

20/10/12  
10:37



## KOLTE - PATIL GROUP

Project Name	<b>GREEN OLIVE APARTMENTS</b>
Building	<b>A &amp; B</b>
Total Area	<b>79046 Sq.Mtrs.Carpet</b>
Type of Document	<b>Deed of Declaration</b>
Regi Doc.No. & Date	<b>5652/12 Dt.18.10.12</b>
Regi. Office	<b>Mulshi</b>
Grantor No.1	<b>Gurukrupa Sahakari Gruharachana Sanatha Maryadit</b>
Grantor No.2	<b>M/S.Green Olive Venture</b>

महाराष्ट्र

पावती

Original/Duplicate

Thursday, October 18, 2012

नोंदणी क्र.: 39म

11:47 AM

Regn.: 39M

पावती क्र.: 5819 दिनांक: 18/10/2012

पावतीचे नाव: हिंबवती

दस्तऐवजाचा अनुक्रमांक: मसम-5852-2012

दस्तऐवजाचा प्रकार : घोषणापत्र

सादर करणाऱ्याचे नाव: सि.के.1 गुल्बर्गा सहकारी गृहसपना संस्था मर्यादित तर्फे जू.मु. पोलिस  
दिवंगर कोलते तर्फे वि. जू.मु. जिल्हा दशावध पार्टीस - -

नोंदणी फी ₹. 300.00

दस्त हाताळणी फी ₹. 1460.00

पृष्ठांची संख्या: 73

एकूण. ₹. 1760.00

सापळात हा दस्तऐवज बंदोजे 12:07 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुळशी (मौड)

बाजार मुद्रा: ₹.0/-

मोडरता: ₹.0/-

परमेले मुद्रांक शुल्क: ₹. 100/-

मुद्रांक नियम: प्रतिजालेख

1) देवनाचा प्रकार: By Cash रक्कम: ₹ 1460/-

2) देवनाचा प्रकार: By Cash रक्कम: ₹ 300/-



19 October, 2012

सूची क्र.2

दुय्यम निबंधक दु.नि. मुळशी

दस्त क्रमांक : 5652/2012

नोंदणी 63

Regn' 63m

गावाचे नाव : हिंजवडी

(1) विलेखाचा प्रकार	घोषणापत्र
(2) मोबदला	रु.0/-
(3) बाजारभाव(भाडेपट्ट्याच्या वास्तवपट्टाकार आकारणी देतो की पट्टेदार तं नसुद करावे)	रु.0/-
(4) धु-मापन,पोटहिस्ता व चक्रक्रमांक(अस्तव्यास)	138, पालिकेचे नाव, पुणे इतर वर्णन : , इतर माहिती. गांव यांचे हिंजवडी, ता.मुळशी, जि.पुणे वेथील स.नं. 138/1 या मिळकतीवर बांधलेल्या "ग्रीन ऑलिव्ह" या म्किममशील ए व बी इमारतीच्या अपार्टमेंट सन्दर्भात असलेले घोषणा पत्र (इर्वरित वर्णन दस्ताप्रमाणे)
(5) क्षेत्रफळ	0.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात जमेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- सि.के.1.गुरूकुषा सहकारी गृहवचना संस्था मर्यादित तर्फे कु.मु. मिलिंद दिगंबर कोलते तर्फे वि. कु.मु. जितेंद्र परटील व वय: 31 पत्ता :-प्लॉट नं. : माळा नं. :- इमारतीचे नाव :- ब्लॉक नं. :- रोड नं: एरंडवणा पुणे ... पिन कोड:- 411004 पिन नंबर :- 2) नाव:- वि.के.2 ग्रीन ऑलिव्ह इन्डोर तर्फे अधिकृत जुडी करणार मिलिंद दिगंबर कोलते तर्फे वि. कु.मु. जितेंद्र दत्तार वय: 31 पत्ता :-प्लॉट नं. : माळा नं. :- इमारतीचे नाव:- ब्लॉक नं. :- रोड नं: एरंडवणा पुणे . महाराष्ट्र, पुणे. पिन कोड:- 411004 पिन नंबर :-AAAAG4300L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तव्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:- वय: पत्ता :- पिन कोड:- पिन नं.:-
(9) दस्तऐवज करून दिल्याचा दिनांक	19/09/2012
(10) दस्त नोंदणी केल्याचा दिनांक	18/10/2012
(11) अनुक्रमांक,खड व पृष्ठ	5652/2012
(12) बाजारभावाप्रमाणे बुद्राक शुल्क	रु 100/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु 300/-
(14) शेर	



(पोड)

मुल्याकनासाठी विचारात घेतलेला तपशील -

मुल्याकनाची आवश्यकता नाही कारण दस्तपत्रकारमुसार कसपत्रक मोठी कारणाचा तपशील नसल्याने कारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निबध्दमेला अनुच्छेद :-

Affidavit

अरस्सल वर हुकुम अवकल

*Asale*  
दुय्यम निबंधक, मुळशी (पोड)





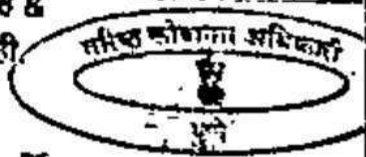
महाराष्ट्र MAHARASHTRA

18 SEP 2012

सदरचा मुद्रांक लिख '६' लायसेंस राठी नाही

GE-597222

अनुक्रमांक क्र. ८४४२० दि. \_\_\_\_\_ रुपये १००/-  
 मुद्रांक कोणत्या कारणासाठी वापरण्याचा आहे ही घोषापत्र  
 मुद्रांक कोणत्या अधिनियम १९५८ चे अनुच्छेद क्र. \_\_\_\_\_  
 मुद्रांक वापरणाराचे संपुर्ण नाव महाराज - मित वीरेंद्र देव  
 संपुर्ण पत्ता २०/२ पाणवेल रोड पुणे - १  
 हस्त व्यक्तीचे संपुर्ण नाव व्ही. काळे  
 पत्ता महाविद्यालय रोड पुणे - १



17 SEP 2012

उप कोषागार अधिकाारी कोषागार पुणे कारिता

मुद्रांक धारकाची राही / हस्त व्यक्तीची राही

SANGHATA LOKANDE (मुद्रांक विक्रेता)  
 परवाना क्र. २२०११२४  
 परवान्याची मुदत:- ३१/३/२०१३  
 पत्ता:- मोवोज हॉटेल पुणे



DEED OF DECLARATION

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 ५६४२/२०१२  
 १७२

THIS DEED OF DECLARATION MADE AND EXECUTED AT PUNE ON THIS 19<sup>TH</sup> DAY OF September, 2012.



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५९२/२०१२  
२४२

DECLARATION UNDER SECTION 2 OF THE MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 AND RULES MADE THEREUNDER ;

**GREEN OLIVE APARTMENTS**

This Deed of Declaration is made and executed at Pune on this 19<sup>th</sup> day of September, 2012.

**BY**

**GURUKRUPA SAHAKARI GRUHARACHANA SANSTHA MARYADIT**

A Co-Operative Housing Society registered under

Maharashtra Co-operative Societies Act, 1960

(Under Regd. No. PNA/MSI/HSG/(TO)1043/2004-5 DATED 06/09/2004)

Having it's office at S. No. 138/1, Hinjewadi, Tal. Mulshi, Dist: Pune.

Through its Authorized Signatory/es and duly Substituted Attorney/s

**MR. RAJESH A. PATIL/ OR**

**MR. MILIND D. KOLTE**

Adult, Occupation: Business

(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the Grantor/Owner, its successor-in-title, its receiver, official liquidator or the Company in which the said Company may be merged or amalgamated)

....Hereinafter referred to as "GRANTOR NO.1/OWNER"

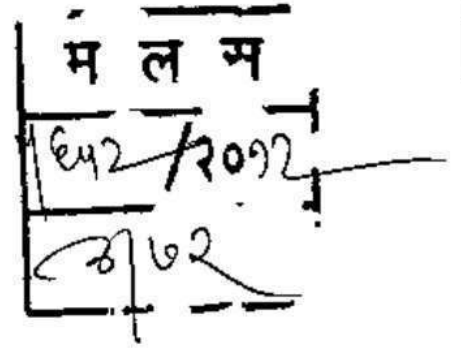
**AND**

**M/S GREEN OLIVE VENTURE (PAN NO. AAAAG4300L)**

(A Joint Venture of Kolte Patil Developers Limited and Arista Developers Private Limited formed vide registered Joint Venture Agreement dated 22/04/2006).

having it's place of Business at 'City Point', IInd Floor, Dhole Patil Road, Pune - 411 001.

**THROUGH ITS AUTHORISED SIGNATORY:**



MR. RAJESHI A. PATIL  
AND/OR  
MR. MILIND D. KOLTE  
Adult, Occupation: Business

(Which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the Grantor/Developer, its successor-in-title, its receiver, official liquidator or the Company in which the said Company may be merged or amalgamated)

....Hereinafter referred to as 'GRANTOR No.2/DEVELOPER'

The Owners & Developer are fully empowered and qualified to execute this Deed of Declaration in respect of "GREEN OLIVE APARTMENTS". I /We do hereby state and declare as under.

**FIRST-**

**SCHEDULE "A"**

**THE ENTIRE PROPERTY**

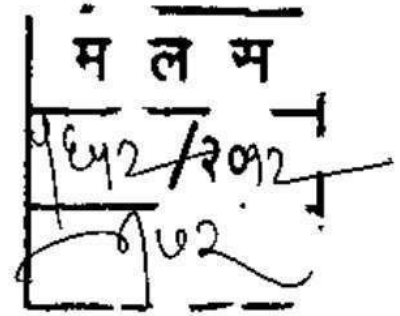
All that piece and parcel of property bearing Survey Nos. 138 Hissa No. 1, admeasuring about 02 Hectares 36 Ares (23600 Sq.Mtrs.) lying, being and situated at Mouze Hinjewadi, Tal. Mulshi, Dist. : Pune within the Registration District : Pune and Sub-Registration District Mulshi, within the limits of Grampanchayat Hinjewadi, Taluka Panchayat Mulshi Zilla Parishad Pune and which is bounded as follows:-

On or towards the East - By Survey No: 138 Hissa No.1  
On or towards the West - By Road and beyond that Survey No.153  
On or towards the South - By Survey No: 137  
On or towards the North - By Survey No: 140 and 141  
togetherwith all superstructures/plinths thereon and right of easement rights and appurtenances thereto.

**SCHEDULE - "B"**

**THE PROPERTY OF GREEN OLIVE APARTMENTS**

(Description of the property submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 by this Declaration)



**BUILDING NOS. A and B Buildings**

-A Building having 12 Floors each Floor having 4 Units/Apartments

B Building having 12 Floors each Floor having 4 Units/Apartments

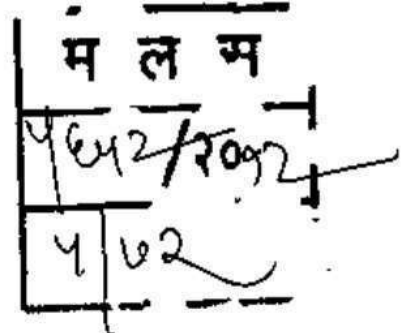
having total Carpet Area 79,046 Sq. Mtrs ( 7343.55 Sq. Fts.) constructed on the part of the aforesaid property on the portion of land (which is shown on the plan annexed hereto by red colour boundary line) as per building plan approved by Town Planning Authority vide their Outward No. NABP/At Mouze Hinjewadi/Tal: Mulshi/S.No: 138/1/S S P/3423 dtd: 15/09/2010.

**SECOND:-**

The Grantors/Owner/Developer have developed part of the said property and has constructed Units/ Apartments thereon, on the part of the entire property as per duly approved and sanctioned layout & Building Plan passed by the Town Planning Authority, Pune.

The Grantor No.2 /Developer is developing the said properties in stages in accordance with the approvals / sanctions obtained from time to time, therefore few common amenities are to be enjoyed by all and few amenities are to be enjoyed or shared jointly or commonly by occupants of other buildings of entire project and the said rights have specifically mentioned in each agreement and in present Declaration. The Grantors/Owner/Developer have made it further clear that though present Declaration have been formed and registered, the Grantors/Owner/Developer has constructed on some part of the land and available FSI/TDR of the said lands which shall be used for the purpose of construction/ development of various buildings on the said entire land. Therefore, the entire property is being contiguous, its FSI/TDR and other common amenities are not separable or cannot be divided, though entire property may consist of several Associations of Apartment Owners.

The Grantors/Owner/Developer have developed the said land by constructing buildings consisting of Units/Apartments and other premises as permissible under the Development Control Rules and Regulations for the time being in force;



**THIRD :-**

By virtue of rights accrued to the Grantors/Owner/Developer they have executed / implemented scheme of ownership Units/ Apartments etc. with due permissions and sanctions from various authorities i.e. to say :

- 1) Permission to use the said lands for residential N. A. purpose vide
  - i. Town Planning Authority vide their Outward No. NABP/At-Mouze Hinjewadi/Tal. Mulshi/S.No: 138/1/S.S.P/3423 dtd. 15/09/2010.
  - ii. NA.Order bearing No: PMA/NA/SR/184/2006 dtd: 18/01/2007 issued by Collector, Pune.
  - iii. NA.Order bearing No: PMA/NA/SR/5/2010 dtd: 02/08/2010 issued by Collector, Pune.
  - iv. NA.Order bearing No: PMA/NA/SR/340/2010 dtd: 026/11/2010 issued by Collector, Pune.
  - v. Order/Judgment obtained under the provisions of Urban Land (Ceiling & Regulation) Act, 1976.
    - i. Order under ULC Case No. 244 dtd: 12/07/2006.
  - vi. Building plan passed/sanctioned by Town Planning Authority.

The Units/ Apartments etc. constructed on the land described hereinabove is shown in the plan annexed hereto as Exhibit " A " forming part of this Declaration. Copy of the Bye Laws governing Association / Condominium is attached hereto and marked Exhibit "B "

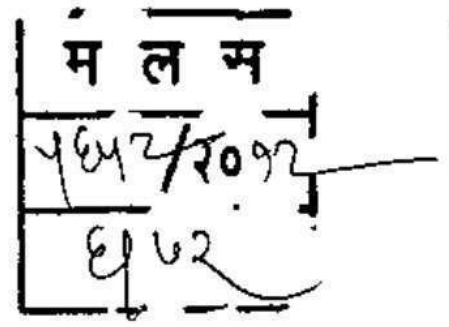
**FOURTH:**

The name of the association shall be 'GREEN OLIVE APARTMENTS' and the postal address of the same is 'GREEN OLIVE APARTMENTS', Survey Nos. 138 Hissa No. 1, lying, being and situated at Mouze Hinjewadi, Tal. Mulshi, Dist. Pune.

**FIFTH:**

The area of the plot, area of land under respective Units/ Apartments open space, F.A.R. permissible and proposed ground coverage, carpet areas of superstructures is as given in the statement on the plan annexed hereto forming part of this Declaration.





**SIXTH:**

Each of the Units/ Apartments are capable of an individual utilization on account of their having own exit to common areas and facilities of the said Scheme and the Units/ Apartments will be sold to one or more owners and each of the owner obtaining a particular and exclusive property rights to the Units/ Apartments owned by him/her/them. Each of the Units / Apartments holder shall have undivided interest in the general common areas and facilities and one or more of the Units/ Apartments owners may have exclusive right or right in one or more restricted areas and interest, those restricted areas and facilities as mentioned herein

General Common areas and facilities are meant for use of all the Units/ Apartments holders while the restricted areas and facilities are meant for exclusive use by either one or more of the Units/ Apartments holders entitled thereto as mentioned herein or the Grantor/Owner/Developer and others are restricted in terms hereof.

Each of the Units/ Apartments constitute a heritable and transferable immovable property within the meaning of any law for the time being in force in the State and also acquiring an un-divided interest in common areas and facilities as specified herein (which facilities hereinafter referred to as common areas and facilities and/or restricted common areas and facilities of the said Scheme) necessary for adequate use and enjoyment of such Units/ Apartments, all of the above in accordance with the provisions of the Maharashtra Apartment Ownership Act, 1970 and rules made there under.

**SEVENTH:**

Interpretation - Unless otherwise specifically provided for in this Deed -

"Apartment" means the residential/commercial unit bearing number as shown there.

"Floor" means the floor on which the said Units/ Apartments is situated.

"Area" means the carpet area in Sq. Mtrs.

"Undivided share" means share in the Condominium and the said property as contemplated in the Maharashtra Apartment Ownership Act, 1970.



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"Restricted areas and Facilities" means the use of the area restricted exclusively or otherwise in combination with other Units/ Apartments, if any, to the concerned Units/ Apartments as mentioned herein.

"As shown in the map" means in the maps annexed with this Declaration at the end. Note in the bracket as "kept for" means the Units/ Apartments kept by the Grantors/Owner/Developer mentioned therein.

**EIGHTH:**

The said Scheme shall be known as '**GREEN OLIVE APARTMENTS**' consisting of Units/ Apartments, open portions of land and facilities as described herein.

The Units/ Apartments, therein, common areas and facilities and / or restricted areas and facilities are described herein below. This Declaration is for the building/s, Apartments, which are completed and further more buildings, Apartments, are likely to be constructed in future. Therefore this Declaration is for construction of the said building/s, Apartments, described herein and further additional buildings/floors/Units/Apartments, common areas and facilities shall be as described in Final or Supplementary Declaration, if required.

**A) RESTRICTED RIGHTS & AREAS:**

The Grantors No. 2/ Developer has **RESERVED** rights in respect of following restricted areas:

- 1) Unsold Units, Apartments, or areas including a portion of vacant land, and land for future development as shown on the plan annexed hereto as Annexure 'A'. Such unsold Units, Apartments, etc. or Units, Apartments, constructed hereinafter against balance F.S.I./T.D.R. will be retained by the Grantor No. 2 /Developer at their absolute discretion and any Purchaser/s of such Units/ Apartments shall automatically become Member/s of the Association without paying any sum to the Association.
- 2) The balance F.S.I. (if any) and/or the additional F.S.I. / T.D.R. which will be made available by concerned local authority or any other Government Authority due to change in Development Rules or otherwise in respect of the property which is submitted by present Declaration to the provisions of



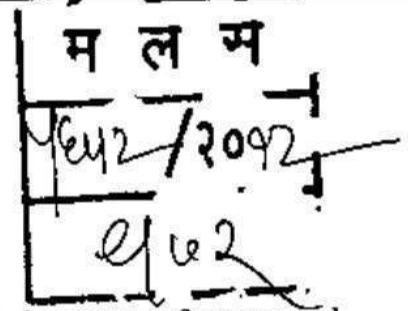
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Maharashtra Apartment Ownership Act, will belong to Grantor No. 2 /Developer and the Grantor No. 2/Developer shall have right to construct Units/ Apartments against such F.S.I. / T.D.R. and such Units/ Apartments etc. may be retained by the Grantor No. 2/Developer to itself or sell it & it shall be entitled to modify this Deed of Declaration making necessary modifications in consequence of exercising such rights for additional such F.S.I./ T.D.R. consumption units as may be allowed.

- 3) The Grantor No. 2/Developer has specifically reserved its right to amalgamate said land with adjoining land/s and then to sub-divide the same as per its discretion and to develop the said land by providing internal road/ open space and all other required amenities and facilities for next phase/s
- 4) Open portion of land surrounding/adjacent to particular Unit / Apartment as have been specifically agreed to be sold as per Agreement/Deed of Apartment for exclusive use shall be used and enjoyed by such Apartment Holder/s exclusively.
- 5) Other Apartment holders are prevented from using the top terraces which has been given for exclusive use to individual apartment holders, if any.
- 6) Any area-open/vacant ground in front of the units, attached terraces, top terraces forming part of the Units/Apartments shall be restricted for use of the purchasers of such units/apartments.
- 7) All the remaining portion of the entire property which is not subject matter of this Declaration including Grantor No. 2/Developer's right to construct additional floors on the existing buildings or new building.
- 8) Open spaces/parking lots surrounding the Building as shown in the plan but not allotted to anyone shall belong to Grantor No. 2/Developer.

**B) COMMON AREAS AND FACILITIES:**

The Common Areas and facilities are for the use and enjoyment of all the Apartment Owners including Grantor No. 2/Developer who has retained the



rights specified herein to itself. All and each of the Apartment Owners and Grantor No. 2/Developer shall have an undivided share in these common areas and facilities as contained hereunder:-

- a) The piece and parcel of land (except the portions retained by the Grantor No. 2/Developer to itself for further phases).
- b) Designer entrance gate  
The said entrance gate is and shall be used by occupants of GREEN OLIVE Apartments commonly alongwith all the occupants of buildings constructed/ to be constructed on the remaining part of the 'entire property' described in Schedule A written hereinabove or for any other property as the Grantor may decide.
- c) Club House
- d) Landscaped garden
- e) Children's play area
- f) Swimming Pool
- g) Automated lifts with D.G Back-up
- h) D.G. power backup for common areas
- i) Ample parking area
- j) Refuge Area is on 8<sup>th</sup> floor of A and B building.
- k) The following facilities located through the Apartment/ Unit:
  - i) Plumbing work throughout and around Scheme comprising of water pipeline from the storage tank, drainage.
  - ii) Necessary lighting arrangements and electrical wiring in common areas.
  - iii) The network of electric wiring throughout and around the Scheme togetherwith service connection from the street mains, enclosure for energy meters, switches, lights and fixtures in common



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**C) AMENITY SPACE:**

The Grantor No. 2/Developer alone shall have exclusive right to use and enjoy the amenity space (which is shown on the plan annexed hereto) for its exclusive use. The Grantor No. 2/Developer shall use, enjoy, sell, transfer or handover the said amenity space as per provisions laid down in that behalf. Unit/Apartment holders or Association will not have any right to such spaces.

**AREA FOR FUTURE DEVELOPMENT**

The FSI retained by the Grantor No. 2/Developer, for future development and sale shall be used and/or disposed off by the Grantor No. 2/Developer at its own discretion and proportionate undivided share (with exclusive right) shall be given to the Purchaser/s thereof.

**NINTH:**

The Units/ Apartments as per plan are as under:

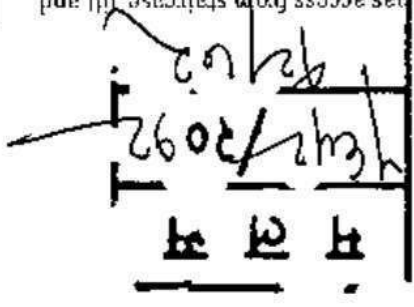
Building Nos.	Unit No.	Unit Type	Unit/ Flat Area in Sq.Ft. (Carpet)	Terrace Area in Sq.Ft.	Undivided Share in %	DESCRIPTION OF UNIT / FLAT/ APARTMENT
A	101	3	984	190	1.24	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace, bedroom with attach toilet.
A	102	2	754	174	0.95	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	103	2	759	176	0.96	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	104	2	760	176	0.96	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	201	3	983	116	1.24	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace, common toilet, bedroom, bedroom with attach toilet, bedroom with attach toilet



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A	202	2	753	116	0.95	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	203	2	757	116	0.96	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	204	2	757	116	0.96	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	301	3	984	190	1.24	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace, bedroom with attach toilet.
A	302	2	754	174	0.95	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	303	2	759	176	0.96	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	304	2	760	176	0.96	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	401	3	983	116	1.24	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace, common toilet, bedroom, bedroom with attach toilet, bedroom with attach toilet.
A	402	2	753	116	0.95	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	403	2	757	116	0.96	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	404	2	757	116	0.96	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	501	3	984	190	1.24	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace, bedroom with attach toilet.
A	502	2	754	174	0.95	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.

A	503	2	759	176	0.96	The unit has access from staircase, lift and passage living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	504	2	760	176	0.96	The unit has access from staircase, lift and passage living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	601	3	983	116	1.24	The unit has access from staircase, lift and passage living, kitchen with dry balcony, terrace, common toilet, bedroom, bedroom with attach toilet, bedroom with attach toilet
A	602	2	753	116	0.95	The unit has access from staircase, lift and passage living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	603	2	757	116	0.96	The unit has access from staircase, lift and passage living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	604	2	757	116	0.96	The unit has access from staircase, lift and passage living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	701	3	984	190	1.24	The unit has access from staircase, lift and passage living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace.
A	702	2	754	174	0.95	The unit has access from staircase, lift and passage living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	703	2	759	176	0.96	The unit has access from staircase, lift and passage living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	704	2	760	176	0.96	The unit has access from staircase, lift and passage living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	801	3	983	116	1.24	The unit has access from staircase, lift and passage living, kitchen with dry balcony, terrace common toilet, bedroom, bedroom with attach toilet, bedroom with attach toilet
A	803	2	757	116	0.96	The unit has access from staircase, lift and passage living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	804	2	757	116	0.96	The unit has access from staircase, lift and passage living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.


  
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A	901	3	984	190	1.24	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace, bedroom with attach toilet
A	902	2	754	174	0.95	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	903	2	759	176	0.96	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom
A	904	2	760	176	0.96	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	1001	3	983	116	1.24	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace, common toilet, bedroom, bedroom with attach toilet, bedroom with attach toilet.
A	1002	2	753	116	0.95	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	1003	2	757	116	0.96	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	1004	2	757	116	0.96	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	1101	3	984	190	1.24	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace, bedroom with attach toilet.
A	1102	2	754	174	0.95	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	1103	2	759	176	0.96	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	1104	2	760	176	0.96	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
A	1201	3	1083	116, along with Top terrace 981	1.37	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace, common toilet, bedroom, bedroom with attach toilet, bedroom with attach toilet.





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Along with exclusive right to use top terrace.

A	1202	2	757	116	0.96	The unit has access from staircase, lift and passage Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	1203	2	757	116	0.96	The unit has access from staircase, lift and passage Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
A	1204	2	875	116, along with Top terrace 790	1.11	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom. Along with exclusive right to use top terrace. Along with exclusive right to use top terrace.

Building Nos.	Unit No.	Unit Type	Unit/ Flat Area in Sq.Ft. (Carpet)	Terrace Area in Sq.Ft.	Undivided Share in %	DESCRIPTION OF UNIT / FLAT/ APARTMENT
B	101	3	979	190	1.24	The unit has access from staircase, lift and passage. Entrance lobby, Living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace, bedroom with attach toilet.
B	102	2	736	174	0.93	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom
B	103	2	736	174	0.93	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom
B	104	3	979	190	1.24	The unit has access from staircase, lift and passage. Entrance lobby, Living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace, bedroom with attach toilet.
B	201	3	977	116	1.24	The unit has access from staircase, lift and passage Entrance lobby, Living, kitchen with dry balcony, terrace, common toilet, bedroom, bedroom with attach toilet, bedroom with attach toilet.
B	202	2	735	116	0.93	The unit has access from staircase, lift and passage Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.



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B	203	2	735	116	0.93	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
B	204	3	977	116	1.24	The unit has access from staircase, lift and passage. Entrance lobby, Living, kitchen with dry balcony, terrace, common toilet, bedroom, bedroom with attach toilet, bedroom with attach toilet.
B	301	3	979	190	1.24	The unit has access from staircase, lift and passage. Entrance lobby, Living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace, bedroom with attach toilet.
B	302	2	736	174	0.93	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
B	303	2	736	174	0.93	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.
B	304	3	979	190	1.24	The unit has access from staircase, lift and passage. Entrance lobby, Living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace, bedroom with attach toilet.
B	401	3	977	116	1.24	The unit has access from staircase, lift and passage. Entrance lobby, Living, kitchen with dry balcony, terrace, common toilet, bedroom, bedroom with attach toilet, bedroom with attach toilet.
B	402	2	735	116	0.93	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
B	403	2	735	116	0.93	The unit has access from staircase, lift and passage. Living, kitchen with dry balcony, terrace common toilet, bedroom with attach toilet, bedroom.
B	404	3	977	116	1.24	The unit has access from staircase, lift and passage. Entrance lobby, Living, kitchen with dry balcony, terrace, common toilet, bedroom, bedroom with attach toilet, bedroom with attach toilet.
B	501	3	979	190	1.24	The unit has access from staircase, lift and passage. Entrance lobby, Living with attach terrace, kitchen with dry balcony, common toilet, bedroom, bedroom with attach toilet and terrace, bedroom with attach toilet.
B	502	2	736	174	0.93	The unit has access from staircase, lift and passage. Living with attach terrace, kitchen with dry balcony, common toilet, bedroom with attach toilet and terrace, bedroom.

9723

Scan at: 29

**ARTICLE OF AGREEMENT**

**M/S. GREEN OLIVE VENTURE.**

**GREEN OLIVE, HINJEWADI, PUNE.**

**FLAT /APARTMENT NO. A-1002**

**MS.APARNA ASHTAVADHANI**

4742/12

MOBILE NO: 9820460920

25-June-2012, 11:40 AM

542

SCA 14/8/12  
11/30

G0-A-1002



August 13, 2012  
12:14:28 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 4885

भावाचे नाव हिजवडी

दिनांक 13/08/2012

दस्तऐवजाचा अनुक्रमांक मलस - 04742 - 2012

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अपर्णा अष्टावधानी . .

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (58)	:-	1160.00
एकूण रु.		31160.00

आपणास हा दस्त अंदाजे 12:29PM ह्या वेळेस मिळेल

  
दुय्यम निंबधक  
मुळशी

बाजार मुल्य: 4130250 रु. मोबदला: 5003500 रु.

भरलेले मुद्रांक शुल्क: 250200 रु.

दुय्यम निंबधक, मुळशी (पोड)

देवकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: ICICI बँक लि. पुणे;

डीडी/घनाकर्ष क्रमांक: 023553; रक्कम: 30000 रु.; दिनांक: 30/07/2012



दस्तावेजांक व वर्ष: 4742/2012

August 13, 2012  
12:15:38 PM

दुय्यम निबंधक: मुळशी

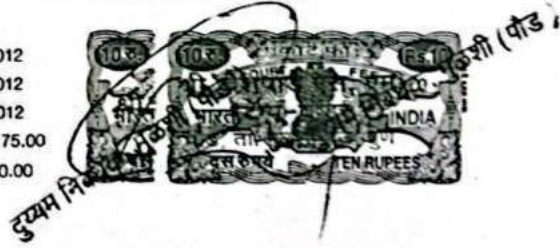
पृष्ठ: 63

Page: 13 m e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : हिंजवडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) कारनामा मोबदला रु. 5,003,500.00 बा.भा. रु. 4,130,250.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णना प्रभावक्षेत्र मुल्यांकन विभाग क्र. 27.1 दर 43750/- प्रती चौ.मी. + कार्गीर दर फ्लॅट दराच्या 15% प्रती चौ.मी. गाव मोजे हिंजवडी येथील स.नं 138/1 या मिळकतीवर बांधण्यात येत असलेल्या ग्रीन ऑलिव्ह या निवासी स्किन मधील विलेख ए मधील दहाव्या मजल्यावरील फ्लॅट नं. 1002 क्षेत्र 69.95 चौ.मी. म्हणजेच 753 चौ.फुट कारपेट+ लगत टेरेसचे क्षेत्र 10.77 चौ.मी. म्हणजेच 116 चौ.फुट + एक कारपाकींग वापरण्याच्या हक्कसह (1)
- (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) मे. ग्रीन ऑलिव्ह व्हॅंजर (AAAAG4300L) तर्फे कु.मू. म्हणून व मा.दे.गुरुकृष्ण को.ऑप.हौसिंग सोसायटी लि. तर्फे कु.मू. राजेश अनिरुद्ध पाटील व मिलिंद दिगंबर कोलते यांचे तर्फे कु.मू. म्हणून श्री.नेल्सन मिल्किव्हा यांचे तर्फे वि.कु.मू.म्हणून जितेंद्र दत्तात्रय पाटील . . ; घर/फ्लॅट नं. . ; गल्ली/रस्ता. . ; ईमारतीचे नाव. . ; ईमारत नं. . ; पेट/वसाहत: एरंडवणे; शहर/गाव: पुणे; तालुका: . ; पिन: 04; पॅन नंबर: ..
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अपर्णा अष्टावधानी . . ; घर/फ्लॅट नं: 202, गोकुळ हार्मनी, मार्केटरोड, कतिना, सांताक्रुझ पूर्व, मुंबई 08; गल्ली/रस्ता: . ; ईमारतीचे नाव: . ; ईमारत नं: . ; पेट/वसाहत: . ; शहर/गाव: . ; तालुका: . ; पिन: 0; पॅन नंबर: ADWPA0908N.
- |                                      |               |              |
|--------------------------------------|---------------|--------------|
| (7) दिनांक                           | करून दिल्याचा | 04/08/2012   |
| (8)                                  | नोंदणीचा      | 13/08/2012   |
| (9) अनुक्रमांक, खंड व पृष्ठ          |               | 4742 /2012   |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क |               | रु 250175.00 |
| (11) बाजारभावाप्रमाणे नोंदणी         |               | रु 30000.00  |
| (12) शेर                             |               |              |



अससल वर हुकुम नक्कल

दुय्यम निबंधक, मुळशी (पौड)



**CUSTOMER'S COPY**

DEPOSIT SLIP PUNE DATE 04/08/12

Pay To: AXIS BANK LTD. All Stamp Duty

Franking Value	Rs	2,50,200/-
Service Charges	Rs	10/-
Total	Rs	2,50,210/-

Name of stamp duty paying party MS. A. Parna Ashotavadhani  
Mumbai-98

DD / Cheque No. 011111  
Drawn on Bank CCIC Branch

**AXIS BANK LTD.**  
R. B. D. Branch  
04 AUG 2012  
Accepted for  
Next Day Clearing

(For Bank Use Only)  
Tran ID  
Franking Sr. No.  
Officer

*[Signature]*

**AGREEMENT**

This Agreement is made and executed at Pune on this 04<sup>th</sup> day of

AUGUST 2012



म ल स  
8682 2012  
9/8/12

NAME: Aparna Ashtavadhani

ADDRESS: Pune  
THROUGH Ravi Kalambe  
SIGNATURE: [Signature]  
RECEIPT NO: 4304/190619

Axis Bank Ltd. Ground Floor  
Sat. Capital Opp. International  
Convention Center Senapati  
Borji Marg Pune - 411016  
DISCLAIMER: 1044/08/05-  
27/9/07

भारत 43304  
190619  
AUG 04 2012  
12:55  
R.0250200/-PB6579  
INDIA STAMP DUTY MAHARASHTRA

FOR AXIS BANK LTD.

AUTHORIZED SIGNATORY BRANCH HEAD

BETWEEN

M/S GREEN OLIVE VENTURE (PAN NO. AAAAG4300L)

उपरोक्त मुद्रांक प्रमाणित प्रत्यक्ष खातादेखत संपन्न खाती तयारले व  
एच.एम.एस./संबंधित प्रमाणित प्रमाणितवासी दुसऱ्यानी दस्त  
संपर्क साधून येत यानंतर जाळवून घेतले  
सह/दुयाम निवचक मुद्राणी (सिड)

(A Joint Venture of Kolte Patil Developers Limited and Arista Developers Private Limited formed vide registered Joint Venture Agreement dated 22/04/2006), having its place of Business at 'City Point', 11nd floor, Dhole Patil Road, Pune - 411 001 through duly constituted attorney MR. NELSON MISQUITH/ OR MR. VASANT GAIKWAD Adult, Occupation: Business Office at: City Point', 11nd floor, Dhole Patil Road, Pune - 411 001

-- Hereinafter called "THE PROMOTER/DEVELOPER"

(which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Joint Venture, its Associated company or companies and its respective successors-in-title, its receivers, official liquidators or the company or companies in which the said company may be merged or amalgamated)

PARTY OF THE FIRST PART

AND

MS. APARNA ASHTAVADHANI (PAN NO. ADWPA0908N)

AGE : 34 YEARS OCCUPATION : SERVICE

Residing at: 202, GOKUL HARMONY, MARKET ROAD, KALINA,  
SANTACRUZ, EAST MUMBAI -400 098

-- Hereinafter called "THE PURCHASER/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).

PARTY OF THE SECOND PART



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२/४७

(Nature of Document)	Agreement
(Registration Details)	Registrable / Non Registrable
(Registration Name of & R O)	Mulshi Paud, Rd
(Filing Unique No.)	43304/190619
(Property Description, if any)	ROUTE HILLWADI S. NO. 138/11
(Consideration Amount)	50,03,500/-
(Stamp Duty & Fees Name)	Aparna Ashi Kawalkani
(Name of the other Party)	Green Olive Venture
(It through Agent & Address)	Ravi Kalambe
(Stamp Duty Amt.) (in words)	250200
(Authorized Person's Full Signature & Seal)	FOR AXIS BANK LTD. Ravi Kalambe

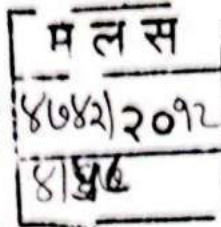
AUTHORISED SIGNATORY/BRANCH USE:



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३/१६







**GURUKRUPA CO- OPERATIVE HOUSING SOCIETY LIMITED**

( A Co- Operative Housing Society registered under Maharashtra Co-operative Societies Act, 1960) having its Office at S. No. 138/1, Hinjewadi, Tal. Mulshi, Dist: Pune through its authorised Signatory/es and duly Substituted Attorney/s MR. RAJESH A. PATIL/ OR MR.MILIND D. KOLTE through duly constituted and Substituted Power of Attorney Holder MR. NELSON MISQUITH/ OR MR. VASANT GAIKWAD

Adult, Occupation : Business

— Hereinafter called "THE CONSENTING PARTY"

(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the said Society, its office bearers from time to time, its liquidators etc.)

**THE PARTY OF THE THIRD PART**

WHEREAS the Consenting Party i.e. the Party of the Third Part is a registered co-operative Society is seized and possessed of and /or otherwise well and sufficiently entitled to that piece and parcel of the property bearing S. No. 138/1 admeasuring about 2622 Sq. Mtrs. out of area admeasuring about 02 Hectare 36 Ares ( 23600 Sq. Mtrs) situated at Hinjewadi within Mulshi and which Property is more particularly described in Schedule 'A' written hereunder and shown on the plan annexed hereto and hereinafter referred to or called as the "SAID PROPERTY"

AND WHEREAS the Party of the Third Part i.e. the Consenting Party has purchased the said property from Mr. Bhaskar Keshavrao Ghorpade and Others, by a Sale Deed dated 28<sup>th</sup> March 2005, which is registered at the Office of the Sub-Registrar Mulshi (Paud) at Sr.No.1856/05 and since then the Party of the Third Part became sole and absolute Owner of the said property and the said property was in exclusive possession of the party of the Third Part.

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AND WHEREAS the consenting party agree to sell the said land described in the schedule "A", written hereunder to one Arista Developers Pvt. Ltd. by an agreement dt. 15/04/2006 which is duly registered at the office of Sub Registrar Haveli at Sr. No. 2582.

AND WHEREAS though the development right in the said property was vested with the Arista Developers Pvt. Ltd, it could not develop the said land for want of funds and expertise. Therefore, the said Arista Developers Pvt. Ltd. decided to develop the said property described in schedule 'A', in Joint Venture with Kolte-Patil Developers Ltd. and accordingly entered in to a Joint Venture Agreement on 22<sup>nd</sup> April 2006 whereby the Developer/Promoter M/s. Green Olive Ventures, (a Joint Ventures) is formed and registered and now the said Joint Venture alone has absolute right to develop the said property and construct building/s thereon.

AND WHEREAS the Promoter/Developer prepared a layout and building plans from it's Architects and got the same approved from the Town Planning Authority by Order No. PMA/NA/SR/340/2010 on 02.11.2010 and accordingly is constructing a residential scheme under the project names "GREEN OLIVE";

AND WHEREAS in the said proposed building, which is under construction on the said property, there are flats available for allotment and sale on Ownership basis;

AND WHEREAS the Promoter/Developer has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects, as also the Promoter/Developer has appointed a Structural Engineer for preparation of structural design and drawings of the building/s and the Promoter/Developer accepts the professional supervision of the Architect and the Structural Engineer till completion of buildings;

AND WHEREAS the Promoter/Developer alone has the sole and exclusive right to sell the Units in the said building/s to be constructed by the Promoter/Developer on the said property and to enter into Agreement/s with

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the Purchaser/s of the premises and to receive the sale price in respect thereof;

AND WHEREAS the Unit Purchaser demanded from the Promoter/Developer and the Promoter/Developer has given inspection to the Unit Purchaser of all the documents of title relating to the said land, the plans, design and specifications, prepared by the Promoter/Developer and other documents as are specified under the Maharashtra Ownership (Regulation and Promotion of the Construction, Sale, Management and Transfer) Act 1963 (Hereinafter referred to as THE SAID ACT) and the Rules made there under and the Purchaser/s is/are fully satisfied with the same;

AND WHEREAS the copies of certificate of Title issued by the Advocate of the Promoter/Developer and copies of the property register card or extract of village Form No. VII and XII or any other relevant revenue records showing the nature of title of the Promoter/Developer to the said property on which the Units are constructed or are to be constructed and the copies of the plans and specifications of Unit agreed to be purchased by the Purchaser are separately given to the Purchaser ;

AND WHEREAS the Unit Purchaser applied to the Promoter/Developer for allotment in the said "GREEN OLIVE", FLAT No. 1002 in the Building "A" having carpet area admeasuring 69.95 sq.mtrs i.e. 753 sq.ft along with absolute right to use attached terrace admeasuring 10.77 sq.mtrs i.e. 116 sq.ft on the TENTH floor along with exclusive right to use ONE car parking space which is under construction on the said property and which is more particularly described in the Schedule "B" written hereunder and shown on the plan annexed hereto by red colour boundary line & offered lump sum consideration of Rs. 50,03,500/- (Rs. FIFTY LAKHS THREE THOUSAND FIVE HUNDRED ONLY);

AND WHEREAS relying upon the said application, declaration and Agreement, the Promoter/Developer agreed to sell to the Unit Purchaser a Unit, at the price and on the terms and conditions hereinafter appearing ;



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AND WHEREAS prior to the execution of these presents, the Unit Purchaser has paid to the Promoter/Developer a sum of Rs. 9,73,421/- (Rs. NINE LAKHS SEVENTY THREE THOUSAND FOUR HUNDRED TWENTY ONE ONLY) being part payment of the price of the Unit agreed to be sold by the Promoter/Developer to Unit Purchaser as advance payment. (The payment and receipt whereof the Promoter/Developer both hereby admit and acknowledge) and the Purchaser has agreed to pay to the Promoter/Developer balance of the sale price in the manner hereinafter appearing:

**NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:**

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

1. The Promoter/Developer shall construct the said building/s consisting of ground and twelve upper floors on the said land in accordance with the plans designs, specifications approved by the Pune Municipal Corporation/concerned local authority and which have been seen and approved by the Purchaser with only such variations and modifications as the Promoter/Developer may consider necessary or as may be required by the concerned local authority / the Government to be made in them or any of them:  
Provided that the Promoter/Developer shall have to obtain prior consent in writing from the Purchaser in respect of such variations or modifications, which may adversely affect the flat of the Purchaser. Promoter/Developer need not obtain such consent from the Purchaser if such variations, modifications etc are required to be made due to instruction/s / suggestion/s given by Municipal Authority due to peculiar site condition or building rules and bye-laws.
2. The Purchaser hereby agrees to purchase from the Promoter/Developer and the Promoter/Developer hereby agrees to sell to the Purchaser one flat No. 1002 in the building 'A' having carpet area admeasuring 69.95 Sq. mtrs. i.e. 753 sq.ft along with absolute right to use attached terrace



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admeasuring 10.77 sq.mtrs i.e. 116 sq.ft on TENTH floor as shown in the Floor plan thereof hereto annexed and marked Annexure D along with exclusive right to use One car parking space in the project known as "Green Olive" ( hereinafter referred to as " the Flat") for the price of Rs. 50,03,500/- (Rs. FIFTY LAKHS THREE THOUSAND FIVE HUNDRED ONLY) which are more particularly described in the Schedule B hereunder written. The Purchaser has already paid a sum of Rs. 9,73,421/- (Rs. NINE LAKHS SEVENTY THREE THOUSAND FOUR HUNDRED TWENTY ONE ONLY) on or before execution of this Agreement and the Purchaser hereby agrees to pay to Promoter/Developer balance amount of purchase in the following manner :-

**PAYMENT SCHEDULE :-**

- 1) Rs. 9,73,421/- On/Prior to Agreement paid by the Purchaser(s) to the Promoter/Developer.  
Paid by Chq. No. 110621 Dt. 15.06.12, HDFC Bank.
- 2) Rs.35,29,729/- :- On or Before 25.08.2012
- 3) Rs. 2,50,175/- :- On Commencement Of Flooring
- 4) Rs. 2,50,175/- :- On or before Possession

Rs. 50,03,500/-

**TOTAL CONSIDERATION**

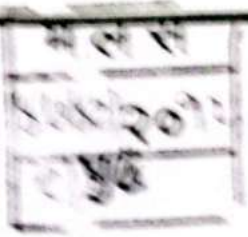
The above cost includes Infrastructure and Club Pool charges

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 Pune Municipal Corporation/concerned local authority at the time sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Purchaser, obtain

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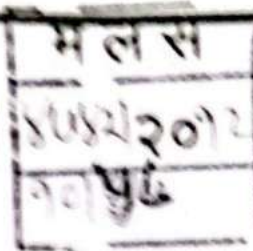
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that the said Vendor/Original Owner/ the Terminus/Developer shall be bound to execute the said Deed of Conveyance in favour of the said Society / Limited Company within the period of six months from the date of the completion of the said project.

10. The Vendor/Original Owner/ the Terminus/Developer shall be bound to execute the said Deed of Conveyance in favour of the said Society / Limited Company within the period of six months from the date of the completion of the said project. The Vendor/Original Owner/ the Terminus/Developer shall be bound to execute the said Deed of Conveyance in favour of the said Society / Limited Company within the period of six months from the date of the completion of the said project. The Vendor/Original Owner/ the Terminus/Developer shall be bound to execute the said Deed of Conveyance in favour of the said Society / Limited Company within the period of six months from the date of the completion of the said project.

11. The Vendor/Original Owner/ the Terminus/Developer shall be bound to execute the said Deed of Conveyance in favour of the said Society / Limited Company within the period of six months from the date of the completion of the said project. The Vendor/Original Owner/ the Terminus/Developer shall be bound to execute the said Deed of Conveyance in favour of the said Society / Limited Company within the period of six months from the date of the completion of the said project. The Vendor/Original Owner/ the Terminus/Developer shall be bound to execute the said Deed of Conveyance in favour of the said Society / Limited Company within the period of six months from the date of the completion of the said project.



conveyance of the said land by the Promoter/Developer in favour of the said Society/Limited Company / individual Purchasers.

6. The Purchaser agrees to pay to the Promoter/Developer customary interest at eighteen per cent per month 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. But this facility to pay interest on installment shall be only for 60 days, thereafter the Promoter/Developer shall have right to terminate the Agreement as set out hereunder.

7. 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 his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Promoter/Developer shall be entitled at his/her 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 terms and conditions in respect of which it is intended to terminate the Agreement and default shall have been made good by the Purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice.

*Provided* further that upon termination of this agreement as aforesaid, the Promoter/Developer shall refund to the Purchaser the installments of sale price of the Flat which may till then have been paid by the Purchaser to the Promoter/Developer but the Promoter/Developer shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of this Agreement the Promoter/Developer, shall

