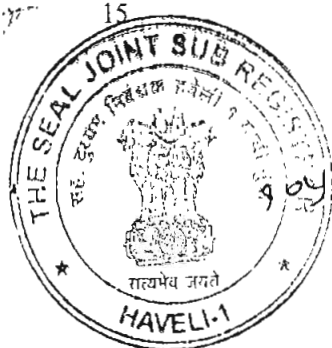
the said property and on terrace in the building to be constructed on the said property by utilizing TDR or FSI of the said property and/or other property at any time as mentioned in this agreement and the Purchaser shall not raise any dispute and/or create dispute for the same.

21) Except the common area, amenities and facilities, the Promoter/Developer have sole and exclusive right to allot, sell, transfer the restricted common areas, facilities, amenities to any Purchaser of the Flat and the Purchaser shall not obstruct and/or interfere in use and enjoyment of restricted common areas, amenities facilities by other Purchaser and/or others whom it shall be allotted, transferred and who are entitled to use and enjoy. The Purchaser hereby given his consent for keeping other common areas, amenities and facilities as a restricted common areas, amenities, facilities and the Purchaser shall not raise and create any dispute herein under and the Purchaser shall not at any time make any claim regarding restricted common areas, amenities, facilities.

22) For the convenience of the Promoter/Developer/Promoter as well as the Flat Purchaser/s, the Promoter/Developer has authority and power to divide the area of some of the Flat and the shops into parts and numbered the divided Flat/Shop/Offices as A,B,C and the Promoter/Developer has every right to sell such Flat to different Flat purchaser/s on ownership basis. For such act of the promoter, the purchaser/s herein shall not raise any objection in future for carrying out such division of the Flat and to sell the same to the prospective purchaser/s.

23) It is agreed by the Purchaser that in case Service Tax , VAT or any other tax, duty is levied by the Government or any Authority in respect of the said development scheme, the Purchaser shall bear the same in





हवल - १.
198/22
२०१०

proportionate to his share of the flat and shall pay the same to the Promoter before taking the possession of the flat or if it is levied after the completion of the scheme, in that case the Purchaser will deposit the same to the Appropriate Authority as prescribed by law or pay the same to the Promoter to deposit such amount to the Appropriate Authority .

24) It is informed to the Purchaser by the Promoter that half portion of top terrace of the building to be constructed on the said land is exclusively retained by the Owner of the land i.e. the Consenting Party herein. So also for the convenience of the flat holders, the allotment of the parking space is to be mutually decided amongst the flat/shop/office holders and in respect of the retaining of half of the top terrace and the allotment of the parking space, the flat purchaser has no objection and he/she will not raise or challenge the said retaining and the allotment of half of the top terrace and the parking space. Such parking space shall be the exclusive right of the flat purchaser to use and enjoy the parking space forever and without any hindrance.

25) This agreement shall always be subject to the provisions of Maharashtra Ownership of Flats Act and rules made there under.

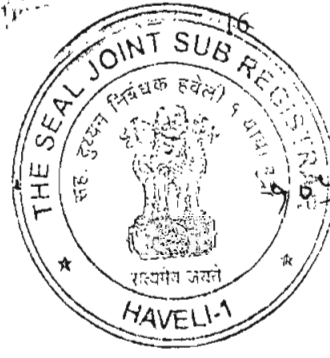
Market Price Rs. - Rs. 22,47,500/-

Purchase Price - Rs. 32,63,000/-

Stamp paid Rs. - Rs. 1,45,750/-

#### SCHEDULE - I

All that piece and parcel of the property bearing City S. No. 1204/9, F. P. No. 568/9 admeasuring about 689.98 Sq.Mtr. with an old structure standing thereon in The Poona Hindu Middle Class Society situated at Shivaji Nagar (Bhamburda), Pune within the jurisdiction of Jt -Sub-



हवेल - १.
१९६२
२०१०

Registrar, Haveli No. 2 and within the limits of Pune Municipal Corporation and bounded as follows -

ON OR TOWARDS THE

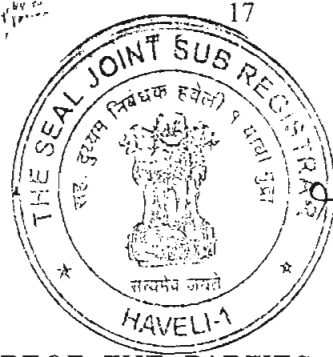
EAST : By City S. No. 1204/8, Bhamburda,  
SOUTH : By City S. No. 1204/12, Bhamburda,  
WEST : By City S. No. 1204/10, Bhamburda,  
NORTH : By Road

SCHEDULE - II

All that piece and parcel of the Flat No. 303 admeasuring about 41.62 Sq. Mtr. (Saleable built-up inclusive of balcony) i.e. 32.00 Sq.Mtr. (Carpet area) and adjacent terrace 10.12 Sq.Mtr. on the Third floor in the building to be constructed on the said property which is more particularly described in the Schedule - I within the jurisdiction of Jt-Sub-Registrar, Haveli No. 1 and within the limits of Pune Municipal Corporation and the Schedule II is bounded as follows:

ON OR TOWARDS

EAST : By Flat No. 304  
SOUTH : By Staircase of this building.  
WEST : By Marginal space of this Building.  
NORTH : By PMC Road.



हवल - १.
१०५३१/१५५२
२०१०

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED ON THE DAY AND DATE MENTIONED HEREINABOVE.

WITNESS:



*Bhambra*



Mr. DHANYAKUMAR MANSINGHRAO BHOSALE  
PROMOTER/DEVELOPER and P.O.A. of the  
Consenting Party

Sign *P.A. Mahale*

Name: Pradip P Mahale

Add: 258, Shukrawar Peth



*Dangat*

Mr. DANGAT VIKAS DATTATRAY

(PURCHASER)

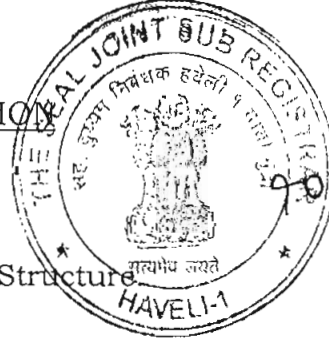


*Somnath S. Palkhe*  
Name : Somnath S. Palkhe

Add: A/9/18, Indiranagar,

Bibwewadi, Pune - 37

## SPECIFICATION



हवल - १.
90139/9C/22
२०१०

- # R.C.C. Frame Structure
- # External 6" and internal 4" thick brick wall.
- # wooden framed door with CP fittings.
- # Aluminum three track window with safety grill.
- # Decorative Entrance Door.
- # Flooring - 2' X 2' Vitrified tiles in all rooms and terrace.
- # Glazed tiles - Upto ciling in bathroom
- # Plumbing - Concealed with single lever of jaguar or equivalent fittings.
- # In all rooms 3.5 electrical light points, one light point each in W.C. and bathroom and passage and power point in bathroom and bedroom - Anchor Roma or equivalent. All electrical wiring concealed.
- # Paints - Distemper paint in all rooms and flush door with oil paint and ceiling with white wash, building painted with cement paint.
- # Waterproof door for toilets with marble frame.
- # Cable and telephone points.
- # Power backup for lift.

002596

## पुणे महानगरपालिका

(जोमच्या के इमारतीच्या कायदेबाबत खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)  
(जोमच्या के इमारतीच्या कायदेबाबत खालील क्रमांक व दिनांक यांचा उल्लेख करावा.)

बांधकाम नियंत्रण कार्यालय  
पुणे महानगरपालिका,  
शिवाजीनगर, पुणे-५.

## बांधकाम चालू करण्याकरिता दाखला

(कमेन्समेन्ट सर्टिफिकेट)

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे नियंत्रण महाराष्ट्र नगर रचना अधिनियम, सन १९६६ ची कलमे ४४/४५/५८/६९ यांतील आणि मुंबई प्रांतिक महानगरपालिका अधिनियम, सन १९५५ ची कलमे (सेक्शन २५३ व २५४ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे.)

प्रकरण क्रमांक : SNB/DD11/08 REVISED	हवाल - ९.
Proposal Type : Resit+Comm	क्रमांक : CC/1884/10
Project Type : (Proposed Building)	दिनांक : 16/02/2010
श्री. / श्रीमती. D. M. BHOSALE वगैरे, स. श्री. SUNIL D. PATIL यांस बांधकाम पुणे, पेठ. चाक सर्फे नं. महाराष्ट्र नगर रचना अधिनियम, सन 1966 ची कलमे 44/45/58/69 व मुंबई प्रांतिक महानगरपालिका अधिनियम, सन 1949 ची कलमे 253/254 प्रमाणे पुणे महानगरपालिकेच्या सीमेतील. पेठ SHIVAJI NAGAR-BHAMBURDA चाक सर्फे नं. CTS No: 1204/9. फ्लॉट क्र. 588/9 फ्लॉट क्र. 8 मधील बांधकाम करण्यासाठी महानगरपालिकेला तुम्ही नोटीस दिली. ती दिनांक : 5/8/2010 या दिवशी पोहचली. त्यावरून काम करण्यास छाती लिहिलेल्या सूचना व सर्व अटीवर संमतीपत्र देण्यात येत आहे.	

## कमेन्समेन्ट सर्टिफिकेट (अटी व नियम)

- मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यांस म. न. पा. जबाबदार राहणार नाही ही सर्वस्वी अर्जदाराची जबाबदारी राहिल.
- मा. सहायक अभियंता (भूमीप्रापण) यांच्या कार्यालयमार्फत रस्त्याची प्रमाणरेषा जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे.
- जोत्यापर्यंत काम आल्यावर सेटबॅक, मार्जिनल ओपन स्पेसेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, त्याविषय जोत्यावरील काम सुरू करू नये.
- नवीन बांधकाम सुरू करताना संबंधीत जागेमध्ये झाडे असल्यास ती ट्री अर्थोरिटीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत; अन्यथा कायदेशीर कारवाई करण्यात येईल.
- नकाशाच्या मागे चिटकविलेल्या अटी बंधनकारक राहतील.
- ज्या फ्लॉटसवर नवीन इमारत बांधण्यात आली आहे, त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने ट्री पॉलिसीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय ऑक्युपन्सी सर्टिफिकेट (भोगवटा पत्र) मिळणार नाही.
- काम सुरू करण्यापूर्वी मा. नगर उपअभियंता (जलोत्सारण) व (पाणीपुरवठा) यांच्याकडे नकाशे दाखल करून संबंधित कामाकरिता पूर्वमान्यता घेतल्याखेरीज जागेवर कोणतेही काम सुरू करू नये.
- जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे, ते प्रथम पाडून मग नवीन कामास सुरुवात करणार.
- कामगारांच्या सोयीसाठी जागेवर (लेबर कॅम्पची) किमान एक संडास व एक मुतारी (तात्पुरत्या स्वरूपाची) बांधली पाहिजे.
- भोगवटापत्र मागण्यापूर्वी मनपाचे सर्व प्रकारचे कर भरल्याचे दाखला सादर करणार.
- कंल्ट्रिनपूर्वी पाणीपुरवठा, रोड, ड्रेनेज, करआकारणी, उद्यान व्हर्मिकल्चर, अतिक्रमण इ. या विभागांचे ना-हरकत पत्र दाखल करणार. काम सुरू करण्यापूर्वी एन. ए. ऑर्डर दाखल करणार.
- कोणतेही भोगवटापत्र मागण्यापूर्वी पी. डब्ल्यू. डी. खात्याचे लिफ्टबाबत ना हरकत प्रमाणपत्र दाखल करणार.
- विकास योजना खात्याकडील मान्य एकत्रिकरण / सबडिव्हिजन / लेआऊट ऑफ बिल्डिंग वरील सर्व अटी बंधनकारक राहतील.
- काम सुरू करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिझायनर / इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागण्यापूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट / रिपोर्ट दाखल करणार.
- वाढीव बांधकाम स्ट्रक्चरल इंजिनियरचे नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
- लेआऊटमधील ओपन स्पेस सर्व सभासदांसाठी राहिल.
- काम सुरू करण्यापूर्वी रस्तारूंदी सेटबॅक व अस्तित्वांतील पाडावयाचे दर्शविलेले सर्व जुने बांधकाम पाडणार.

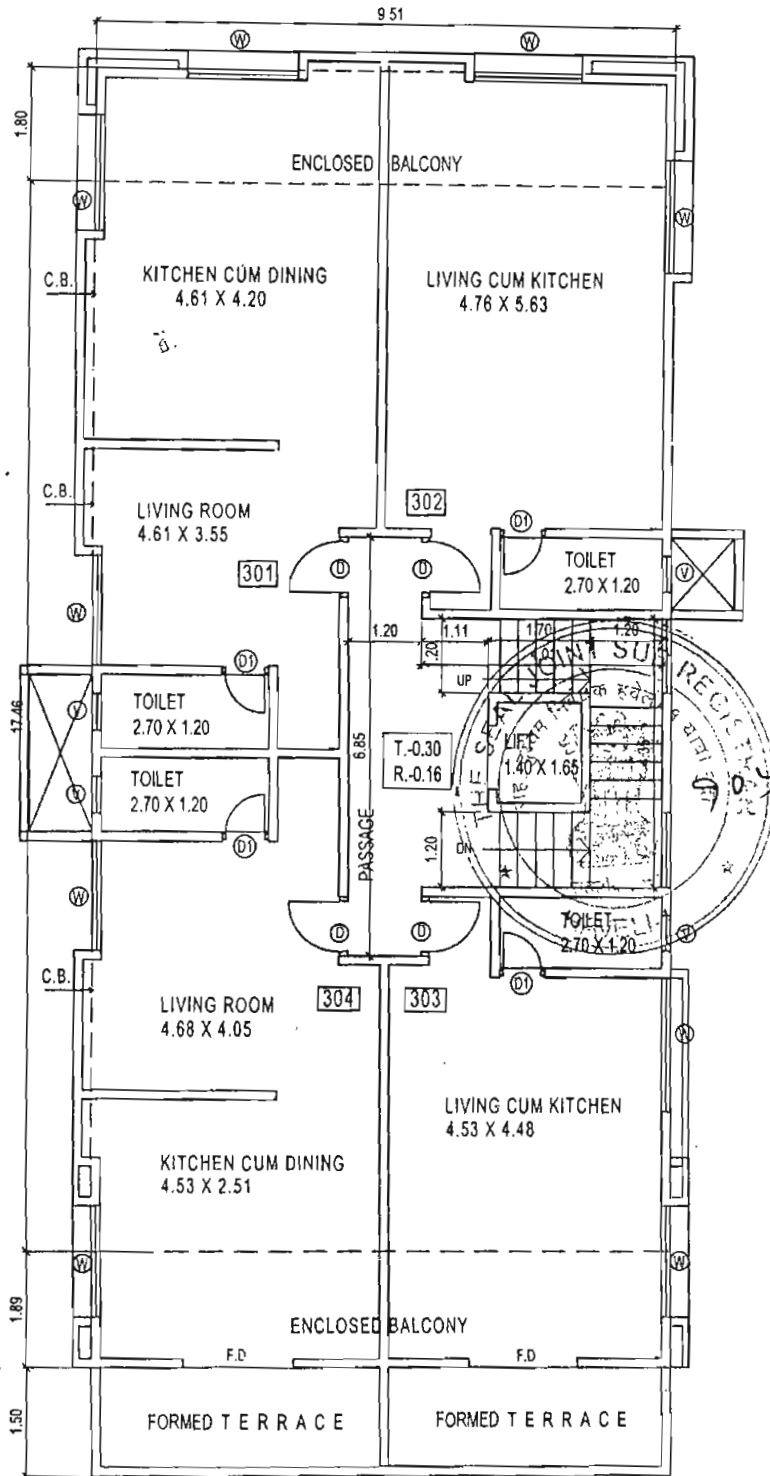
मुंबई महानगरपालिका व इतर नकाशा वरील बांधकाम नियंत्रण कार्यालय

वरील संमतीपत्राप्रमाणे काम करताना नगररचना अधिनियम अगर त्यास अनुसरून केलेले नियम व पौटनियम यांचा भंग होता काबा नये.  
वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण करू घ्यावे.

Sealawad  
इमारत निरीक्षक  
बांधकाम नियंत्रण कार्यालय,

magabnis  
सहाय्यक अभियंता (बांधकाम नियंत्रण)  
पुणे महानगरपालिका.

19-10-10  
ADVANCE COPY



वॉल - १.  
39 120 M  
2090

FLAT NO.	SALABLE AREA (SQ.FT.)	ACTUAL TERRACE AREA
301	640	-
302	585	-
303	448.00	109.00
304	588.00	109.00

THIRD FLOOR PLAN

PROPOSED COMMERCIAL BUILDING ON C.T.S. NO. 1204/9,  
PLOT NO. 568/9, AT.- BHAMBURDA,  
SHIVAJINAGAR, PUNE.

SHREE BALAJI DEVELOPERS  
1289, Shukrawar peth,  
Subhash Nagar, lane no. 7  
PHONE:- 2448 2928 / 90110 22387  
98225 35288 / 98220 52766

DATE DESIGN	CHECKED BY E.S.P.
DEALT BY NEEKETA	DRG NO.

ENVIRONS  
ARCHITECTS LANDSCAPE AND  
INTERIOR DESIGNERS  
KORDEGAON, 117/118 BHAMBURDA,  
CHOLE ROAD, PUNE 411002  
PHONE 2523458 3327888



हवेली

दस्त गोषवारा भाग-1

दस्त क्र 10531/2010

20/11/2010

दुय्यम निबंधकः

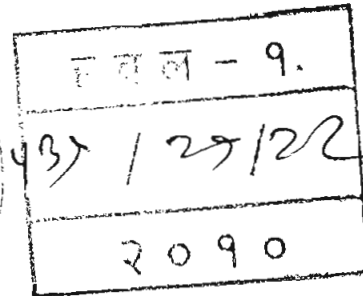
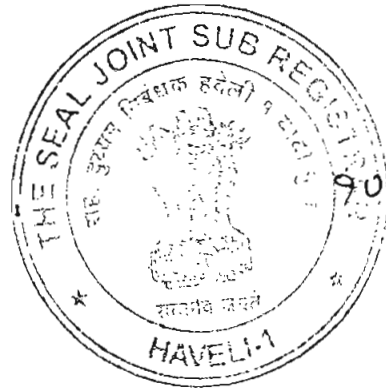
4:09:04 pm

हवेली 1 (पर्वती)

दस्त क्रमांक : 10531/2010

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: विकास दत्तात्रय दोंगट            पत्ता: घर/फ्लॅट नं: -            गल्ली/रस्ता: -            ईमारतीचे नाव: सिल्ह्वर लीफ            ईमारत नं: -            पेठ/वसाहत: मॉडेल कॉलनी शिवाजीनगर            शहर/गाव: पुणे            तालुका: -            पिन: 411016            पॅन नम्बर: -</p>	<p>लिहून घेणार            वय 45            सही</p>		
2	<p>नाव: श्री बालाजी डेव्हलपर्स तर्फे भागीदार व मालक/मा            देणार माधव विनायक घडफळे तर्फे कु मु धन्यकुमार            मानसिंगराव भोसले - -            पत्ता: घर/फ्लॅट नं: -            गल्ली/रस्ता: -            ईमारतीचे नाव: -            ईमारत नं: -            पेठ/ट</p>	<p>लिहून देणार            वय 48            सही</p>		





दस्त गोषवारा भाग - 2

हवेली

दस्त क्रमांक (10531/2010)

दस्त क्र. [हवेली-10531-2010] चा गोषवारा  
बाजार मुख्य :2247500 मोबदला 3263000 भरलेले मुद्रांक शुल्क : 145750

पावती क्र.:10644 दिनांक:20/11/2010  
पावतीचे वर्णन  
नांव: विकास दत्तात्रय दांगट

दस्त हजर केल्याचा दिनांक :20/11/2010 04:05 PM  
निष्पादनाचा दिनांक : 20/11/2010  
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी  
440 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 20/11/2010 04:05 PM  
शिवका क्र. 2 ची वेळ : (फी) 20/11/2010 04:07 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 20/11/2010 04:08 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 20/11/2010 04:08 PM

30440: एकूण

दस्त नोंद केल्याचा दिनांक : 20/11/2010 04:08 PM

दु. निबंधकाची सही, हवेली 1 (पर्वती)

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना  
व्यक्तीशः ओळखतात, व त्यांची ओळख घटवितात.

1) अॅड सी बी काळे ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: हडपसर

शहर/गाव: पुणे

तालुका: -

पिन: 411028

असे प्रमाणित करण्यात येते की सदरच्या दरतात

9 वे 12 पाने आहेत

दुय्यम निबंधक (वर्ग-2)  
हवेली क्र. 9

दु. निबंधकाची सही  
हवेली 1 (पर्वती)

पुरतक क्रमांक एक  
क्रमांक 70439

वर नोंदला

दुय्यम निबंधक हवेली क्र. 9  
दिनांक 20 माहे 9 9 सन 2010

