

LE- B11-1404

333/21931

पावती

Original/Duplicate

Friday, October 25, 2024

नोंदणी क्र.: 39म

10:29 AM

Regn.: 39M

पावती क्र.: 23112

दिनांक: 25/10/2024

गावाचे नाव: किबळे (०माळवाडी)

दस्तऐवजाचा अनुक्रमांक: हबल15-21931-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्राची रविंद्र हंगळे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

सह दुय्यम निबंधक, हवेली-15

बाजार मूल्य: रु.5080683.96 /-

मोवदला रु.6193125/-

भरलेले मुद्रांक शुल्क: रु. 371700/-

सह.दुय्यम निबंधक (वर्ग-२)

हवेली क्र.१५, पुणे शहर, पुणे

1) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0924237904177 दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008614880202425E दिनांक: 25/10/2024

बँकेचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास तपशिल :-

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





25/10/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 15

दस्त क्रमांक : 21931/2024

नोंदणी :

Regn:63m

माषाचे नाव : किवळे (माळवाडी)

(1) विवेचाचा प्रकार	करारनामा
(2) मोबदला	6193125
(3) बाजारभावाबाहेरपट्ट्याच्या बाबत पट्टाकार आकारणी वेतो फी पट्टेदार ने नमुद करावे	5080683.96
(4) घु.भावन, पोटहिल्ला व घरक्रमांक (असल्यास)	

सह.दुय्यम निबंधक
हवेली क्र.१५

1) पालिकेचे नाव: पिंपरी-चिंचवड स.न.पा. इतर बर्चान, इतर माहिती: इतर माहिती: विभाग क्र.20/7.2, दर क्र.55340/- प्रती चौ.मी. गांव जोडे किवळे, ता.सुका - हवेली, जिल्हा - पुणे(PCMC)चे वील न.नं.19 हिल्ला नं.1 ते 7+ 9/1 व इतर बा मिळकतीवर बांधण्यात येत असलेल्या "मिडल अर्थ, किवळे - विल्डींग नं. बी-11" या निम्नमधील विल्डींग / विंग नं. "बी-11" मधील "बी-11" मजल्यावरील "फ्लॉट / अपार्टमेंट नं. 1404" चा वील क्षेत्र 68.38 चौ.मी.(कारपेट)+ बाळकनीचे क्षेत्र 5.22 चौ.मी.+ड्राय बाळकनीचे क्षेत्र 2.20 चौ.मी. + तळ मजल्यावरील एक कळई पार्कींग स्पेस नं. बी-11 - 065 हि मिळकत.(भा.कार्यालय अधिकारी महसूल व बनविभाग अतिथि आदेश क्र.मुद्रांक - 2021/अनौ.सं.क्र.12 /प्र.क्र.107 /स-1(घोरण), दि.31.03.2021.अन्वये निवासी मिळकत खरेदीदार महिला असल्याने(1% सवलत घेउन)मुद्रांक शुल्क 6% भरणा करून दस्त सादर केला आहे)(Survey Number : 19 (Part) & Others ;)

(5) क्षेत्रफळ

1) 68.38 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तावेज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता.

1): नाव:-वि.दे. कोलते - पाटील वेव्हलपर्व लिमिटेड (पूर्वीचे नाव - संपदा रिजिस्ट्रीज प्रा.लि.) तर्फे अधिकृत सत्री करणार नेलसन मिल्कीब तर्फे वि.कुमु. रविकिरण महर्गुडे देवाडे बच:-39; पत्ता:-प्लॉट नं.: साळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: 201 ,सिटी पॉईंट बोले पाटील रोड पुणे, महाराष्ट्र, .. पिन कोड:-411001 पॅन नं:-AAACK7310G

(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिबादिचे नाव व पत्ता

1): नाव:-प्राची रबिंद्र इंगळे बच:-32; पत्ता:-प्लॉट नं.: साळा नं.: .. इमारतीचे नाव: .. ब्लॉक नं.: .. रोड नं.: जिर्झिन नं.2ए फ्लॉट नं.2 एत बीआय क्लरिफल स्ट्राक हार्टर रहेजा टाऊनशिप मालाड ईस्ट मुंबई, महाराष्ट्र, .. पिन कोड:-400097 पॅन नं:-ABPPI0706D

(9) दस्तावेज करून दिल्याचा दिनांक

23/09/2024

(10) दस्त नोंदणी केल्याचा दिनांक

25/10/2024

(11) अनुक्रमांक, खंड व पृष्ठ

21931/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

371700

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेर

दस्तासोबतची प्रत

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५, पुणे शहर, पुणे

मुल्कांनामाटी विचारान घेतलेला तपशील:-

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



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AGREEMENT

These Articles of Agreement made and executed at Pune
on this 23rd day of SEPT. 2024. ✓

BETWEEN

KOLTE PATIL DEVELOPERS LIMITED (PAN No. AAACK7310G)

(CIN No. L45200PN1991PLC129428)

(Before merger Sampada Realities Pvt. Ltd.)

A Public Limited Company incorporated under Indian Companies Act 1956, having its office at-
8th Floor, City Bay, CTS NO. 14 (P), 17 Boat Club Road, Pune-411001

Through it's Authorized Signatory appointed vide Board Resolution dated 22nd June, 2023

MR. NELSON MISQUITH

Adult, Occupation: Service

—Hereinafter called as **"THE PROMOTER"**

(which expression shall, unless it be repugnant to the context or meaning thereof, include it's successors-in-interest and permitted assigns)

AND

MS. PRACHI RAVINDRA INGLE

(PAN. ABPPI0706D)

AADHAR NO : 6407 2408 8511

Age : 32 YEARS,

Occupation : SERVICE

**ADDRESS : BUILDING NO. 2A, FLAT NO. 2, SBI CLERICAL STAFF QUARTERS,
RAHEJA TOWNSHIP, MALAD EAST, MUMBAI - 400097.**

.....Hereinafter called as **"THE ALLOTTEE/S"**

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

The Promoter and the Allottee/s shall hereinafter collectively be referred to as the **"Parties"** and individually as the **"Party"**. ✓

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WHEREAS-

- A. All that piece and parcel of land admeasuring 13 Hectares 46 Ares bearing Survey No. 19 Hissa No.1 to 7+9/1 lying and situated at Village- Kiwale, Tal.- Haveli, Dist.- Pune was owned by Vishwanath Triloknath Meyar and Shrikrishna Pratap Jeevandas Magan ("Original Owners"),
- B. By a registered Sale Deed dated 17th September, 1981 the Original Owners sold the aforesaid land to Mr. Moreshwar Shankarrao Masulkar, Mr. Kaluram Shankarrao Masulkar, Mr. Dattatraya Shankarrao Masulkar, Mr. Ashok Shankarrao Masulkar, Mr. Prakash Shankarrao Masulkar and Mr. Hemachandra Shankarrao Masulkar. ("Landowners");
- C. By a Development Agreement and Power of Attorney both dated 10th May, 2007 registered at the Office of the Sub-Registrar Haveli No.1, Pune under Sr. Nos. 3511/2007 and 3512/2007 respectively read with Supplementary Development Agreement dated 30th September, 2022 registered at the Office of the Sub-Registrar Haveli No.15, Pune under Sr. No. 18694/2022, the Landowners granted development rights in respect of portion of the aforementioned total land i.e. 13 Hectares 46 Ares which portion admeasures 10 Hectares 10 Ares in favour of the Promoter, more particularly described in the **First Schedule** hereunder written and hereinafter referred to as "**the Larger Land**";
- D. The non-agricultural use of the Larger Land has been obtained by the Original Owners from Collector, Pune vide order dated 21/09/2012 bearing reference No. PMH/NA/SR/502/12;
- E. The Promoter has got building layout and plans sanctioned from the Pimpri Chinchwad Municipal Corporation ('PCMC') vide Commencement Certificate bearing reference No. BP/Layout/Kiwale/15/2010 dated 03/11/2010 and revised Commencement Certificate bearing reference No. BP/Kiwale/24/2012 dated 28/08/2012, and revised Commencement Certificate bearing reference No. B.P/Kiwale/15/2013 dated 05/07/2013, and revised Commencement Certificate bearing reference No. B.P/Kiwale/22/2015 dated 05/06/2015 and revised Commencement Certificate bearing reference No. B.P/Kiwale/19/2016 dated 31/03/2016 and revised Commencement Certificate bearing reference No. B.P/Kiwale/67/2017 dated 09/11/2017 and EC Layout bearing reference No. BP/Environment/Kiwale/01/2018 dated 07/07/2018 and revised Commencement Certificate bearing Reference No. B.P/Kiwale/12/2019 dated 01/02/2019 and revised Commencement Certificate bearing Reference No. B.P/Kiwale/143/2022 dated 22/12/2022 and revised Commencement Certificate bearing Reference No. B.P./Kiwale/47/2024 dated 30/03/2024, copies whereof are annexed hereto and marked as "**Annexure B**";
- F. The Promoter has obtained the Environmental Clearance dated 05/02/2011 bearing reference No. ENV-2010/Letter No.144/T.No.3 issued by Ministry of Environmental, Forest and Climate Change, Government of Maharashtra. The Promoter applied for revision and obtained revised Environmental Clearance on 01/01/2015 bearing reference No. SEAC-2212/C.R.89/TC-2 issued by the Government of Maharashtra. The Promoter applied for revision and obtained revised Environmental Clearance dated 09/08/2019 bearing Reference SEIAA-EC-0000001938 issued by State Level Environment Impact Assessment Authority (SEIAA). The Promoter applied for revision and obtained revised Environmental Clearance dated 07/02/2024

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bearing Reference No. EC24B039MH133890 issued by SEI. The Promoter represents and informs that the Promoter shall be applying for revision in Environmental Clearance for construction of Subsequent Multiple Phases of Larger Project;

- G. The Promoter has represented that presently the Promoter has procured a sanctioned plan in respect of the Larger Land envisaging the construction of multiple residential and commercial buildings, various areas and amenities, etc. ("**Larger Project**"). Since this is a larger layout development, the various future buildings depicted on the present sanctioned plan are subject to changes from time to time;
- H. An application was filed by Kolte-Patil Developers Limited before Regional Director, Ministry of Corporate Affairs, Western Region, Mumbai seeking amalgamation of Sampada Realities Private Limited with Kolte Patil Developers Limited;
- I. By an Order dated 26th May 2023 passed by the Hon'ble Regional Director, Ministry of Corporate Affairs, Western Region, Mumbai under the provisions of Section 233 of the Companies Act, 2013 and rule 25(5) of The Companies (Compromises, Arrangements & Amalgamations) Rules 2016, in the aforesaid application, the Transferor Company namely Sampada Realities Private Limited was amalgamated with Transferee Company namely Kolte Patil Developers Limited. By the aforesaid Order, all the properties and assets of the Transferor Company namely- Sampada Realities Private Limited has been now vested in the Transferee Company namely- Kolte Patil Developers Limited;
- J. The said Order passed by Regional Director, Ministry of Corporate Affairs, Western Region, Mumbai, dated 26th May 2023 has been registered at the Office of Joint Sub- Registrar (Class-II), Haveli No. 16, Pune under Sr. No. 12990/2023 on 06/07/2023;
- K. By virtue of the Order dated 26th May 2023, Kolte-Patil Developers Limited now being the Promoter alone has got absolute right and full power to develop the Larger Land described in the First Schedule hereunder written and construct the Larger Project and Common Areas and Amenities for the Larger Project;
- L. From and out of the aforementioned Larger Project, the Promoter has undertaken and completed construction of 9(nine) residential buildings namely buildings A, B1, B2, B3, B4, B12, C19, C20 and C21 ("**Completed Buildings**"). The Promoter has obtained completion certificates in respect of the aforesaid 9(nine) buildings and handed over the possession of respective apartments to the apartment holders of the said buildings.
- M. The Promoter intends to construct the balance buildings out of the aforementioned Larger Project in multiple phases in the manner mentioned below:
- a) **Buildings forming part of project Little Earth Masulkar City-Phase 3:**
- i) 4(four) buildings identified on sanctioned plan as 'A Commercial', residential buildings -'C15', 'C17' and 'C18' are registered as a project under the name "**Little Earth Masulkar City-Phase 3**" under the provisions of the said Act with the Real Estate Regulatory Authority on 09/01/2018 under No. P52100014875. After the merger of Sampada Realities Private Limited with the Promoter, the Promoter applied for change of the name of the Promoter on the RERA Certificate in respect of the aforesaid Project from "**Sampada Realities Private Limited**" to "**Kolte-Patil Developers Limited**".

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2023		



"11" under the provisions of the said Act with the Real Estate Regulatory Authority on 12/12/2022 under No. P52100648103* and Building 'C12' is registered as a project under the name "Little Earth, Kivale Building C12" under the provisions of the said Act with the Real Estate Regulatory Authority on 27/12/2023 under No. P52100054068;

d) **Subsequent Multiple Phases of the Larger Project:**

Multiple proposed residential and commercial buildings. The buildings forming part of the Subsequent Multiple Phases of the Larger Project will be constructed in future, in phases, from time to time, and will be registered with RERA as separate project/s at the discretion of the Promoter.

The Promoter will be at liberty and entitled to revise the plans relating to the buildings forming part of Subsequent Multiple Phases of the Larger Project from time to time in such manner as the Promoter may deem fit and proper.

Further the Promoter shall be entitled to develop the Subsequent Multiple Phases of the Larger Project either by itself or through any other person or party. Further, with regards to the development of the Subsequent Multiple Phases of the Larger Project, the Promoter shall be at liberty to decide, at its sole discretion, the timelines related to commencement, construction and completion of such projects/buildings, the layout of the buildings, the height of buildings (whether to proceed with the present height or increase or decrease the same), size, dimensions and orientations of the apartments, FSI utilization relating to the Larger Land, in part or full. The Allottees of the Project including the Allottee herein have, through this Agreement, been explained and put to notice of the aforesaid rights of the Promoter.

N. The Promoter hereby expressly represents and informs the Allottee that the Promoter intends to revise the sanctioned layout plan in respect of the Larger Project and sanctioned building plans pertaining to proposed buildings in Subsequent Multiple Phases of Larger Project. By virtue thereof, the orientation, location, dimension, height, product mix in respect of the aforesaid proposed multiple residential buildings and commercial buildings shall be revised/changed. The Allottee herein is/are thus fully aware of the representations and disclosures made by the Promoter and has/have agreed to purchase the Apartment only after fully understanding the representations and disclosures made by the Promoter in respect of the Larger Project and larger layout. The Allottee shall thus not create any hurdle, obstruction and/or dispute the revision of the plans relating to the larger layout/Larger Project from time to time and/or the future construction to be carried out by the Promoter, by itself and/or through any other person or party;

O. For the purpose of this Agreement, Project shall mean 1(one) residential building identified as building 'B11' on present sanctioned layout plan undertaken on a portion of the Larger Land which portion admeasures 1282.00 sq.mtrs or thereabouts (hereinafter referred to as the "Project Land") and more particularly described in the Second Schedule hereunder written and delineated in blue colour boundary lines on the plan annexed hereto and marked as Annexure 'A';

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Ares - 36		
29639	72	29



the Allottee shall be cancelled and the same shall be returned to the Allottee in connection therewith including the booking amount. The stamp cancelled by me and the same shall be returned to the Allottee without any interest or compensation whatsoever.

39.4 By an Order dated 31st March 2021 read with amendment vide Order dated 26th May 2023, the Government of Maharashtra has reduced the stamp duty by 1% over the prevailing rate exclusively to Women Allottee/s, provided the transfer of residential unit/property or registration of sale deed is in the name of women. In light of the aforesaid Order, the Allottee/s herein is willing to avail the said concession in the stamp duty to be paid on the present apartment. The Allottee/s further agrees and undertakes to indemnify and keep indemnified the Promoter against any action, loss, damage or claims arising out of the non-compliance of the aforesaid Orders by the Allottee/s including all the future liabilities arising out of such non-compliance.

FIRST SCHEDULE

Larger Land

All that piece and parcel of the land portion admeasuring 10 Hectares 10 Ares viz. 1099890 sq.ft. approximate on North side (excluding reservation for garden, parking etc.) carved out of the land bearing Survey No. 19 Hissa No. 1 to 7 +9/1 of village Kiwale Taluka Haveli, District Pune totally admeasuring 13 Hectares 46 Ares (13 Hectares 36 Ares plus pokkharaba 10 Ares) of cess Rs. 28 Paise 36 situate within the PCMC limits and within registration limits of sub-registrar Haveli registered, District Pune and bounded as follows-

On or towards East - By proposed Road and Survey No. 20
 On or towards West - By road and Mannurdi village frontier
 On or towards North - By Proposed road
 On or towards South - By Survey No. 19 (remaining land)

SECOND SCHEDULE

Project Land

All that piece and parcel of the property i.e. Building B11 known as 'Little Earth, Kiwale-Building B11' which is to be constructed on the part of the land described in the First Schedule written herein above on the portion of land admeasuring 1282.00 Sq. Mtr. which is shown on the plan annexed hereto by blue colour boundary line and bounded as under-

On or towards East- Building B12 of Larger Project
 On or towards West- Commercial Building A of Larger Project
 On or towards North - Internal Road
 On or towards South - Future development

THIRD SCHEDULE

Apartment

Apartment bearing no. 1404 admeasuring 68.38 sq.mtr. carpet area (exclusive of balcony admeasuring 5.22 sq.mtr., dry balcony admeasuring 2.20 sq.mtr., appurtenant to the Apartment) on the Fourteenth floor in the Building 'B11' of the Project known as "Little Earth, Kiwale-Building B11" which is being constructed on the Project Land described in Second Schedule written hereinabove together with the exclusive right to use One covered parking space bearing no. B11-065 located at Ground Floor as allotted by the Promoter together with the right to use the Common Areas and Amenities of Larger Project as set out in the Agreement.

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₹ 61,93,125/-
29 03 2019

PAYMENT SCHEDULE



Total Consideration Rs. 6193125/- (Rupees Sixty One Lakh Ninety Three Thousand One Hundred Twenty Five Only)

Agreement	Earnest money to be paid on or before execution of this		
Within 7 days of Agreement/Registration	613119/-	9.90%	
On completion of Foundation/Substructure	625506/-	10.10%	
On completion of 1st Parking Slab	619313/-	10.00%	
On completion of Plinth Level	619313/-	10.00%	
On completion of 5th Slab	309656/-	5.00%	
On completion of 8th Slab	371588/-	6.00%	
On completion of 11th Slab	371588/-	6.00%	
On completion of 14th Slab	371588/-	6.00%	
On completion of 17th Slab	371588/-	6.00%	
On completion of 20th Slab	309656/-	5.00%	
On completion of Terrace	309656/-	5.00%	
On completion of Internal Plaster	309656/-	5.00%	
On completion of Flooring	309656/-	5.00%	
On Possession	309654/-	5.00%	
Total Consideration	6193125/-		

Handwritten signature and a diagonal line.

IN WITNESS WHEREOF parties hereto have set and subscribed their respective hand and seal on the day and year first hereinabove mentioned. (Agreement)

SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED PROMOTER
KOLTE-PATIL DEVELOPERS LIMITED
through its Authorized Signatory-



MR. NELSON MISQUITH



Nelson Misquith
PROMOTER

SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED ALLOTTEES



MS. PRACHI RAVINDRA INGLE



Prachi Ravindra Ingle
ALLOTTEES

WITNESSES:

1) *Santosh*
SANTOSH G. WARANG
GANPATI APARTMENT,
GARWAL, DHAYRI,
PUNE-411041.

2) *Nilesh*
NILESH A. DESHMUKH
BEHIND JOGESHWARI
HIGH SCHOOL,
KESMAND, PUNE-412207.

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ANNEXURE - B

पिंपरी चिंचवड महानगरपालिका, पिंपरी १८.

परिशिष्ट ही - १

बांधकाम चालू करणेकरिता राखला



पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८
क्रमांक - बी.पी. / १९०६ / १४७ / २०२४
दिनांक : ३०/०३/२०२४

श्री./श्रीमती/से. कोयले पतीन डेव्हनपारस दि. _____

व्यारा : ला. आ. / ला. स. श्री. प्रिलम सरदे

आर्चीस जे. उठे वीझ आर्चकॉन पिंपळे ज्योदाबाद पुणे बाना

पिंपरी चिंचवड महानगरपालिका बांधकाम महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये
पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मीजे जि.राळे शेथील सर्व्हे नं./प्लॅट नं. १६१९.जे.५.२६/१

..... सिटी सर्व्हे नं. प्लॉट नं. ०१ मधील बांधकाम

करण्यासाठी गुन्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक २७ / ०३ / २०२४ रोजी प्राप्त झाला. यावरून
बांधकाम करण्यास खाली नमुद अटीवर व जाता अट क्र १ ते ४६ नुसार गुन्हास बांधकाम परवानगी देण्यात येत आहे.

- १) सेट बॅकच्या अंमलबजावणीच्या परिणामी रिक केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
- २) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी
मिळणार नाही किंवा भोगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.
- ३) सदर प्रारंभ प्रमाणपत्र बांधकाम चालू करणेच्या तारखेपासून सुरु होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहील.
- ४) ही परवानगी आपल्या मालकीच्या जमिन (पुढंड) नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत - १ ते ५२ अटी व नकाशा प्रती.

हवलक-१५		
२१६३१	५८	६१
२०२४		



द्वय अधिबंता

पिंपरी चिंचवड महानगरपालिका

कार्यकारी अधिबंता

स्वतः प्रतीपत्र मा. गावर अधिबंता
व्. डी. गावरी बरो.

पिंपरी चिंचवड महानगरपालिका

गावर अधिबंता कौमीना

पिंपरी चिंचवड महानगरपालिका

प्रत माहितीसाठी :

- १) सहा. मंडल अधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी बांधारे / पिंपरीनगर /
चिंचवड / भोसरी / कासारबाडी / आकुर्डी / मिगडी प्राधिकरण / सांगवी / पिंपळे गुरव /
पिंपळे निलख / पिंपळे सीदागर / वाकड / रावेत / रूढाणी / शेरागांव.
- २) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महासंघ, आणकरनगर, पुणे ४११००१.



पिंपरी चिंचवड महानगरपालिका, पिंपरी १८.

परिशिष्ट बी - १

बांधकाम खातू करणेकीता दाखला

दि: १।०२।२०१८

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८

क्रमांक - बी.पी. /

क्रिवळ

११३ / २०२

दिनांक: २२ / १२ / २०२२



श्री. शिवाजी/मि. स्वंपदा रिश्मिलिज सा. लिमिटेड
स्वात्मिक सी. मोरेश्वर शंकरराव मासुळकर व इतर.
व्या: ला. आ. / ला. स. श्री. पितम्ब तरोडे
उपरो. नं. ३०३. रोडा आशकांन, पिंपळे सोदागर, पुणे - २७. बांन

पिंपरी चिंचवड महानगरपालिका यांचकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगरवना अधिनियम १९६६ चे कलम १८/४४ अन्वये
पिंपरी-चिंचवड महानगरपालिकेच्या सीमेंतील भौने फक्तवळ येथील सर्व
नं/उपनं: १९/१९. १०. १९/१९. १९ सिटी सर्व्हे नं: (१) प्लॉट नं: १ मधील बांधकाम
करण्यासाठी गुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक ०७ / ११ / २०१६ रोजी प्राप्त झाला. याचकडून
बांधकाम करण्यास खाली नमुद अटीवर व जाता अट क्र १ ते ४६ नुसार गुम्हास बांधकाम परवानगी देण्यात येत आहे.
१) सेट बॅकच्या अंमलबजावणीच्या परिणामी रिक केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
२) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी
मिळणार नाही किंवा भोगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.
३) सदा प्रारंभ प्रमाणपत्र बांधकाम चालू करणेच्या तारखेपासून सुरू होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहील.
४) ही परवानगी आपल्या मालकीच्या जमिन (पुढे) नसलेल्या जगेबा विकास करण्यास पात्र नाही.

शी. हवळ - १८		
०१६३१	५६	६१
२०२४		

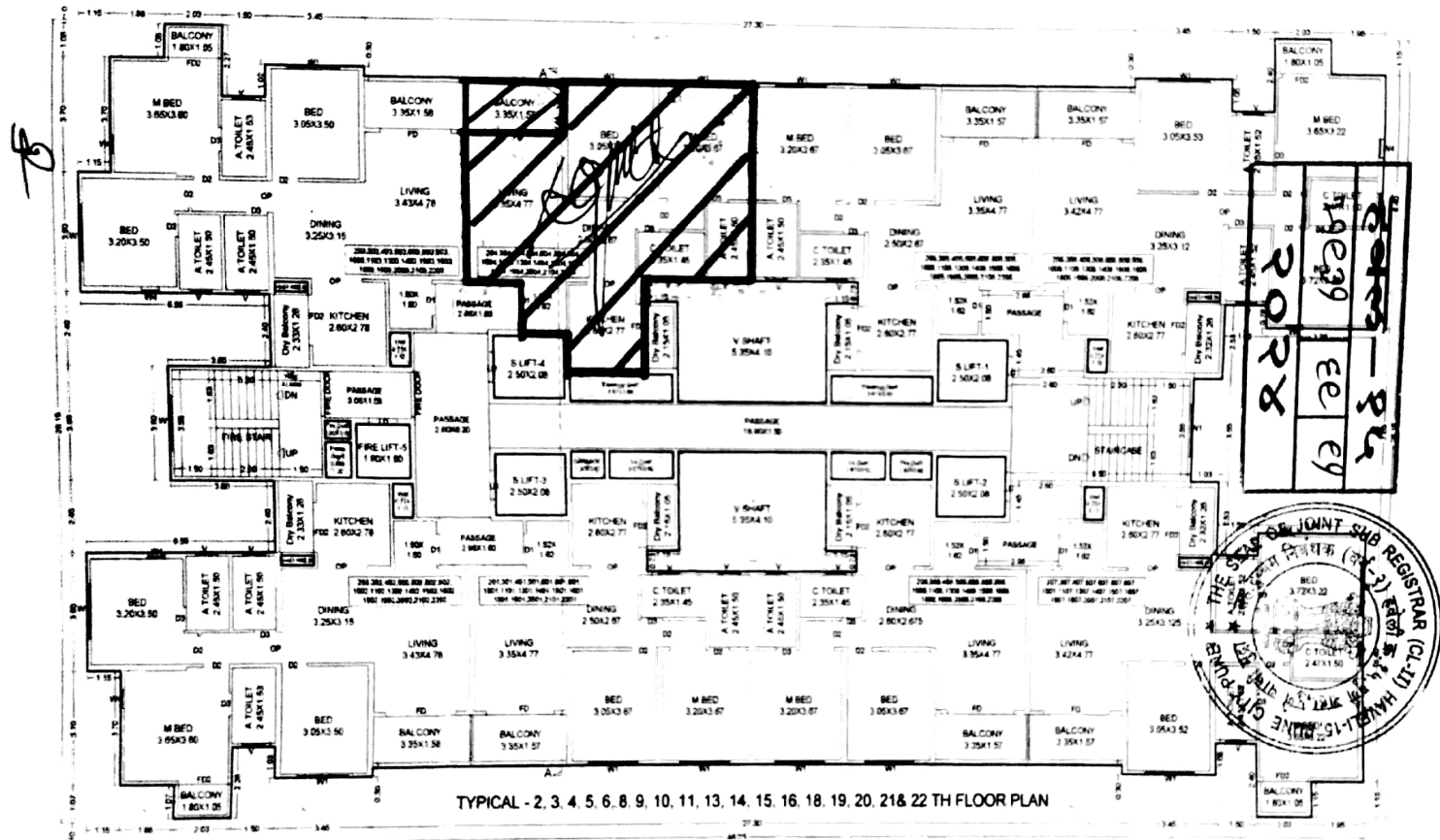


नय अधिवंता
पिंपरी चिंचवड महानगरपालिका

कायदेकीता अधिवंता
पिंपरी चिंचवड महानगरपालिका

नय अधिवंता
पिंपरी चिंचवड महानगरपालिका

प्रत भरिलीसाठी : १) सहा. मंडळ अधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनवा / पिंपरी बायें / पिंपरीनगर /
चिंचवड / भोवरी / कासारबाडी / आडुर्डी / निगदी प्राधिकरण / बांणवी / पिंपळे गुरव /
पिंपळे विलख / पिंपळे सोदागर / बाकड / रवेत / खाटणी / धेरगांव.
२) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे - ४११ ००९.



TYPICAL - 2, 3, 4, 5, 6, 8, 9, 10, 11, 13, 14, 15, 16, 18, 19, 20, 21 & 22 TH FLOOR PLAN

ANNEXURE - "E"
 PROJECT: "LITTLE EARTH, KIWALE-BUILDING B11"
 APARTMENT NO. 1404, 14TH FLOOR



द्वारा - १२२
२९२३९ ७९ २९

ANNEXURE - F
COMMON AMENITIES AND AMENITIES



OPEN SPACE-01 & CLUB HOUSE-01 (COMPLETED)

SR. NO.	DESCRIPTION
1	CAFETERIA
2	STEAM ROOM AND TOILETS - HIS & HER
3	MEDITATION HALL/ YOGA HALL
4	KIDS PLAY AREA
5	AMPHITHEATRE
6	OUTDOOR FITNESS ARENA
7	SWIMMING POOL
8	KIDS POOL
9	CENTRAL PARK
10	AV ROOM
11	INDOOR GYM

OPEN SPACE-04 & CLUB HOUSE-04 (COMPLETED)

SR. NO.	DESCRIPTION
1	PLAY GROUP AREA/KIDS WORKSHOP AREA
2	CRECHE
3	INDOOR GAMES
4	LIBRARY
5	KIDS PLAY AREA
6	SKATING RINK
7	PRACTICE CYCLING TRACK

PODIUM-01 (COMPLETED)

SR. NO.	DESCRIPTION
1	FLOOR CHESS BOARD
2	TREE PLAZA
3	ACCUPRESSURE PATHWAY
4	WIFI ZONE

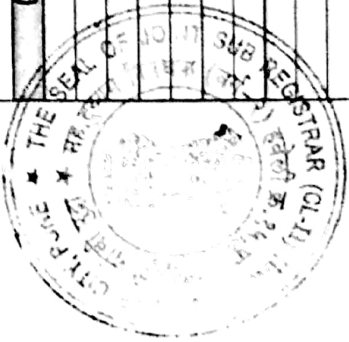
१

PART B

OPEN SPACE-02 & CLUBHOUSE-02 (TO BE HANDED BY DECEMBER - 2027)

SR. NO.	DESCRIPTION
1	PERFORMING ARTS HALL
2	SITTING NOOKS
3	AMPHITHEATR
4	PUBLIC PLAZA
5	SENIOR CITIZEN
6	SCULPTURE COURT
7	OUTDOOR PRA
8	BON FIRE

2028
2028
2028



OPEN SPACE-03 & CLUBHOUSE-03 (TO BE HANDED BY DECEMBER - 2027)

SR. NO.	DESCRIPTION
1	GYMNASIUM
2	AEROBICS/CARDIO HALL
3	SITTING NOOKS
4	OUTDOOR FITNESS AREA
5	JOGGING TRACK

OPEN SPACE-05 & CLUBHOUSE-05 (TO BE HANDED BY DECEMBER - 2032)

SR. NO.	DESCRIPTION
1	BADMINTON COURT/MULTIPURPOSE HALL
2	PETS PARK
3	BARBEQUE ZONE
4	ALFRESCO DINING
5	PARTY LAWN

PODIUM-02 (PART) (TO BE HANDED BY DECEMBER - 2027)

SR. NO.	DESCRIPTION
1	TENNIS COURT
2	BASEKET BALL COURT
3	SWING PLAZA

PODIUM-02 (PART) (TO BE HANDED BY DECEMBER - 2032)

SR. NO.	DESCRIPTION
1	LEISURE LAWN
2	KIDS PLAY AREA
3	PAVILLION
4	SUNKEN SEATING
5	OUTDOOR WORK STATION
6	KIDS POOL
7	SWIMMING POOL
8	CRICKET PRACTICE PITCH

PODIUM-03 (TO BE HANDED BY DECEMBER - 2032)

SR. NO.	DESCRIPTION
1	LEISURE LAWN
2	SITTING NOOKS
3	KIDS PLAY AREA
4	PAVILLION
5	MULTIPURPOSE COURT
6	AMPHITHEATRE
7	SAND PIT

३२३-२५		
२९८३९	६०८	६९
२०२४		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
PS2100047722

Project: **Little Earth, Khwale- Building B11 Plot Bearing / CTS / Survey / Final Plor No.: Survey No. 19, Hissa No. 1 to 7+9/1 at Khwale, Mawal, Pune, 412101.**

1. **Kolte-Patil Developers Limited** having its registered office / principal place of business at **Tehsil: Pune City District: Pune, Pin: 411001.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 21/11/2022 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, MARRA)
Date: 06-10-2023 11:44:15

Dated: 06/10/2023
Place: Mumbai

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

