

326/22328

Thursday, December 31, 2020

8:04 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 23004

दिनांक: 31/12/2020

गावाचे नाव: वाघोली (आव्हाळवाडी)

दस्तावेजाचा अनुक्रमांक: हवल10-22328-2020

दस्तावेजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: आशुतोष कश्यप - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1700.00

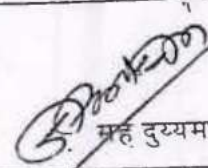
पृष्ठांची संख्या: 85

एकूण:

रु. 31700.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

8:23 AM ह्या वेळेस मिळेल.



मह. दुय्यम निबंधक, हवेली-10

बाजार मूल्य: रु.2902122 /-

मोबदला रु.3419840/-

भरलेले मुद्रांक शुल्क : रु. 102600/-

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र. १०

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: MH009387658202021E दिनांक: 31/12/2020

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1700/-

ईडी/धनादेश/पे ऑर्डर क्रमांक: 3012202023686 दिनांक: 31/12/2020

वैकेचे नाव व पत्ता:



31/12/2020

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. हवेली 10

दस्त क्रमांक : 22328/2020

नोंदणी :

Regn.63m

गावाचे नाव : वाघोली (आव्हाळवाडी)

(1) विलेखाचा प्रकार	वॉलीमेंट ट्र ट्रेल
(2) मोबकला	3419840
(3) बाजारगाव(शाबेपट्टयाच्या बाबतितयदलाकार आकारणी वेतो मी पळवेवाट वे लमूद करावे)	2902122
(4) भू-मापन,गोडहिरमा व परब्रमांक (अगल्यास)	1) पात्रिकेचे नाव:पुणे इतर यर्णन ; इतर माहिती: गाव मोजे वाघोली ता. हवेली, जि. पुणे गट न. 564 पैकी मिळकतीचे एकूण क्षेत्रापैकी 56000 चौ. मी. व गट न. 559/1 पैकी या मिळकतीचे एकूण क्षेत्रापैकी 500 चौ. मी. असे एकत्रित 56500 चौ. मी. क्षेत्र मिळकतीयरील मंजूर नकाशानुसार बांधण्यात येणा-या नियोजित मॅजेटिक सिटी या प्रकल्पातील बिडिंग डी मधील अकराव्या मजल्यावरील फ्लॅट न. 1109 चांसी क्षेत्र 46.55 चौ. मि.(कार्पेट) लागतचे देवेग क्षेत्र 6.78 चौ. मि. व बाल्कनी क्षेत्र 5.93 चौ. मी. व ड्राय बाल्कनी /ड्राय टेरेस क्षेत्र 2.58 चौ. मी. हि व आर्किटेक्चरल क्षेत्र 0.43 चौ. मी. हि मिळकत.((GAT NUMBER : 564, 559/1 ;))
(5) क्षेत्रफळ	1) 61.25 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा ह्युमनामा किंवा आदेश अगल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विकसक/प्रमोदरा श्री. मनिय द्वारकादास माहेश्वरी यांचे वतीने क. ज. चे कु. मु. धा. म्हणून अमृत बाळासाहेब जाधव - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 3, 4, 5 स्वयंभू सुजय गार्डन मुकुंद नगर पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411037 पॅन नं:-ABGPPB6715N 2): नाव:-मालक / सहविकसक श्री माणिकराव अमृतराव सातव / पाटील व इतर यांचेतर्फे कु मु धा. म्हणून श्री. मनिय द्वारकादास माहेश्वरी यांचे वतीने क. ज. चे कु. मु. धा. म्हणून अमृत बाळासाहेब जाधव - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 3, 4, 5 स्वयंभू सुजय गार्डन मुकुंद नगर पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411037 पॅन नं:-ABGPPB6715N 3): नाव:-मालक / सहविकसक मे. मॅजेटिक रियल्टर्स भागीदारी संस्था तर्फे अधिकृत भागीदार म्हणून श्री. मनिय द्वारकादास माहेश्वरी यांचे वतीने क. ज. चे कु. मु. धा. म्हणून अमृत बाळासाहेब जाधव - वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 3, 4, 5 स्वयंभू सुजय गार्डन मुकुंद नगर पुणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411037 पॅन नं:-ABGPPB6715N
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा ह्युमनामा किंवा आदेश अगल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आशुतोष कश्यप -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गट न. 559 /1 फ्लॅट न. सी 401 रेनबो ग्रेस बकोरी पुणे वाघोली पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-412207 पॅन नं:-BAAPK8668J 2): नाव:-बबिता कुमारी -- वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: गट न. 559 /1 फ्लॅट न. सी 401 रेनबो ग्रेस बकोरी पुणे वाघोली पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-412207 पॅन नं:-CBGPK2512Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10)दस्त नोंदणी केल्याचा दिनांक	31/12/2020
(11)अनुक्रमांक,खंड व पृष्ठ	22328/2020
(12)बाजारगावाप्रमाणे मुद्रांक शुल्क	102600
(13)बाजारगावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १०

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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



Index-2(सूची - २)

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	QRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ASHUTOSH KASHYAP	eChallan	02300042020123047644	MH009387658202021E	102600.00	SD	0004310255202021	31/12/2020
2	ASHUTOSH KASHYAP	eChallan		MH009387658202021E	30000	RF	0004310255202021	31/12/2020
3		DHC		3012202023686	1700	RF	3012202023686D	31/12/2020

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

CHALLAN
MTR Form Number-6



GRN	MH009387658202021E	BARCODE	Date		30/12/2020-15:28:06	Form ID	25.2
Department	Inspector General Of Registration			Payor Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
Office Name	HVL10, HAVELI 10 JOINT SUB REGISTRAR		PAN No.(If Applicable)	GAAPK8669J			
Location	PUNE		Full Name	ASHUTOSH KASHYAP			
Year	2020-2021 One Time		Flat/Block No.	GAT NO 559 (P)			
Account Head Details			Premises/Building				
030046401	Stamp Duty	102600.00	Road/Street	WAGHOLI			
030063301	Registration Fee	30000.00	Area/Locality	PUNE			
			Town/City/District				
			PIN	4	1	2	2 0 7
			Remarks (If Any)	PAN2=AAUFM1346H-SecondPartyName=MR MANISH MAHESHWARI-			
Total			Amount In Words	One Lakh Thirty Two Thousand Six Hundred Rupees Only			
1,32,600.00							
Payment Details			BANK OF MAHARASHTRA				
Cheque/DD Details			FOR USE IN RECEIVING BANK				
Cheque/DD No			Bank CIN	Ref. No.	02300042020123047644	203653468935	
Name of Bank			Bank Date	RBI Date	30/12/2020-15:48:33	Not Verified with RBI	
Name of Branch			Bank-Branch	BANK OF MAHARASHTRA			
			Scroll No. , Date	Not Verified with Scroll			

Department ID: _____ Mobile No.: 8806391
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोंदणी करील वस्तुसह दुरुवत निबंधक कार्यालयाने नोंदणी करण्यासाठी प्रत्येकी लागू आहे. नोंदणी न करता वस्तुसह दस्तऐवजाची सत्तर लक्षात लागू नाही.

Ashton Kashyap
Palvika Kemore



हवेली - १०		
22324	9	LX
2020		

ARTICLES OF AGREEMENT

This Agreement made at Pune this 11 day of Dec in the year Two thousand and twenty.

BETWEEN

MR. MANISH DWARRKADAS MAHESHWARI
Age: 39 years, Occ: Business, PAN: AHDJ0671HN
Rd - 1, 4 & 5, Swyambhu Building, Sujay Garden,
Mukund Nagar, Pune 411037.



HEAT-80
22/12/20
107
2020

Hereinafter referred to as the "PROMOTERS/DEVELOPERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its executors and administrators)

----- PARTY OF THE FIRST PART

AND

MR. MANIKRAO AMRUTRAO SATAV/PATIL, for himself and as a karta of his family Age:- 60 years, Occupation:- Business, PAN: ACEP52428G and MRS. NIRMALA MANIKRAO SATAV / PATIL Age:- 52 years, Occupation:- Housewife, PAN: CUIP52116P and MRS. SARIKA GAUTAM BAHIRAT Age:- 42 years, Occupation:- Housewife, MRS. SUREKHA TUSHAR NIMHAN, Age:- 39 years, Occupation:- Housewife, And MR. SANJAY AMRUTRAO SATAV / PATIL, for himself and as a Karta of his family Age:- 49 years, Occupation:- Business, PAN: APJPS4461I And MRS. MEENA SANJAY SATAV/PATIL Age:- 44 years, Occupation:- Housewife MR. ABHISHEK SANJAY SATAV/PATIL Age:- 25 years, Occupation:- Business, Ms. ABHILASHA SANJAY SATAV/PATIL Age:- 21 years, Occupation:- Student All r/at:- Wagholi, Tal:- Haveli, dist:- Pune.

Hereinafter referred to as the "OWNERS/CO-PROMOTERS NO. 1" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include him/her/ himself/ herself/their survivor or survivors of her respective heirs, executors and administrators)

----- PARTY OF THE SECOND PART

AND

M/s. MAJESTIQUE REALTORS, a Partnership firm (PAN-AAUFM1346H) having its office at 3,4 & 5, Swyambhu Building, Sujay Garden, Mukund Nagar, Pune - 411037 through its authorized partner MR. MANISH DWARRKADAS MAHESHWARI Age:- 37 years, Occ:- Business

Hereinafter referred to as the "OWNER/S/CO-PROMOTERS NO. 1" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include him/her/himself/ herself/their survivor or survivors of her respective heirs, executors and administrators)

----- PARTY OF THE THIRD PART

AND

Manish Dwarkadas Maheshwari
for himself

1) Mr. Ashutosh Kashyap
Age - 34 Years,
PAN No :- BAAPK8669J

Occ: Service
Aadhar No :- 2378 2861 6251

2) Mrs. Babita Kumari
Age - 29 Years,
PAN No :- CBGPK25120

Occ: Housewife
Aadhar No :- 9959 4859 7065

Both R a/l- G.No. 559/1, Flat No. C-40
Wagholi, Pune-412207

PLOT - 20		
20/1	20/2	20/3

Hereinafter referred to as the "ALLOTTEE/PURCHASER/S" (which expression shall unless repugnant to the context or meaning thereof is deemed to mean and include his/her/their heirs, executors, administrators, successors-in-interest and permitted assignees)

..... PARTY OF THE FOURTH PART

WHEREAS the Owners/Co-Promoters No. 1 herein are the absolute owners of land admeasuring 5H. 60 Ares out of larger land bearing Gat No. 564 totally admeasuring 10 H. 23 Gunthas (including pot kharaba admeasuring 7 Ares) having an assessment of 46Rs. 69 Paise and the Promoter No. 2 is the Owner of Gat no. 559/1 for an area admeasuring 00H 05R out of the total area of the said land thereby total area admeasuring about 05H 65 Ares i.e. situate along with at Village Wagholi, within the limits of Grampanchayat Wagholi, Taluka Panchayat Haveli, Zilla Parishad Pune and within the jurisdiction of Sub-registrar Haveli, Taluka-Haveli, District-Pune and/or otherwise well and sufficiently entitled to the said land mentioned in the Schedule hereunder written and which land is collectively referred to as "THE SAID LAND/PROPERTY". The said Land is more particularly described in the Schedules mentioned hereunder belongs to and stands in the name of the Owners/Co-Promoters No. 1 for Gat no. 564 for area admeasuring about 05 H 60 Ares and Owner/Co-Promoters No. 2 for Gat no. 559/1 for area admeasuring about 00 H 05 Ares above named.

AND WHEREAS the said Owners/Co-Promoters No. 1 of Gat no. 564 have entered into an arrangement to Develop the said property with the Promoters/Developers hereinabove under the Agreement dated 17/ 11/ 2011 and Power of Attorney of the even date registered at the Office of the Sub Registrar Haveli No. 10 at Serial Nos. 13307/2011 and 13308/ 2011 both on same day respectively to carry out development of the said property and by virtue of the aforesaid Agreement and the Power of Attorney; and the said and Owner/Co-Promoters No. 2 has amalgamated its land i.e. 559/1 of 00 H 05 Ares with Gat no. 564, which has been purchased vide an registered Sale Deed dated 29/03/2012 and Power of Attorney of the even date registered at the Office of the Sub Registrar Haveli No. 12 at Serial Nos. 2188/2012 and 2189/2012 respectively and thereafter authorized Developers herein to carry out development of the said land.

AND WHEREAS, the entire land bearing Gat no. 564 has been demarcated and the present land under the agreement has been numbered as 564/6, but 7/12 was not been effected for the same but while sanctioning the same, commencement certificate bears the number of the present land layout as 564/6. Later on the developer has handed over the amenity area and the road area from the layout to the concern authority and accordingly the revenue department has re-numbered the 7/12 of 564 and 559/1 at the time of computerization and accordingly the present land has been numbered as 559/1A/564/PLOT no. 1, 559/1A/564/PLOT no. 2, 559/1A/564/PLOT no. 3 respectively.

AND WHEREAS, though the GAT no. 564 and 564/6 has been differently mentioned at the CC of the layout, but the entire land under the present agreement is on the first sanctioned layout of the land from GAT no. 564 (P) and 559/1 as mentioned herein above and also developer further confirms that the above mentioned new numbers of the present land and gat are the same that of gat no 564 (P) and 559/1 from village Wagholi.

AND WHEREAS the Promoter/Developer is entitled to construct buildings and several units on the said land in accordance with the details hereinafter

AND WHEREAS the Promoter is in possession of the Project Land.

AND WHEREAS

- 1) The Allottee/Purchaser/s hereinabove being interested in purchasing the said below mentioned flat/unit and is satisfied thereabout and further have visited the project and have seen the location of the said property and thereby has/ have approached the promoters and on demand from the Allottee/ Purchaser/s, the Promoters has given inspection to the Allottee/Purchaser/s of all the documents of the title relating to the Project land and plans, designs and specifications prepared by the Promoter's Architects Mr. Prakash Kulkarni and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under.
- 2) The Promoter/s has also requested the Purchasers to carry out the search and to investigate the title by appointing his/her/their own Advocate.
- 3) The Purchaser/s having acquainted himself/herself/themselves with all the facts and nature of right of the Promoter/s as well as the area of the designated Flat/Unit has/have thereupon entered into this Agreement.
- 4) The Purchaser/s hereinafter shall not be entitled to challenge or question the title of the right of the Promoter/s to enter into this Agreement and/or the area of the Flat/Unit as aforesaid.

AND WHEREAS, the Promoter/Developer would be developing the aforesaid land by constructing residential buildings which shall have common amenities for the said entire land and the project as a whole.

AND WHEREAS

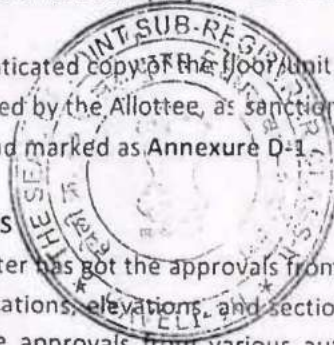
- 1) The Promoter has entered into a standard Agreement with an Architect registered with the Council or Architects and such Agreement is as per the Agreement prescribed by the Council or Architects;
- 2) The Promoter has appointed structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings. Provided however, the Promoter reserves the right to change the said Architect and Structural Engineers at any time before the completion of the said project or buildings.

AND WHEREAS by Virtue of the Development Agreement/Power of Attorney, the Promoter has sole and exclusive right to sell the Flat/Unit/Apartment in the said building/s to be constructed by the Promoter on the said land and to enter into Agreement/s with the Allottee/Purchaser/of the said Flat/Unit/Apartment and to receive the sale consideration in respect thereof.

Author Kanjarp

AND WHEREAS

- 1) The authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of property card or 7/12 extract or any other relevant revenue record showing the nature of the title of the Promoter to the Project land on which the Flat/Unit/Apartment are constructed or are to be constructed have been annexed hereto and marked as Annexure A and B, respectively.
- 2) The authenticated copies of the plans of the Layout as approved by the concerned Local Authority i.e. at present PMRDA have been annexed hereto and marked as Annexure C-1.
- 3) The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided on the said project have been annexed hereto and marked as Annexure C-2.
- 4) The authenticated copy of the floor/unit plan and specification of Apartment agreed to be purchased by the Allottee, as sanctioned and approved by local authority have been annexed and marked as Annexure D-1.



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AND WHEREAS

- 1) The promoter has got the approvals from the concerned local authority(s) to the plans, the specifications, elevations, and sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain building completion certificate or occupancy certificate of the said Building.
- 2) While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority;

AND WHEREAS the Hon'ble Collector of Pune, Revenue Branch vide order firstly of dated 16/03/2013 and later on revised certificate bearing No. PMN/FSI/ADTP/37/2014, Dated-21-10-2014 permitted non-agricultural use of the said Plot under section 44 of the Maharashtra Lands Revenue Code, 1966.

AND WHEREAS the building layout earlier sanctioned by the PMRDA Pune in respect of the said contiguous block was revised from time to time and sanction for such revisions was duly procured, and whereas the revisions was sanctioned by the PMRDA Pune vide its Commencement Certificate dated 28.08.2018 is hereinafter referred to as the "said revised sanctioned layout" which is annexed hereto as Annexure 'D-2'.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans along with the area including the allocated right to use of all common restricted areas in the said Building in the present Project and has availed completion of building no. A, B, C1 and C2 have given possession of the units in the said buildings to the respective purchasers and have started procedure of formation of the society for the said buildings and further have registered building F in RERA and have availed completion certificate for the same and further have started the construction of the present building i.e. D in the said entire sanctioned layout of the land.

Building D has been registered under the Provisions of the Real Estate (Regulation and Development) Act 2016.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in the present phase in accordance with the sanctioned plans along with the area including the allocated right to use of all common restricted areas in the said Building in the present Project.

AND WHEREAS the Promoter has registered the Project under the Provisions of the Real Estate (Regulation and Development), Act, 2016 with the Maharashtra Real Estate Regulatory Authority at bearing no. P52100019947 Authenticated copy is attached as Annexure "F".

AND WHEREAS the details stated in annexures to the RERA Certificate, are available for inspection on the website of the Authority at <https://maharera.mahaonline.gov.in>.

AND WHEREAS the Allottee/Purchaser/s has, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/their Advocates and Planning and Architectural consultants. The Allottee/Purchaser/s has agreed and consented the development of the Project, as proposed by the Promoter/developer/Owner from time to time. The Allottee has also examined all documents and information uploaded by the Promoter on the website of the authority as required by RERA and the RERA Rules and has understood the documents and information in all respects.

AND WHEREAS the entire project to be developed on the said Entire Property/land as per the sanctioned layout shall be known as "Majestique City". The Promoter intends to develop the said Entire Project/land in phases and each of the phases shall be treated as separate Project. The Promoter under the present phase has undertaken the construction of building/wing "D" (hereinafter referred to as the said "BUILDING"), carved out of the said Entire Property more particularly shown in the layout plan and the Purchaser/s herein undertake not to raise any objection on any ground whatsoever & shall not obstruct the construction in any manner.

AND WHEREAS the Purchaser/s herein being desirous of purchasing and thereby has applied to the Promoters for purchase of the Flat/Unit/Apartment bearing no. 1109, on the 11th Floor in Building/Wing D being constructed in the present phase of the said entire scheme which is to be constructed on the proportionate area of the said land.

AND WHEREAS, the present agreement is made and executed relying upon the above mentioned carpet area of the unit only as mentioned under the present applicable law and the total price paid by the purchaser is only on the carpet area of the unit only.

AND WHEREAS the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter; Promoter issued to the Allottee/s an "Allotment/booking Letter" to that effect.

AND WHEREAS prior to the execution of these presents the Allottee/Purchaser/s has paid to the Promoter a sum of Rs.3,41,984/- (Rupees Three Lakh, Forty One Thousand, Nine Hundred & Eighty Four Only) being part payment of the sale consideration of the Flat/Unit/Apartment agreed to be sold by the Promoter to the Allottee/Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/Purchaser/s has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing and excludes the charges attributable to stamp duty, registration charges, G.S.T and other charges/taxes as per the aforesaid or as may be levied by the state or the central government or any other authority and arising from or incidental for the sale of the said flat/Unit by the Promoter/s to the Allottee/Purchaser/s before or after taking the possession of the said flat/Unit/Apartment.

AND WHEREAS under section 13 of the said Act the Promoter is required to execute a written Article of Agreement of the said Flat/Unit/Apartment with the Allottee/Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

Further the present agreement and all its contents have been read and made him/she/they in their local known language as well as in English and the same has been accepted by the Allottee/purchase, /s herein.

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

1. The Promoter would be constructing the present building 'D', having residential units. Provided that the Promoter shall have to obtain prior consent in writing from the Allottee in respect of variations or modifications which may adversely affect the flat/unit/apartment of the Allottee except any alteration or addition required by any Government authorities or due change in law.
2. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Apartment/Flat/Unit No.1109 having area admeasuring 46.55 Sq. mtrs.(Carpet) Situated on the 11th floor in the building D in the proposed project known as "Majestique City". The present building is registered at MAHA-RERA and is mentioned as "Majestique City D building" and the same will be part of the entire project (hereinafter referred as "the Flat/Unit/Apartment") as shown in the floor plan thereof hereto for the consideration of Rs. 34,19,840/- (Rupees Thirty Four Lakh, Nineteen Thousand, Eight Hundred & Forty Only) along with Covered Car Parking including the proportionate price and right of use of the common areas and facilities appurtenant to the unit, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule annexed herewith and further the said unit comprises of Terrace having area admeasuring about 5.76 Sq. mtrs, balcony having area admeasuring about 5.93 Sq. mtrs. dry balcony having area admeasuring 2.58 Sq. mtrs. and Architectural projection area admeasuring 0.43 Sq. mtrs. which are attached to the said unit as described in the plan attached hereto.

3. The Allottee/Purchaser hereby agrees to pay to the promoter the agreed amount in the following manner:

S.No.	Particulars	Percentage	Amount
1	to be paid before the registration of the present Agreement	10%	341984
2	to be paid on or before of the execution of Agreement	20%	683968
3	On Plinth/Foundation Stage	10%	341984
4	On or before 1st Slab	5%	170992
5	On or before 3rd Slab	5%	170992
6	On or before 5th Slab	3%	102595
7	On or before 7th Slab	3%	102595
8	On or before 9th Slab	3%	102595
9	On or before 11th Slab	3%	102595
10	On or before 13th Slab	3%	102595
11	On or before Commencement of Brickwork and other related works	10%	341984
12	On or before Commencement of Plaster and other related works	10%	341984
13	On or before Commencement of Tiling and other related works	10%	341984
14	At the time of Possession	5%	170993
	Total	100%	Rs.34,19,840/-

4. It is hereby clarified that the Promoter shall be at liberty to vary the chronological order of the various stages of construction/items of work of the said Building in which the said flat/unit/apartment is located and simultaneously the Promoters shall also be at liberty to undertake two or more stages of construction/items of work set out hereinabove payment plan and to demand from the Allottee/s the aggregate of the installments towards the agreed consideration mentioned in such installments.
5. The consideration amount includes an amount of Rs. 2,75,000/- is towards other Charges and the same shall be made by the Purchaser/s to the Promoter i.e. Majestique City A/c only and the said amounts shall be used by the Promoter/Developer only as per the understanding between Promoter and the Co-Promoter and the balance amount shall be paid towards the price of the said unit and shall be made by the Purchaser/s by cheques or demand drafts drawn in the name of "Majestique City Escrow A/c" only.
6. The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of G.S.T and if made compulsory by law in the state or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat/Unit/Apartment.
7. The Purchaser shall pay each installment of the aforesaid purchase price to the Promoters after deducting 1% TDS as per the provisions of Section 194-IA of the Income Tax Act, 1961 and shall deposit the said amount to the credit of Central Government and shall issue a TDS Certificate in favour of the Promoters in the prescribed Form No.16B for the same, within 15 (Fifteen) working days from the payment thereof, if applicable.
8. The Total price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter

Handwritten signature/initials at the bottom left corner.

undertakes and agrees that while raising a demand on the Allottee/Purchaser/s for increase in development charges or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/Purchaser/s, which shall only be applicable on subsequent payments.

9. The Promoter may allow in its sole discretion, a rebate for early payments of equal installments payable by the Allottee/Purchaser/s by discounting such early payments as may be agreed upon by the promoters herein for the period by which the respective installment has been promised. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee/Purchaser/s by the Promoter.
10. The Promoter shall confirm the final carpet area that has been allotted to the Allottee/Purchaser/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area subject to a variation cap of 3 percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee/Purchaser/s within 45 days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/Purchaser/s. If there is any increase in the carpet area allotted to Allottee/Purchaser/s, the Promoter shall demand additional amount from the Allottee/Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate as agreed in the Agreement.
11. The Allottee/Purchaser/s authorizes the Promoter to adjust/appropriate all payments made by him/her under any heads of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee/Purchaser/s undertakes not to object/ demand /direct the Promoter to adjust his payments in any manner.
12. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, may have been imposed by the concerned authority at the time of sanctioning, the said plans or thereafter and shall, before handing over possession of the Flat/Unit/Apartment to the Allottee /Purchaser/s, obtain from the concerned local authority occupation and/or completion certificates in respect of the Flat/Unit/Apartment.
13. Time is of essence for the Promoter as well as the Allottee/Purchaser/s. The Promoter shall abide by the time schedule for completing the project and handing over the Flat/Unit/Apartment to Allottee/Purchaser/s and the common areas to the association of the Allottee/Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee/Purchaser/s shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under Agreement subject to the simultaneous completion of construction by the Promoter as provided herein above in the Payment Plan and the Purchaser/s shall be liable to pay interest as per Rule 18 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and disclosure on Website) Rules, 2017 (hereinafter referred to as "the said Rule"), on all delayed