

MEGAPOLIS

CLUSTER "SPLENDOUR"

BLDG-A-15, FLAT - 1103

Scan-02:37

DR. RAJESH RADHAKRISHNA RAO

MRS. PRATIMA RAJESH RAO

9609



**SHCIL- MAHARASHTRA**

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012  
 Tel : 022-61778151  
 E-mail :

**Mode of Receipt**

Account Id mhshcil01

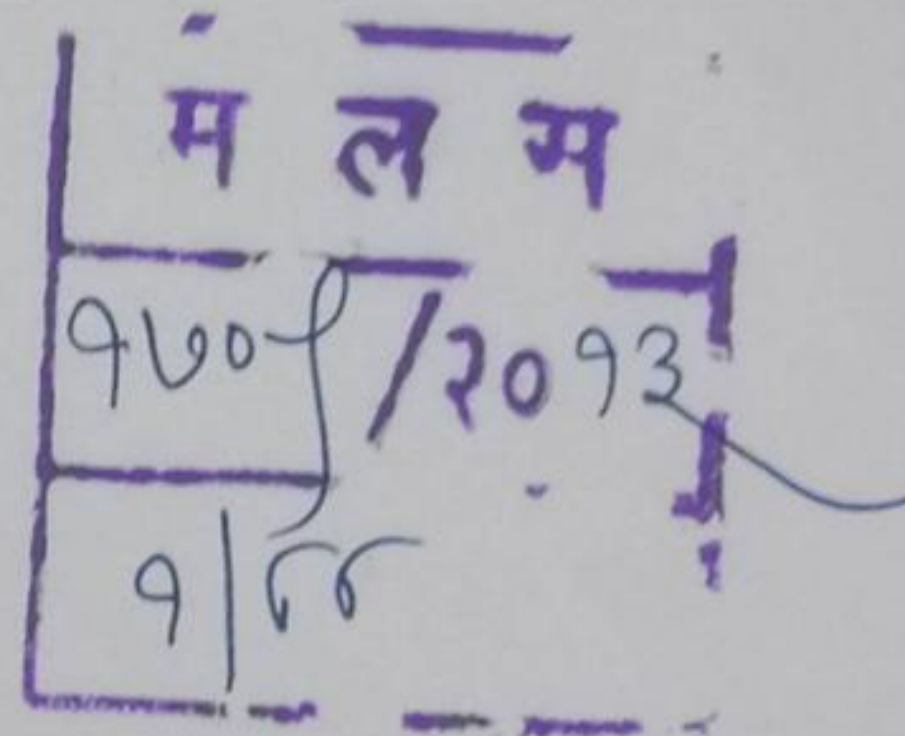
Receipt Id RECIN-MHMHSHCIL0116166556612056L

Account Name SHCIL- MAHARASHTRA

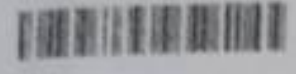
Receipt Date 25-FEB-2013

Received From DR RAJESH RADHAKRISHNA RAO	Pay To
Instrument Type DD	Instrument Date 06-FEB-2013
Instrument Number 000015	Instrument Amount 227600 ( Two Lakh Twenty Seven Thousand Six Hundred only )
Drawn Bank Details	
Bank Name SARASWAT CO OP BANK	Branch Name PUNE
Out of Pocket Expenses 0.0 ( )	

Issued by:  
 Stock Holding Corporation of India Ltd.  
 Location: SRO-GPR  
 Signature: *[Signature]* (3327)  
 Details can be verified at [www.shcilestamp.com](http://www.shcilestamp.com)







Tuesday, March 12, 2013  
10:58 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 1798 दिनांक: 12/03/2013

गावाचे नाव: माण

दस्तऐवजाचा अनुक्रमांक: मलस-1709-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राजेश राधाकृष्ण राव

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1800.00

डाटा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 90

एकूण: रु. 31820.00

आपणास हा दस्तऐवज अंदाजे 11:17 AM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

MLS

बाजार मुल्य: रु.2935700 /-

मोबदला: रु.4550600/-

भरलेले मुद्रांक शुल्क : रु. 227600/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 000014 दिनांक: 06/02/2013

बँकेचे नाव व पत्ता: SARSWAT BANK "

2) देयकाचा प्रकार: By Cash रक्कम: रु 1820/-

दुय्यम निबधक, मुळशा (पौड)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null





17 March, 2013

सूची क्र.2

दुय्यम निबंधक : दु.नि. मुळशी

दस्त क्रमांक : 1709/2013

नोंदणी 63

Regn. 63m

गावाचे नाव : माण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.4,550,600/-
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.2,935,700/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	आर 1/1, पालिकेचे नाव: पुणे इतर वर्णन : , इतर माहिती: गाव मौजे माण येथील प्लॉट आर 1/1,आर 1/2,आर 1/3,आर 1/4 या मिळकतीवर बांधलेल्या मेगा पॉलिस मधील स्प्लेंडर इमारत क्र.अ-15 मधील अकराव्या मजल्यावरील फ्लॅट नं. 1103 यांसी एकुण चटई क्षेत्र 855 चौ फुट म्हणजेच 79.46 चौ मी + कार पार्कींगसह. 855.00 चौ.फूट
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- मे पिगॅसस प्राॅपर्टीज प्रा.लि. तर्फे अधिकृत स्वाक्षरीकार श्री. वाय के. जैन व निखील गोखले तर्फे वि कु सु मो समीर फणसे ;वय: 30; पत्ता :-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: हडपसर, पुणे, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:- 411028 पॅन नंबर: AAACP1420E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- राजेश राधाकृष्ण राव ; वय:45; पत्ता:-प्लॉट नं: फ्लॅट नं 503/49, माळा नं: -, इमारतीचे नाव: हॅली टॉवर्स, एव्हरशार्डन मिलेनियम पॅराडाईज, ब्लॉ -5, ठाकुर व्हीलेज, कांदीवली पूर्व, मुंबई, रोड नं: -, , , ; पिन कोड:- 400101; पॅन नं:- AABPR4209B; 2)नाव:- प्रतीमा राजेश राव ; वय:42; पत्ता:-प्लॉट नं: फ्लॅट नं 503/49, माळा नं: -, इमारतीचे नाव: हॅली टॉवर्स, एव्हरशार्डन मिलेनियम पॅराडाईज, ब्लॉ -5, ठाकुर व्हीलेज, कांदीवली पूर्व, मुंबई, रोड नं: -, , , ; पिन कोड:- 400101; पॅन नं:- AEFPR3302B;
(9) दस्तऐवज करून दिल्याचा दिनांक	12/03/2013
(10) दस्त नोंदणी केल्याचा दिनांक	12/03/2013
(11) अनुक्रमांक,खंड व पृष्ठ	1709/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.227,600/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

दुय्यम निबंधक



पल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

अस्सल वर हुकुम नक्कल

दुय्यम निबंधक, मुळशी (पौड)







सत्यमेव जयते

# INDIA NON JUDICIAL Government of Maharashtra

## e-Stamp

Issued by:  
Stock Holding Corporation of India Ltd.  
Location: SRO-GPR  
Signature: *Rajesh R (3327)*  
Details can be verified at [www.shcilstamp.com](http://www.shcilstamp.com)

Certificate No.	: IN-MH16468598627032L
Certificate Issued Date	: 28-Feb-2013 01:04 PM
Account Reference	: SHCIL (FI)/ mhshcil01/ PUNE/ MH-PUN
Unique Doc. Reference	: SUBIN-MHMHSHCIL0117228402191794L
Purchased by	: DR RAJESH RADHAKRISHNA RAO
Description of Document	: Article 25(b)to(d) Conveyance
Property Description	: VILLAGE MAAN,MEGAPOLIS,CLUSTER SPLENDOUR,BLDG NO A-15,FLAT NO 1103
Consideration Price (Rs.)	: 45,50,600 (Forty Five Lakh Fifty Thousand Six Hundred only)
First Party	: MESSERS PEGASUS PROPERTIES PVT LTD
Second Party	: DR RAJESH RADHAKRISHNA RAO
Stamp Duty Paid By	: DR RAJESH RADHAKRISHNA RAO
Stamp Duty Amount(Rs.)	: 2,27,600 (Two Lakh Twenty Seven Thousand Six Hundred only)



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२१००

----- Please write or type below this line -----

ZK 0001812037

**Statutory Alert:**

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilstamp.com"





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४/६६

### AGREEMENT TO SELL FLAT

THIS AGREEMENT TO SELL FLAT IS MADE AND EXECUTED AT PUNE ON THIS 12<sup>th</sup> DAY OF MARCH, IN THE YEAR TWO THOUSAND THIRTEEN.

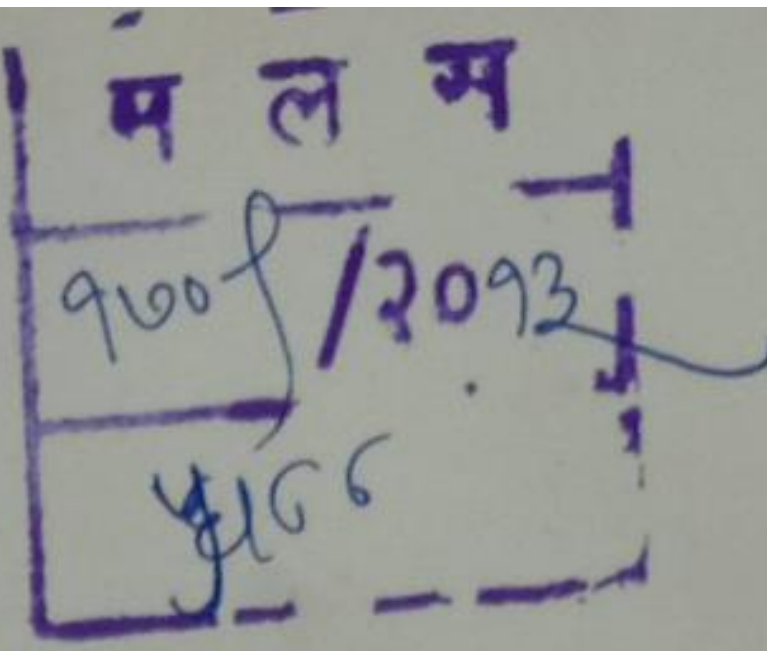
Tapeshwar

Qao

[Signature]







Name of the Purchaser/s : DR. RAJESH RADHAKRISHNA RAO  
MRS. PRATIMA RAJESH RAO

Age: 45 / 42 years Occupation: DOCTOR / TEACHER

Address of the Purchaser/s: FLAT NO. 503 / 49, HALLEY TOWER, EVERSHINE  
MILLENNIUM PARADISE, PHASE V, THAKUR VILL  
KANDIVLI (E), MUMBAI - 400101.

Building No.: A 15

Flat No. : 1103 Floor : ELEVENTH

Carpet Area Admeasuring : 855 Sq.Fts. i.e. 79.46 Sq.Mtrs.

'MEGAPOLIS'

CLUSTER - "SPLENDOUR"

Situation and Location : HINJEWADI

Price of accommodation : Rs. 45,50,600/-

Rupees in words : FORTY FIVE LACS FIFTY THOUSAND  
SIX HUNDRED ONLY

Earnest Money : Rs. 6,82,590/-

Rupees in words : SIX LACS EIGHTY TWO THOUSAND  
FIVE HUNDRED NINETY ONLY

By Cheque No. : 315564, 068848

Dated : 01/01/2013, 20/01/2013

Drawn on : SARASWAT BANK, MUMBAI - 69  
SARASWAT BANK, MUMBAI - 400101.

*Pratima Rao*

*Rao*





Eg 66

BETWEEN

PEGASUS PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having their place of office at, 2413, East Street, 1<sup>st</sup> Floor, Pune - 411001, Maharashtra, India through its authorised signatories on behalf of the Company MR. Y.K.JAIN AND/ OR MR. NIKHIL GOKHALE hereinafter called "the Developers" / "Promoters" (which expression shall unless the context does not so admit include their survivors or survivors/its successor or successors in business and permitted assigns and the heirs, executors, administrators, and permitted assigns of such last survivor) or the PARTY OF THE FIRST PART.

AND

DR. RAJESH RADHAKRISHNA RAO, Age : 45 Yrs, Occu. : DOCTOR, Pan No. AABPR4209B AND MRS. PRATIMA RAJESH RAO, Age : 42 Yrs, Occu. : TEACHER, Pan No. AEFPR3302B, Residing at :- FLAT NO. 503 / 49, HALLEY TOWER, EVERSHINE MILLENNIUM PARADISE, PHASE V, THAKUR VILLAGE, KANDIVLI (E), MUMBAI - 400101. Hereinafter referred to as "The Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the said Purchaser/s, his/her/their heirs, executors, successors, administrators and assigns) ---- PARTY OF THE SECOND PART.

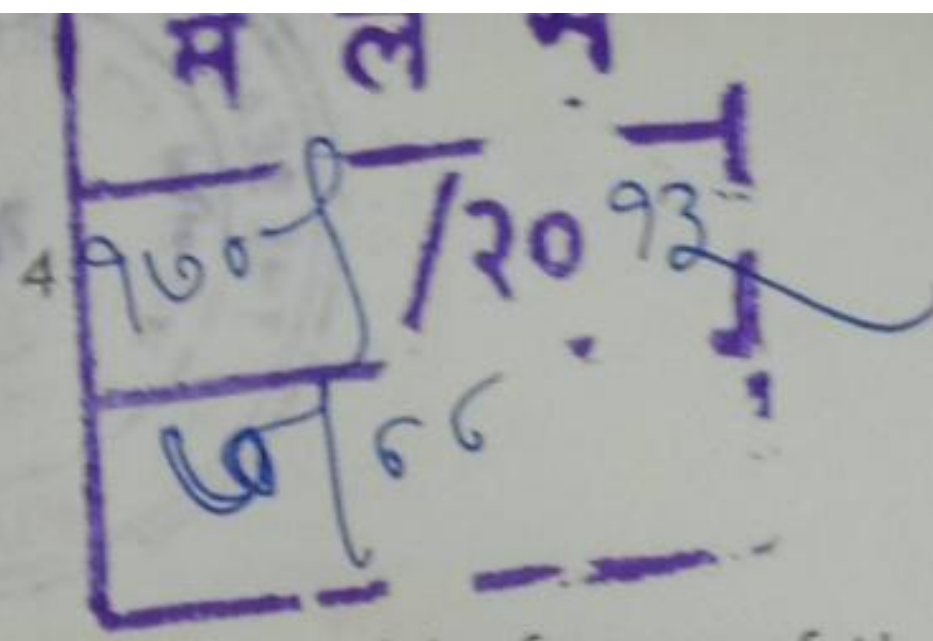
WHEREAS the Developers are well and sufficiently entitled to the leasehold rights in respect of all the piece or parcel of land known as Plot No. R-1/1 admeasuring 196862.71 Sq.mtrs. or thereabouts, Plot No. R-1/2 admeasuring 292830 Sq.mtrs. or thereabouts, Plot No. R-1/3 admeasuring 51845.77 Sq.mtrs. or thereabouts and Plot No. R-1/4 admeasuring 18462 Sq.mtrs. or thereabouts in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District Pune more particularly described in the Schedule - IA to ID written hereunder and which lands are hereinafter jointly and collectively referred or called as "*the said entire land*" for the sake of convenience.

AND WHEREAS the Maharashtra Industrial Development Corporation (MIDC) a Corporation constituted under the Maharashtra Industrial Development Act. 1961 (MAH.III of 1962) having its Office at Orient House, Adi Merzban Path, Ballard Estate, Bombay 400038 has vide a lease deed dated. 30<sup>th</sup> August 2007 which is registered in the office of Sub- Registrar Mulshi at Serial No.

*Rajesh Rao*  
*Pratima Rao*







6078/2007 demised the said entire land unto and in favour of the Developers herein for a period of 95 years (Ninety Five Years) computed from 1<sup>st</sup> March 2007 upon the terms and conditions in the manner mentioned therein hereinafter referred to as "*the said lease deed*".

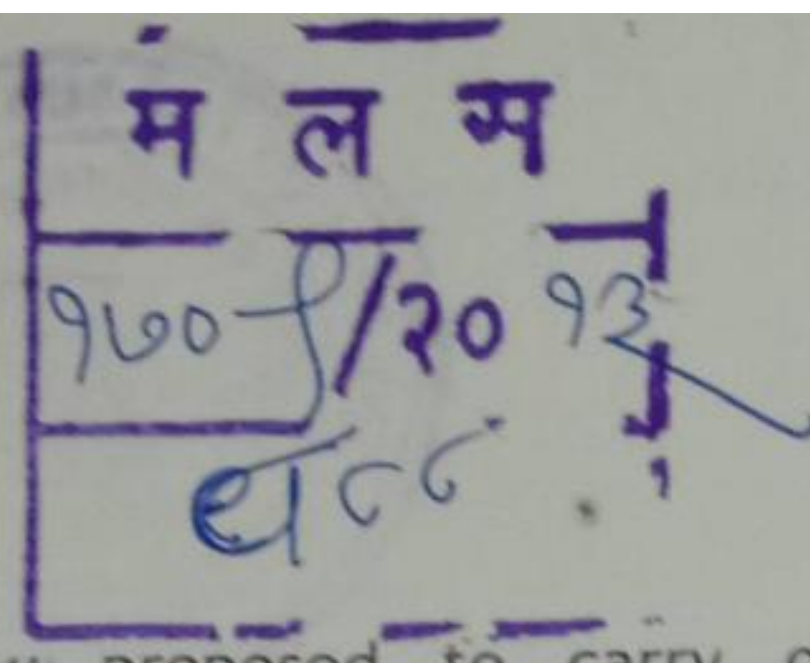
AND WHEREAS by virtue of the aforesaid Lease Deed executed in favour of the Developers, the Developers are fully entitled to use, occupy and possess the said entire land develop the said entire land which is more particularly described in the Schedule - IA to ID written hereunder and to construct buildings upon the said entire land as per plans sanctioned by M.I.D.C. and to enter into are also entitled to enter into Agreement/s for Sale with the prospective purchaser/s of the plots, bungalows, flats, units, tenements IT PARKS, etc. to be constructed / developed on the said entire land and to receive the sale proceeds thereof; in accordance with and subject to terms and conditions mentioned in the said lease deed dated 30/08/2007.

AND WHEREAS the developers have decided to carry out development and construction on the said entire land in phase wise manner / different phases over a span of period of 15 (Fifteen) years from the date of obtaining the sanction/approvals of the layout / building plans etc. from the MIDC, However subject to provisions of clause 11.2 appearing below under the name and style / known as "MEGAPOLIS" and for this purpose and intent the said MEGAPOLIS is laid out into various Clusters each bearing a different name and each cluster consists of Flats / Tenements / Apartment / Units/ spaces etc, open spaces, internal roads etc.

AND WHEREAS the Developer has retained with itself the portion of land admeasuring 28000 sq. mtrs. (in words Twenty Eight Thousand Square Meters) being the area under amenity space in respect of the said entire land which is shown in the plan annexed hereto (and all ancillary structures and amenities appurtenant thereto and the land appurtenant thereto). The Developers shall be entitled to transfer the rights, and interest and possession of the Developer in respect of the said amenity space area admeasuring 28000 sq. mtrs. unto any person / third party on such terms and conditions as the Promoters may from time to time decide. The facility to the purchaser herein for use of the said Amenity Area shall be subject to the contractual obligations between the Purchasers and the Promoters which is entirely at the discretion of the Developers and optional and subject to such Rules, Regulations, restrictions and payment of requisite charges as may be framed by the promoters and the Purchasers shall abide by the same.

*Devendra*





AND WHEREAS the Developers have now proposed to carry out the development on a portion of land admeasuring about 45817 sq.mtrs. out of the total area of the plot bearing No. R-1/1 admeasuring 196862.71 sq.mtrs. (in words one lakh ninety six thousand eight hundred sixty two point seventy one square meters) out of the Said Entire Land. (the said portion admeasuring 45817 sq. mtrs. is excluding the area of land admeasuring 28000 sq.mtrs. (in words twenty eight thousand square meters only) under the amenity space in respect of the said entire land as shown in the sanctioned plan.

AND WHEREAS the proposed development by the Developers includes construction of multi-storeyed building/s consisting of flats, units, tenements etc. on the said portion of land admeasuring 45817 sq.mtrs. (approximately) out of the total area of the Plot No. R-1/1 admeasuring 196862.71 sq.mtrs. (in words one lakh ninety six thousand eight hundred sixty two point seventy one square meters) out of the Said Entire Land.

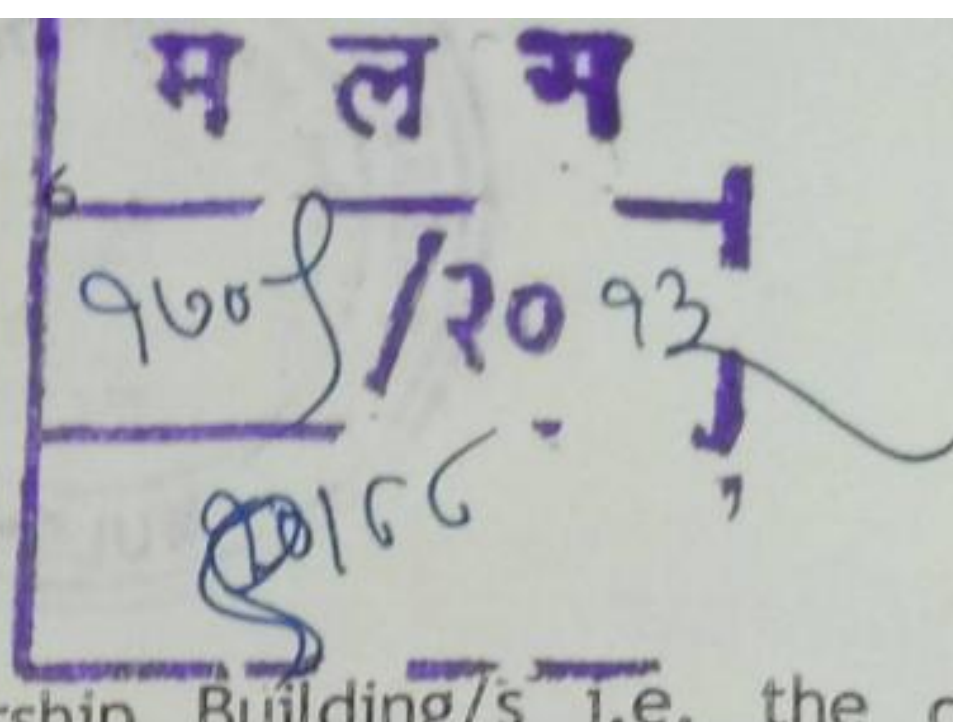
AND WHEREAS the said portion of land admeasuring 45817 sq.mtrs. (approximately) which is being presently developed by the developers is more particularly described in the Schedule - II written hereunder and is hereinafter referred to or called as the "Said Land" and is delineated in red ink on the plan annexed hereto as Annexure - A for the sake of convenience, as per the layout plans, building plans which are sanctioned and which may hereafter be sanctioned / revised by the concerned competent authorities, and to sale the bungalows, plots, flats, units, tenements, etc., constructed on the said land to any prospective purchasers, subject to terms and conditions of the said lease deed dated 30/8/2007.

AND WHEREAS the Developers propose to utilise the F.S.I. of the Said land i.e. the land described in Schedule - II admeasuring 45817 as well as the maximum permissible proportionate F.S.I. allowed to be utilised for construction on the said land from and out of the total F.S.I. of the said entire land on the said land (presently available as well as the F.S.I. which may become available at any time hereafter on account of any change in the policies, rules etc.) as per the prevailing rules and regulations that are existing and which may be amended from time to time.

*Handwritten signature*

*Handwritten initials*





AND WHEREAS the proposed ownership Building/s i.e. the cluster to be constructed on said land shall be called or known as "SPLENDOUR" (hereinafter referred to as "THE SAID BUILDING PROJECT" or "THE SAID BUILDING/S").

AND WHEREAS the Developers have appointed Architect Anil Kulkarni of Pune as their Architect and J + W CONSULTANTS as the Structural Engineer for the preparation of the structural designs and drawings of the said building/s. The Developers accepts the professional supervision of Architect and the Structural Engineer till the completion of the said building/s but the Developers herein have reserved the right to change such Architect and Structural Engineers during the construction or before the completion of the building/s.

AND WHEREAS the Purchaser/s demanded from the Developers, and the Developers have given inspection to the Purchaser/s of all the documents of title relating to the said entire land the said complete scheme (known as MEGAPOLIS) and the Cluster being presently developed in Phased manner which is known as "SPLENDOUR", and the plans, designs and specifications prepared by the aforesaid Architects of the Developers, and the copies of various orders and / permissions and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, and the rules made there under;

AND WHEREAS the copy of the Title Report issued by the Advocate of the Developers, in respect of the said entire land on which the flats/offices/Bungalows units/tenements/parking spaces are constructed or to be constructed and the copy of the plans and specifications of the flat agreed to be purchased by the Purchaser/s and approved by the concerned sanctioning authority (MIDC) have been annexed hereto & marked as Annexure "B" and "C" respectively;

AND WHEREAS after the Purchaser's enquiry, the Developers requested the Purchaser/s to carry out independent necessary search by appointing his/her/their own Advocate and to ask any queries he/she/they had regarding the title and the nature of the title and the Purchaser/s has/have satisfied himself/herself/themselves about the marketable title and rights of the Developers in respect of the said property / said entire land and therefore,





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agreed to purchase one Flat Tenement more particularly described in Annexure 'D' annexed hereto and hereinafter for the sake of brevity and convenience referred to as "THE SAID FLAT");

AND WHEREAS the Purchaser/s is/are aware of the fact that the Developers have entered or will enter into similar and/or separate Agreement/s with several other person/s and/or party/ies in respect of Flats/Parking Spaces/Terraces etc., in the said building project.

AND WHEREAS the Purchaser/s herein represented, assured and declared that Purchaser/s is/are entitled to and otherwise not debarred or disentitled to acquire the said flat in the said building under the provisions of any law.

AND WHEREAS relying on the Purchaser's representation, declaration and the assurance from the purchaser about his / their satisfaction of marketable title and authority of the Developers, the Developers herein agreed to sell and the Purchaser/s herein agreed to purchase a Flat No. 1103 in Building No. A-15 admeasuring 855 sq.fts. carpet area. i.e. 79.46 Sq. mtrs. in carpet area (approx.) as described in the "Annexure - D" annexed hereto, in the said Building / Cluster known as "SPLENDOUR" in the building project known as "MEGAPOLIS" situated on the said land (hereinafter referred to as "the said flat") at or for the total consideration of Rs. 45,50,600/-(Rupees FORTY FIVE LACS FIFTY THOUSAND SIX HUNDRED only).

AND WHEREAS the Purchaser/s herein prior to/at the time of the execution of these presents has/have paid to the Developers a sum of Rs.6,82,590/-(Rupees SIX LACS EIGHTY TWO THOUSAND FIVE HUNDRED NINETY only) being the part payment and receipt whereof the Developers doth hereby admit and acknowledge;

AND WHEREAS under section 4 of the MOF Act the Developers is required to execute a written agreement for sale of the said Flat which is to be constructed in future to the Purchaser/s being in fact these presents and the parties are required to register the same under the Registration Act within the time limit prescribed in the said Act;

Dayekhan

*[Handwritten signature]*





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NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER

1] DEFINITIONS:

The parties hereto agree and confirm that the following terms referred in this Agreement anywhere agreed and admitted to mean and include:

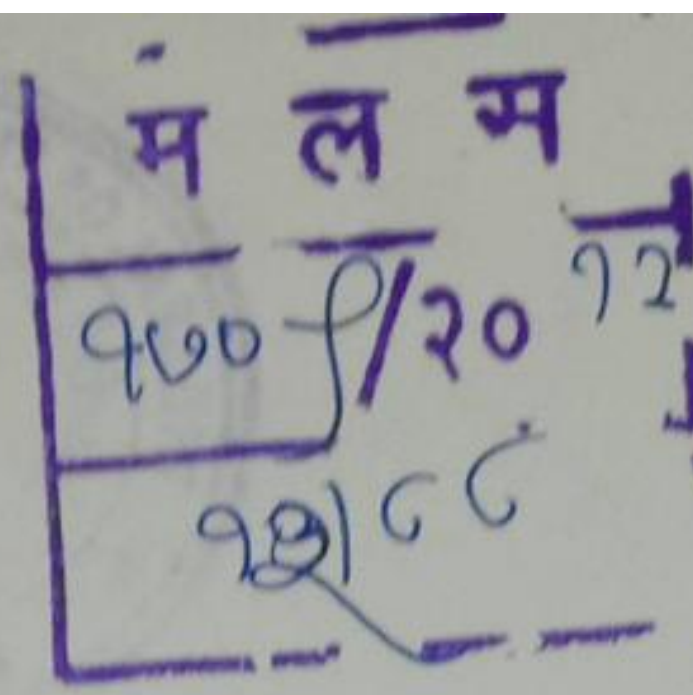
1.1 ENTIRE LAND:

Entire Land means and includes following lands:

- i. Area adm. about 196862.71 sq.mtrs. bearing Plot No.R-1/1 in the Rajiv Gandhi Infotech Park Hinjewadi, Village: Maan, Taluka : Mulshi, District: Pune and more particularly described in Schedule IA written hereunder.
- ii. Area admeasuring about 292830 sq.mtrs. bearing Plot No.R-1/2 in the Rajiv Gandhi Infotech Park Hinjewadi, Village : Maan, Taluka: Mulshi, District: Pune and more particularly described in Schedule IB written hereunder.
- iii. Area admeasuring about 51845.77 sq.mtrs. bearing Plot No.R-1/3 in the Rajiv Gandhi Infotech Park Hinjewadi, Village: Maan, Taluka : Mulshi, District: Pune and more particularly described in Schedule IC written hereunder.
- iv. Area admeasuring about 18462 sqmtrs. bearing Plot No.R-1/4 in the Rajiv Gandhi Infotech Park Hinjewadi, Village: Maan, Taluka: Mulshi, District: Pune and more particularly described in Schedule ID written hereunder.
- v. Along with the rights to use and utilize present and future FSI /FAR available against the lands described in Schedule IA,IB,IC,ID written hereunder, and claimed TDR available against the lands described in Schedule IA,IB,IC,ID, written hereunder and use the TDR upon the lands described in Schedule IA,IB,IC,ID written hereunder and along with the rights to use and utilise the increased / additional FSI available in respect of the lands described in Schedule IA,IB,IC,ID, written hereunder as and when the same becomes available due change in rules, new policies or otherwise.

*(Signature)*  
*(Signature)*





## 1.2 SAID LAND :

Said Land means and includes following lands:

- i. Land admeasuring about 45817 sqmtrs. out of the total area of the plot bearing No. R-1/1 admeasuring 196862.71 sqmtrs. (in words one lakh ninety six thousand eight hundred sixty two point seventy one square meters) out of the Said Entire Land. (the said portion admeasuring 45817 sq. mtrs. is excluding the area of land admeasuring 28000 sqmtrs. (in words twenty eight thousand square meters only) under the amenity space in respect of the said entire land and the same is more particularly described in **Schedule II** written hereunder.
- ii. Along with the rights to use and utilize the maximum permitted present and future FSI /FAR available against the area of the said land mentioned in clause 1.2(i) above and also the maximum permitted proportionate FSI/FAR allowed on the said land out of the total FSI of the said entire land (excluding the land admeasuring 28000 sqmtrs. under the amenity space in respect of the said entire land.

## 1.3 OPEN SPACE/S:

Open space/s means and includes the designated area/s which is/are shown or which will be shown as Open Space in the sanctioned layout of The Said Entire Land which is sanctioned by Maharashtra Industrial Development Corporation as per Commencement Certificate No. EE/I.T./Plans/984 of 2012 dated 07/03/2012 and which will be revised by Maharashtra Industrial Development Corporation from time to time.

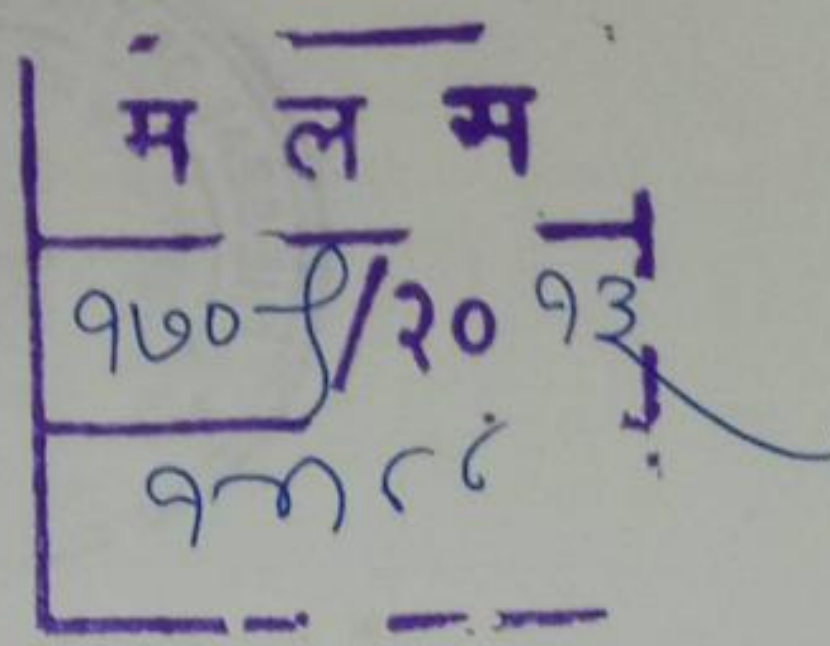
## 1.4 COMMON AMENITIES:

- i. Common Amenities means and includes the Purchaser's right to use internal roads, drainage lines, water lines, service lines, open spaces (referred to in 1.4 above) etc. which will be provided by the Developers with respect to Said Land, as per the plans sanctioned by Maharashtra Industrial Development Corporation from time to time. Right to use staircase, common passage of the situated more particularly described in **(SCHEDULE III)** written hereunder.

*(Signature)*

*(Signature)*





#### 1.9 SAID PROPERTY:

Said property means lease hold rights of the Developers in the said land and ownership rights in the buildings, which will be constructed upon the said land.

#### 2] CONSIDERATION & CONSEQUENCES IN CASE OF DEFAULT BY PURCHASER:

2.1 The Purchaser/s hereby agree/s to purchase/acquire from the Developers and the Developers hereby agrees/allots unto the Purchaser/s one Flat in the cluster "SPLENDOUR" of the project known as "MEGAPOLIS" in Building No. A-15 bearing Flat No. 1103 admeasuring 855 sq.fts. carpet area. i.e. 79.46 Sq. mtrs. (hereinafter referred to as "the said Flat") at or for the total consideration of Rs. 45,50,600/-(Rupees FORTY FIVE LACS FIFTY THOUSAND SIX HUNDRED only). The said amount of the total consideration includes the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities appurtenant to the premises are more particularly described in the Schedule - III written hereunder, but the said price does not include the cost of the extra and/or any other amenities and facilities, provided other than the amenities and facilities as described in the "Annexure - E" written hereunder. The above said consideration however, does not include the expenses for Stamp Duty, tax under the Works Contract Act, / or (VAT) Value Added Taxes, Service Tax and other taxes, Registration Charges, and other deposits, taxes and charges as may be levied from time to time by the concerned authorities which shall be paid by the Purchaser/s separately as and when the same will be due or payable under this agreement.

2.2 It is specifically agreed between the parties that this agreement is not construction agreement or works contract or service. This agreement is sale of flat which is to be constructed / constructed upon the said entire land by the developer as a Lessee of the said entire land.

*Signature*

*Signature*

*Signature*







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**15] NAME OF THE PROJECT & CLUSTER:**

The name of the buildings / Cluster under construction is and shall always remain as stated above and the name of the Co-operative Society formed and the said land hereditaments and premises together with the building or buildings and other structure constructed on the said land shall bear the name **SPLENDOUR**. The Purchaser's Co-operative Society / Limited Company Condominium of Apartment Holders as the case may be shall not change, alter or modify the said name without the prior written consent of the Developers at any time. The Purchaser/s shall keep the front side and the rear elevation of the said building or building/s or other structures in which the said premises are situated in the same position only as the Promoters construct and shall not at any time alter the position of the said elevation in any whatsoever without the consent in writing of the Promoters. If the Purchaser/s or any other Purchaser/s of the other premises desire/s to put any grills or any windows on other places and/or desires to put Air Conditioners, the same shall be according to the design supplied by the Promoters and in such places or in such manner as may be directed by the Promoters.

**16] NOTICE:**

All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Under Certificate of Posting at his/her/their address specified in the title of this Agreement or at the address intimated in writing by the Purchaser/s after execution of this Agreement.

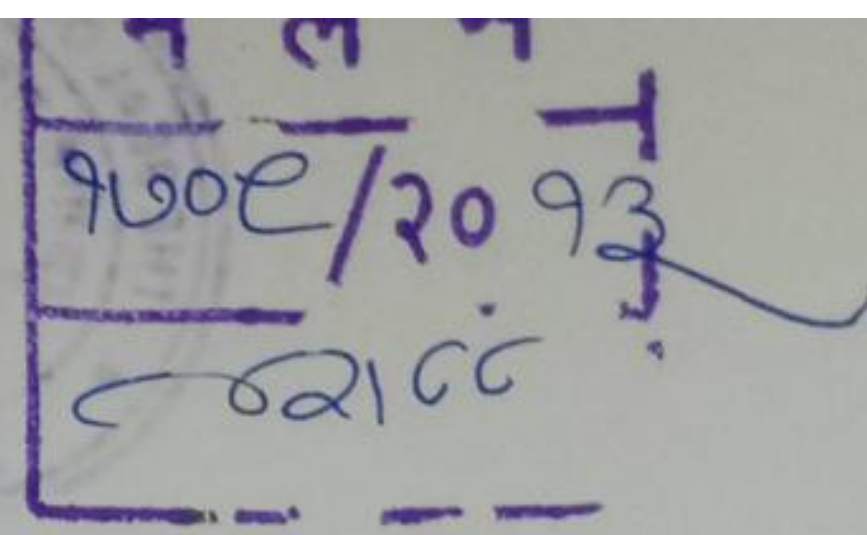
**17] APPLICABILITY OF MAHARASHTRA OWNERSHIP FLATS [REGULATIONS OF THE PROMOTION OF CONSTRUCTION SALE, MANAGEMENT & TRANSFER] ACT, 1963.**

This Agreement shall always be subject to the provision contained in the Maharashtra Ownership Flats (Regulations of the Promotion of Construction Sale, Management and Transfer) Act, 1963 & Maharashtra Apartment Ownership Act 1970 and rules amendments made there under from time to time.

*[Handwritten signature]*

*[Handwritten signature]*





#### 18] ARBITRATION:

In case of any dispute between the Developers and the Purchaser/s regarding interpretation of any of the terms of this agreement or regarding any aspect of transaction including quality of construction work, defective service by the Developers, delay in construction work and/or sale deed, alterations in the plan, parking arrangement, grant of exclusive uses, rendering of account etc, then such dispute shall be referred to the arbitration by appointment of sole arbitrator by the parties hereto, and the decision of such arbitrator shall be final and binding on both the parties.

#### 19] STAMP DUTY & REGISTRATION:

19.1 The Purchaser/s shall present this Agreement as well as deed of assignment of the lease hold rights of the said land and deed of conveyance of the buildings constructed upon it at the proper registration office for registration within the time limit prescribed by the Registration Act and the Developers will attend such office and admit execution thereof.

19.2 Before execution of deed of assignment the leasehold rights of the said entire land and ownership rights of the construction carried out thereon, the Purchaser/s shall pay to the Developers the Purchaser's share of stamp duty and the registration charges payable, as per prevailing market rate required to be paid under the provisions of the Bombay Stamp Act 1958 and the amendments thereto and the Indian Registration Act 1908, by the said Society / Condominium of Apartment Holders, on the conveyance or any document or instrument of transfer in respect of the said property and the building/s to be executed in favour of the Society / Condominium of Apartment Holders.

19.3 The consideration of the said Flat as agreed between the Developers and the Purchaser herein is as per the prevailing market rate in the locality, which is the true and fair market value of the said flat. This agreement is executed by the parties hereto under the Maharashtra Ownership Flats Act, 1963 and stamp duty for this transaction is payable as per the Bombay Stamp Act, 1958, Schedule I, Article 25 (d). The Purchaser/s herein has/have paid stamp duty of Rs. 2,27,600/- (Rupees **TWO LACS TWENTY SEVEN THOUSAND SIX HUNDRED** only) and shall pay the appropriate registration fees. The Purchaser hereto shall be entitled to get the aforesaid stamp duty adjusted, leviable on the conveyance / assignment of lease hold rights which is to be executed by the Developers herein in favour of the Society in which the Purchaser will be the member in respect of the said Flat. If additional stamp duty and/or registration fee is required to be paid at any time or at the time of the conveyance the same shall be paid by the Purchaser only.

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Description of the Said Entire Land

SCHEDULE - IA

All the piece or parcel of land known as Plot No. R-1/1 in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District Pune containing by admeasurement 196862.71 m<sup>2</sup> or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by : Plot No. 2 & 3  
On or towards the South by : MIDC 45.00 Mtr. Road,  
On or towards the East by : MIDC 60.00 Mtr. Road,  
On or towards the West by : MIDC 45.00 Mtr. Road,

SCHEDULE - IB

All the piece or parcel of land known as Plot No. R-1/2 in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District Pune containing by admeasurement 292830 m<sup>2</sup> or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by : MIDC 45.00 Mtr. Road,  
On or towards the South by : MIDC Boundary,  
On or towards the East by : MIDC Boundary and 60 Mtr. Road,  
On or towards the West by : MIDC Road & HSR

SCHEDULE - IC

All the piece or parcel of land known as Plot No. R-1/3 in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District Pune containing by admeasurement 51845.77 m<sup>2</sup> or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by : MIDC Boundary,  
On or towards the South by : Plot No. R-1/2 & Road,  
On or towards the East by : MIDC 45 Mtr. Road,  
On or towards the West by : MIDC Boundary,

*(Signature)*





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#### SCHEDULE - ID

All the piece or parcel of land known as Plot No. R-1/4 in the Rajiv Gandhi Infotech Park Hinjewadi, within the village limit of Maan and outside the limits of Pimpri Chinchwad Municipal Corporation, Taluka Mulshi, District Pune containing by admeasurement 18462 m<sup>2</sup> or thereabouts and bounded by red coloured boundary lines on the plan annexed hereto, that is to say :

On or towards the North by : Man Road,  
On or towards the South by : MIDC Land,  
On or towards the East by : MIDC Land  
On or towards the West by : MIDC Boundary,

#### SCHEDULE-II

##### Description of the Said land

All that piece and parcels of the portion of land admeasuring 45817 sq. mtrs. (approximately) being carved out of and from the land bearing Plot No. R-1/1 admeasuring 196862.71 sqmtrs. (in words one lakh ninety six thousand eight hundred sixty two point seventy one square meters) out of the Said Entire Land. [ the said portion admeasuring 45817 sq. mtrs. is excluding the area of land admeasuring 28000 sqmtrs. (in words twenty eight thousand square meters only under the amenity space in respect of the said entire land] out of and from the total area of the Said Entire land described in the Schedule-I written above and in the **Rajiv Gandhi Infotech Park Hinjewadi**, within the village limit of **Maan** and outside the limits of **Pimpri Chinchwad Municipal Corporation**, Taluka **Mulshi**, District **Pune** and delineated by red coloured boundary lines on the plan annexed hereto, and bounded as under

On or towards the East by : By Amenity Area and beyond that 60 M wide Road  
On or towards the South by : By 45 M wide Road  
On or towards the West by : By Sunway Cluster  
On or towards the North by : By Tata Consultancy Services Company.

*(Signature)*

*(Signature)*







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## SCHEDULE - III

## COMMON AREAS AND FACILITIES

## (a) COMMON AREAS :

1. Open Space shown as open space in the sanctioned layout plan.
2. Staircase/s landings of all buildings is for the common use of the occupants and/or the Purchasers in the respective buildings.

## (b) COMMON FACILITIES :

1. RCC framework structures of the building/s.
2. Drainage and water line network and septic tank.
3. Plants and trees planted or to be planted in the open space around the building/s.
4. Electric meters and water meter connected to common lights water connections, pump sets, etc.
5. Light points on the internal road, light points outside the building and in the staircase/s as well as in car park.
6. Overhead water tank and underground water tank shall be common along with the pump set.
7. Right to use internal roads, drainage lines, water lines, service lines.
8. Club House and Swimming Pool

Note :- The Developers reserve the right to alter, modify, delete any of the above facilities.

*[Handwritten Signature]*









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(DETAILS OF FLAT ETC.)

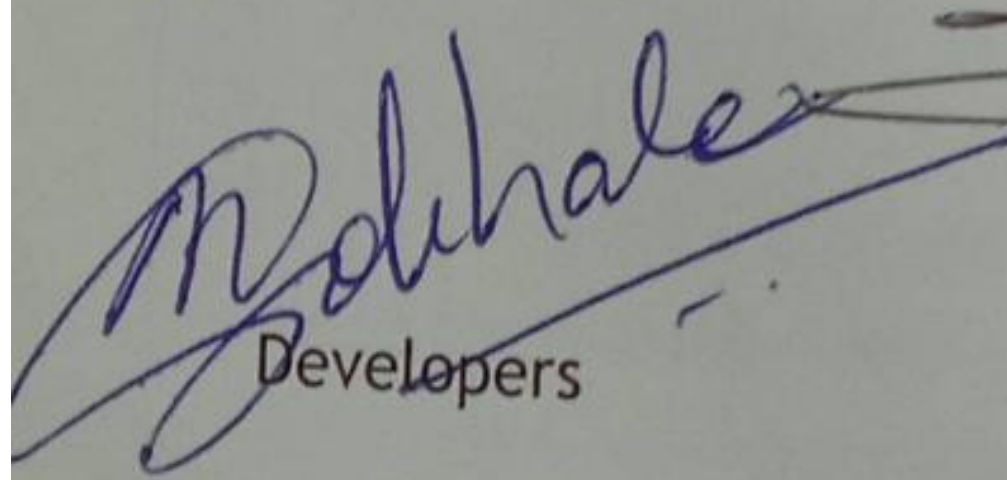
Carpet area (with balcony) in 855 sq.ft. approximately.

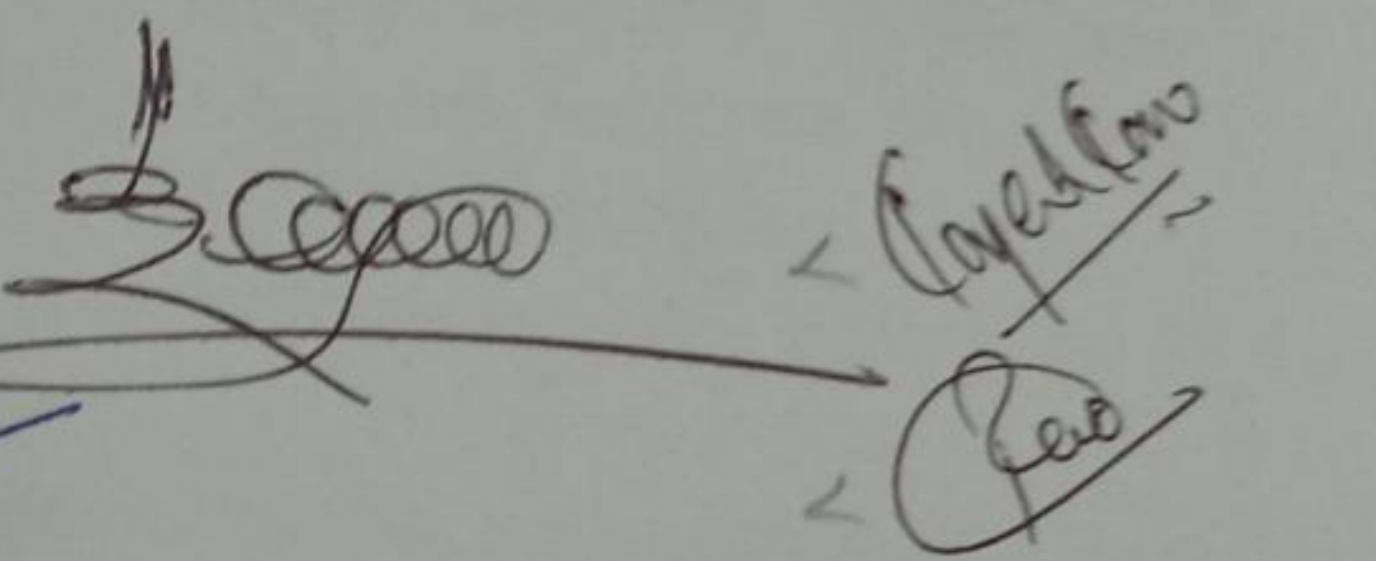
- 1) Flat No. : 1103  
Building No. : A - 15
- 2) Floor : ELEVENTH

LIVING / DINING ROOM  
KITCHEN  
BALCONY / DRY BALCONY  
TWO BEDROOMS  
TWO TOILETS

Total Sq. ft. 855 ( 79.46 Sq.mtrs.)

Signature:

  
Developers

  
Flat Purchaser/s.





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ANNEXURE - C

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(A Government of Maharashtra Undertaking)॥उद्यमात् सकल समृद्धि॥  
**MIDC**

HEAD OFFICE : "Udyog Sarthi", Mahakali Caves Road,  
Andheri (E), Mumbai - 400 093.  
FORT BRANCH : Orient House, 5th Floor,  
Adi Marjaban Street, Billard Estate, Fort, Mumbai - 38.  
Tele : 2687 0027/52/54/73 Fax : (022) 2687 1587  
Tele : 2261 6547 Fax : (020) 2261 6548

No./EE/I.T/Plans/ 984 / of 2012  
Office of the Executive Engineer,  
M.I.D.C, IT Division, 303, Kubera  
Chambers, Shivaji Nagar, Pune - 05.  
Date :- 07.03.2012

To,  
M/s Pegasus Properties Pvt. Ltd.  
2413, Kumar Capital, 1<sup>st</sup> floor,  
Camp, Pune-411 001.

Sub :- Rajiv Gandhi Infotech Park, Ph-III @ Hinjawadi.  
Revised approval to building plans for proposed  
development on plot No. R-1/1, R-1/2, R-1/3, R-1/4.

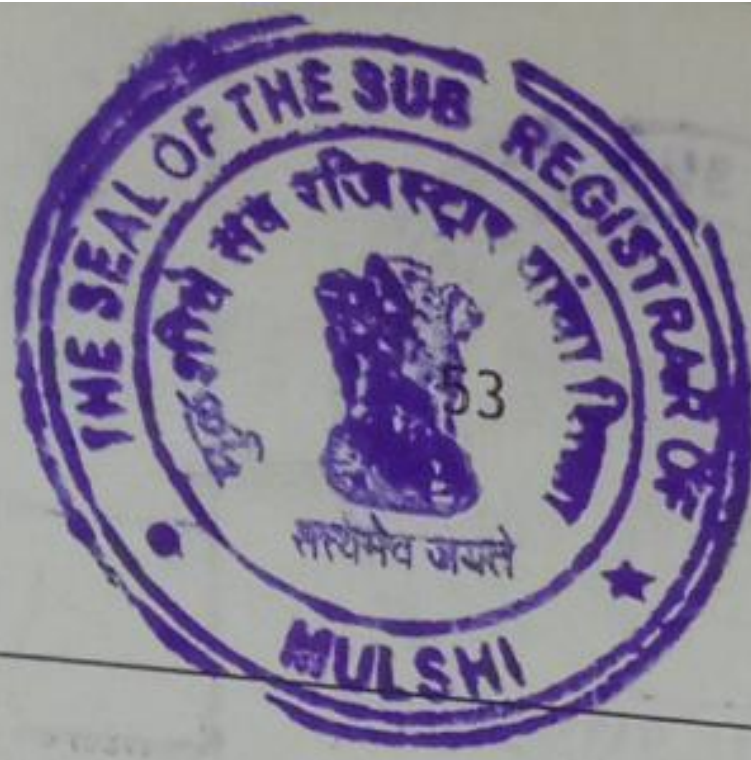
Ref :- 1. Your Architect's letter dt. 06.03.2012  
2. Renewed Provisional Fire N. O. C. issued by the CFO &  
F.A. vide letter No. MIDC/ Fire/ NOC/ 1247 dt. 02.06.2011,  
MIDC/ Fire/ NOC/ 374 dt. 13.02.2012, MIDC/ Fire/ NOC/ 373  
dt. 13.02.2012.

Dear Sir,

With reference to your application vide letter under reference at Sr. No.1 for grant of sanction of commencement certificate to carry out development work and building permit under section of 45 of MR & TP Act, 1966 to erect buildings for M/s Pegasus Properties Pvt. Ltd. on Plot No. R-1/1, R-1/2, R-1/3, R-1/4 at Rajiv Gandhi Infotech Park, Phase-III @ Hinjawadi, Pune, the commencement / building permission is granted subject to the following conditions;

1. The land vacated in consequence of the enforcement of the setback rule part of the public street.
2. No new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement certificate / building permit shall remain valid for a period of one year, commencing from the date of its issue, and if commencement is not started within above period, fresh permission will be necessary.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots having area of 200 sq.m. and such number of trees at the rate of one tree per 100 sq.m for plot more than 200 sqm. in area shall be planted and protected.
6. In case of Group Housing minimum two trees per tenement shall be planted and protected.





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7. You have submitted building plans and drawings for 2,25,187.20 sqm. with a ground coverage over plot area 5,60,000.00 Sqm. and at present this office has approved building plans for 32784.19 Sqm. of ground coverage submitted by you. This office has approved only 39 numbers of drawings, details of which are attached in the accompanied statement
8. In case of approval to the revised plans the original approval to the drawings granted vide this office letter No. Nil dt. Nil from the office of the Executive Engineer, MIDC., I.T. Division, Pune-05 is treated as cancelled as the drawings approved now supersede to the previously approved drawings. You are requested to return the above cancelled drawings to this office for record & cancellation.
9. As the drawings submitted are for new structures which were not approved previously, present approval along with the previously approved plans vide letter No. EE/IT/Plans/ 597/ of 2011 dt. 31.01.2011, EE/IT/Plans/ 1389/ of 2011 dt. 09.03.2011, EE/IT/Plans/ 3863/ of 2011 dt. 04.08.2011, EE/IT/Plans/ 4747/ of 2011 dt. 10.10.2011 and EE/IT/Plans/ 796/ of 2012 dt. 25.02.2012 by the office of the Executive Engineer, MIDC, I.T. Division, to be treated as combined approval for building.
10. The building plans need to be got approved from following authorities, if applicable.
  - i) Department of explosives of Govt. of Maharashtra.
  - ii) Factory Inspectors Department of state Government.
  - iii) Civil Aviation DepartmentSpecific approvals/ clearances shall be obtained from authorities like Maharashtra Pollution Control Board, Director of Industries, Chief Controller of Explosives, Inspector of Boilers and smoke Nuisance, Civil Aviation Department etc. as may be applicable.

You should submit the certified copies of the letter of approval in triplicate from the above authorities to the Executive Engineer, before any work is started.
11. For the sanitary block, overhead water storage tank shall be provided for at least 900 Ltrs. per W.C. & 180 Ltrs. per urinal.
12. Necessary approach road to the plot from the edge of MIDC road shall be provided with a cross drainage work of RCC pipes in minimum of 600 mm dia. or slab drain & 2 service pipes of minimum 300 mm dia for crossing of essential services as may be approved by the Executive Engineer. The surface water from plot should not enter on MIDC road.
13. Temporary structures shall not be allowed except during construction period (after obtaining prior approval from the Executive Engineer and the same shall be demolished immediately after the completion of construction as per approved plans).
14. During the period of construction, stacking of the materials shall be done only in the area of plot allotted. In no case materials be stacked along MIDC's land, road, open space without approval from the Executive Engineer.
15. The boundary marks demarcating the boundary of plot shall be properly preserved and kept in good conditions and shown to the departmental staff as and when required.
16. No tube well, bore well or dug well shall be constructed by the plot holders without written permission from the competent authority.





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17. The building plans for any future additions, alternations and extensions will have to be got approved from this office as well as the department competent to do so. While planning other buildings, adjacent to above buildings or elsewhere, provisions of Revised Development Control Regulations 2009; specially rule No. 24.1.(i,ii), shall be strictly followed and other provisions of Revised Development Control Regulations 2009 shall also be followed before submission of proposal for future.
18. The present approval to the building plans does not pertain to the approval to the structural designs and RCC members, foundations, etc. It is only locational approval to the structures with reference to the plot. For chemical and pharmaceutical units separate approval to drainage plans shall be obtained from this office as well as the department to do so. You are requested to submit all structural calculations with necessary drawings for record separately before application for building completion certificate.
19. In case any power lines are passing through the plot, the plot holder should approach to the M.S.E.D. Co. Ltd. and obtain a letter specifying the vertical and Horizontal clearance to be left and should plan the proposed structures accordingly.
20. Where-ever a compound wall or fencing and gate is constructed the gate should open inside the plot, if the plot is facing on two sides of the roads then the gate shall be located at least 15 mtr. from the corner i.e. junction of roads or as specifies by D.C. rules. If tree plants are coming in between the location of proposed gate, the same shall be removed & replanted as per suggestion of the DE (III) of MIDC, I T. Division, Kubera Chambers, Shivajinagar Pune-05 Footpath, landscaping if coming in between the proposed approach to gate the same shall be removed in consultation with DE (I), MIDC, I T Division, Shivaji Nagar, Pune-05 & damages occurs if any shall be made good by the allottee at his cost as per satisfaction of MIDC.
21. The waste sewage from the treatment work should be soaked in a soak pit, if sewer line are not available in the area. In case if sewage system of MIDC is functioning, the sewage should be connected to drainage manhole after getting the drawing approved. Storm water flow from rain water pipe is not to be connected to MIDC's sewerage system.
22. Plot holder should make his own arrangements for 24 hrs. storage of water by constructing underground water storage tank of required capacity as uninterrupted water supply cannot be guaranteed by the department.
23. In case if water streams are flowing through the plot allotted the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream if allowed to flow to flow uninterrupted through the plot and the point of out flow of the original stream. The detailed plans, sections and designs for allowing maximum expected discharge of rain water through the plot has to be furnished to this office and no work of filling of plot and diversions of nallas should be undertaken without permission prior from the Executive Engineer.
24. Permission stands cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work and date of completion should be informed to the Executive Engineer.
25. The breach of any these stipulations shall render the plot holder liable for action as provided in MIDC ACT 1961 (III) of 1962 and Regulations made there under and also terms and schedule of penalties prescribed for by the Corporation for the purpose.





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26. Department has got power to add amend or rescind any provision of regulations from time to time as it may deem fit and plot holder has to abide by these rules, and regulations.
27. As soon as the building work is completed the plot holder should approach the Executive Engineer, MIDC, I.T. Division, Kubera Chambers, Shivajinagar, Pune and get the work verified and building should not be occupied unless building completion certificate is obtained from the office.
28. This approval is subject to permission of competent authority under urban Land (Ceiling & Regulations) Act (C) 1956.
29. On completion upto plinth level, allottee should invariably approach the concerned Executive Engineer, to check and issue plinth-checking Certificate. Any construction processed without plinth checking will be illegal and will have to be removed.
30. Minimum 6.0 m. land appurtenant to the proposed building shall be kept free from any obstruction (landscaping / gardening also not allowed) as per requirement of Fire Department.
31. The provision of Rain Water Harvesting Structure shall have to be made as per directives of Government of Maharashtra under section 154 of MR & TP Act, 1966. The plots having an area not less than 300 Sqm. in non-gaathan areas of all towns shall have one or more Rain Water Harvesting Structures having adequate capacity considering the plot area shall be designed and constructed. Owner / Society of every building shall ensure that the Rain Water Harvesting Structure is maintained in good condition for storage of water for non potable purposes or recharge of ground water at all times. MIDC authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sqm. built up area for non providing or not maintaining Rain Water Harvesting Structure as required under these bye laws.
32. No vehicles of employees and visitors shall be parked outside of plot premises.
33. Location of connection point of water supply shall be proposed after consultation with the Deputy Engineer, MIDC, E & M, Hinjewadi sub division, Chinchwad, Pune- 19 & accordingly location of sump, shall be decided. Connection point of electric power supply shall be proposed after consultation with the Deputy Engineer, MIDC, E & M Division, Chinchwad and concern MSD Co. Ltd. (Formerly MSEB) office. Location and invert level of connection point of drainage and storm water shall be decided in consultation with the Deputy Engineer, MIDC, IT Division, Pune.
34. The existing trees on plot shall not be removed as far as possible. If the existing trees are within proposed development, the same shall be uprooted and replanted within plot after obtaining suggestions of the Deputy Engineer (I), MIDC, I. T. Division, Shivajinagar, Pune and related statutory authorities.
35. The position of gates shown on the drawing may attract traffic congestion and in such case the position of the gate shall be suitably changed. Please ensure that there shall not be obstruction to visibility from the road at corners due to compound wall.





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36. Stilt / basement proposed shall be used for parking, storing of non hazardous material & for providing utility services as mentioned in the D. C. rules. No other activities are permitted.
37. The layout of electrical installation shall be got approved from the concerned Electrical Inspector, before installation & once the work is completed the concerned authority shall be informed accordingly before commissioning. Copy of approval shall be submitted to this office after completion and commissioning.
38. Passenger and goods lift (service lift) shall be got approved from the concerned lift inspector / electrical inspector and copy of the approval shall be submitted to this office. It is advisable to plan smaller capacity lifts, adjacent large capacity passenger lifts, which can be operated in non peak hours so that power consumption can be reduced.
39. Plot holder will have to make his own arrangement for disposal of his wet garbage at suitable location.
40. In case if any discrepancy or variation is observed in this approval, in regards to the various provisions of the relevant rules, the same shall be got clarified from the undersigned and then only construction/ development work shall be commenced otherwise the responsibility of the same shall be with you.
41. You are requested to consult concerned Deputy Engineer, for making approach to your plot, from MIDC's road, well in advance before starting such construction of approach.
42. The conditions mentioned in the provisional fire N.O.C. shall be strictly observed. If any changes are incorporated in the drawings to which provisional fire N.O.C. is issued, the same shall be got approved from fire department.
43. You have given concurrence to the proposal for diversion of nalla and accordingly M/s. Tata Consultancy Services is granted permission for the same. The diversion of nalla stream within your plot, if not completed by you as per the requirement of the adjacent plot holder (i.e. M/s. Tata Consultancy Services), they may be allowed to work in your plot for the above purpose, so as to avoid flooding in monsoon period, at their risk and cost.
44. Computerised system of checking of building plans as per MIDC DC rules is now introduced. In case if any discrepancy or variation is observed during computerized checking, you shall have to carry out necessary corrections whenever informed.
45. You will have to take approval from MPCB, as may be applicable. If you are constructing and operating sewage treatment plant, necessary provision for separate storage and lines for treated water shall be proposed, so that it is reused.
46. You are advised to complete the formalities of insurance of the building under reference from reputed insurance companies.





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47. You shall submit valid application for obtaining building completion certificate at least 1 month prior to proposed date of occupation or date stipulated in the lease agreement for completion of construction, whichever is earlier, alongwith all the documents including final fire N.O.C. from MIDC's fire department, to this office, which may please be exclusively noted.

You are hereby requested to go carefully through the condition of this letter and take necessary action accordingly. Please acknowledge the receipt of this letter. Also please approach to M.S.D. Co. Ltd. authority for power connection.

Thanking you,

Yours faithfully,

Executive Engineer &  
Special Planning Authority  
M.I.D.C, IT Division  
Kubera Chambers,  
Shivaji Nagar, Pune -05.

Encl :-

i) One copy of building plans.

✓ Copy fwc's to M/s Anil M. Kulkarni, Architect, 2 Namaskar Apartments, 120 4/13, Deccan Gymkhana, Pune - 411 004.





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9/10/2012  
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Accompaniment to letter No. EE/IT/Plans/ / of 2012 dt.  
issued by the Executive Engineer, MIDC, I.T. Dn, Pune-05, addressed to  
The Director, M/s. Pegasus Properties Pvt. Ltd.,  
For plot No. R1/1, R-1/2, R-1/3, R-1/4 of Rajiv Gandhi Infotech Park, Ph-III @  
Hinjawadi, Pune.  
Allotted to M/s. Pegasus Properties Pvt. Ltd.

Sr. No	No of Drawing	Name & Address of Architect or Licenced Surveyor	Name of Unit & reference	Floor	Built up area approved Floor wise (FSI) (Sq.m.)
1	2	3	4	5	6
1	1/38	M/s Anil M. Kulkarni, Architect, 2 Namaskar Apartments, 120 4/13, Deccan Gyamkhana, Pune - 411 004	Site plan, FSI statement & Ground coverage statement, Open space, amenity space area calculations and statement, Location plan, compound wall details		
2	2/38	-- do --	Building 1- Type 2- Wing C & E - Ground, 1 <sup>st</sup> to 21 <sup>st</sup> and Terrace Floor plans, Schedule of Openings	Building 1- Type 2- Wing C & E - Ground 2 wings x 244.09 Typical 1 to 21 floors- 2 wings x 21 x 405.14	488.18 17015.88
3	3/38	-- do --	Building 1- Type 2- Wing C & E - Elevation, section		
4	4/38	-- do --	Building 1- Type 2- Wing C & E - Area calculations		
5	5/38	-- do --	Building 1- Type 3- Wing A & G - Ground, 1 <sup>st</sup> to 21 <sup>st</sup> and Terrace Floor plans, Schedule of Openings	Building 1- Type 3- Wing A & G - Ground - Wing A Wing G Typical 1 to 21 floors 2 Wings x 21 x 634.09	390.81 391.42 26631.78
6	6/38	-- do --	Building 1- Type 2- Wing A & G - Elevation, section		
7	7/38	-- do --	Building 1- Type 3- Wing A & G - Area calculations		
8	8/38	-- do --	Building 1- Type 4- Wing B, D & F - Ground, 1 <sup>st</sup> to 21 <sup>st</sup> and Terrace Floor plans, Schedule of Openings	Building 1- Type 4- Wing B, D & F - Ground 3 x 249.68 Sqm. Typical 1 to 21 floors 3 Wings x 21 x 643.32	749.04 40529.16
9	9/38	-- do --	Building 1- Type 4- Wing B, D & F - Elevation, section		





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10	10/38	-- do --	Building 1- Type 4- Wing B, D & F - Area calculations		
11	11/38	-- do --	Covered parking - Lower, upper basement and ground floor plan, section, Parking statements and area calculations.		
12	12/38	-- do --	Services Plan, Sub station details.		
13	13/38	-- do --	School building - Ground floor plan.	Ground	3049.22
14	14/38	-- do --	School building - First floor plan	First	2607.97
15	15/38	-- do --	School building - Second floor plan	Second	2749.05
16	16/38	-- do --	School building - Third floor plan	Third	2319.68
17	17/38	-- do --	School building - Terrace floor plan		
18	18/38	-- do --	School building - Elevation, section		
19	19/38	-- do --	School building - Area calculations		
20	20/38	-- do --	School building - Parking & Services Plan.		
21	21/38	-- do --	Splendour- Smart Home 15 - Stilt, 1 <sup>st</sup> to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 15 - Typical 1 to 14 floors- 14 x 1027.29	14382.06
22	22/38	-- do --	Splendour- Smart Home 16 - Stilt, 1 <sup>st</sup> to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 16 - Typical 1 to 14 floors- 14 x 1069.19	14968.66
23	23/38	-- do --	Splendour- Smart Home 19 - Stilt, 1 <sup>st</sup> to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 19 - Typical 1 to 14 floors- 14 x 1069.19	14968.66
24	24/38	-- do --	Splendour- Smart Home 17 & 20 - Stilt, 1 <sup>st</sup> to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 17 & 20 - Typical 1 to x 14 floors- 2 x 14 x 1027.29	28764.12
25	25/38	-- do --	Splendour- Smart Home 18 - Stilt, 1 <sup>st</sup> to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 18 - Typical 1 to 14 floors- 14 x 1069.19	14968.66
26	26/38	-- do --	Splendour- Smart Home 21 - Stilt, 1 <sup>st</sup> to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 21 - Typical 1 to 14 floors- 14 x 1069.19	14968.66
27	27/38	-- do --	Splendour- Smart Home 15, 17 & 20 - Elevation and section		
28	28/38	-- do --	Splendour- Smart Home 16 & 21 - Elevation and section		
29	29/38	-- do --	Splendour- Smart Home 18 - Elevation and section		
30	30/38	-- do --	Splendour- Smart Home 19 - Elevation and section		
31	31/38	-- do --	Splendour- Smart Home 15 to 21 - Area Calculations		
32	32/38	-- do --	Splendour- Smart Home 15 to 21 - Covered Parking and		





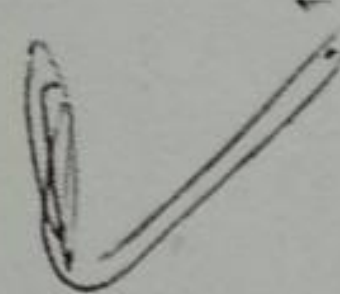
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33	33/38	-- do --	Services plan Sparklet - Smart Home 3 - Stilt, 1 <sup>st</sup> to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 3 - Typical 1 to 14 floors- 14 x 901.56	12621.84
34	34/38	-- do --	Sparklet - Smart Home 6 - Stilt, 1 <sup>st</sup> to 14th and Terrace Floor plans, Schedule of Openings	Smart Home 6 - Typical 1 to 14 floors- 14 x 901.56	12621.84
35	35/38	-- do --	Sparklet - Smart Home 3 & 6 - Elevation and section		
36	36/38	-- do --	Sparklet - Smart Home 3 & 6 - Area Calculation		
37	37/38	-- do --	Services plan		
38	38/38	-- do --	Sparklet - Smart Home 3 & 6 - Covered Parking plan		
				<b>Total</b>	<b>2,25,187.20 Sq.m.</b>

**ABSTRACT**

1. Built up area approved (Under Construction) = 2,64,523.28 Sqm.
2. Total Built up area approved now on all floors = 2,25,187.20 Sqm.
3. Total upto date Built up area approved on all floors = 4,89,710.58 Sqm
4. Total upto date FSI on net plot area = 0.971

Previous permission granted vide this office letter No. Nil dt. Nil for Nil m2 of built up area on all floors, treated as cancelled.

  
Executive Engineer &  
Special Planning Authority,  
M.I.D.C, IT Division,  
Kubera Chambers,  
Shivaji Nagar, Pune -05.



ANNEXURE "A"



WING : A6 A15

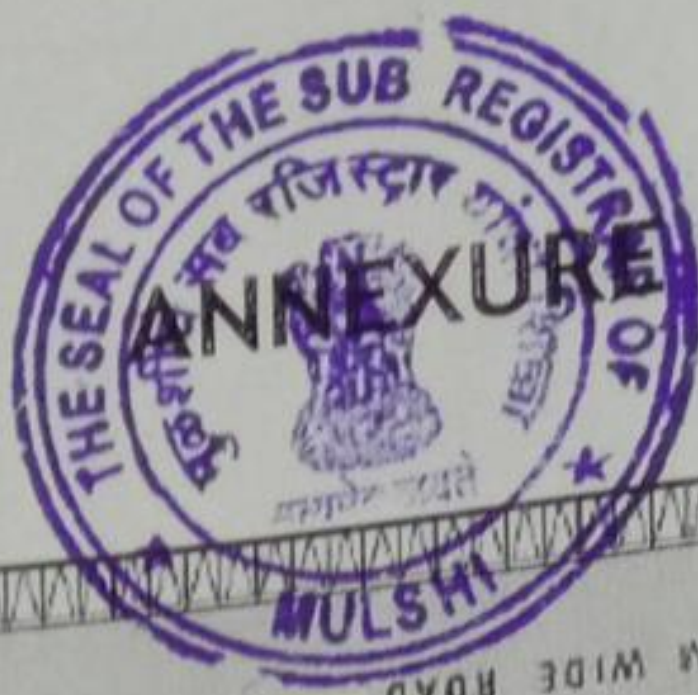
Splendour  
Smart Choice for Smart Living



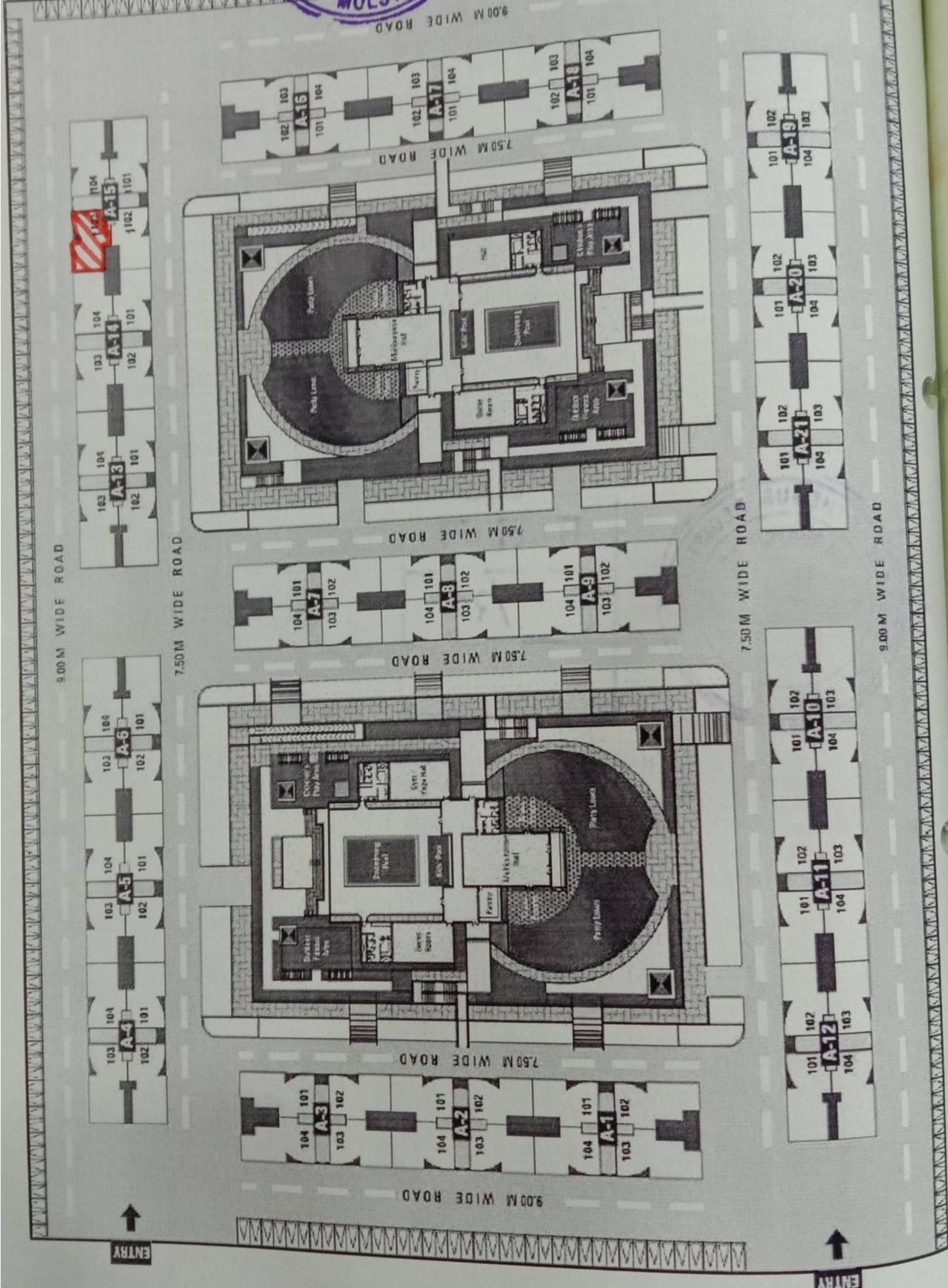
Handwritten signatures and notes in blue ink.







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## PEGASUS PROPERTIES PVT. LTD.

REGISTERED OFFICE : KUMAR CAPITAL, 1ST FLOOR, 2413, EAST STREET, CAMP, PUNE - 411 001. TEL. : 28350660, 30528888 FAX : 91-20-28353365

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PEGASUS PROPERTIES PRIVATE LIMITED AT THE MEETING HELD ON THURSDAY THE 25<sup>TH</sup> MARCH 2010 AT THE OFFICE OF THE COMPANY AT PUNE AT 3.30 P. M.**

**TO AUTHORISE MR. NIKHIL GOKHALE - TO SIGN AND REGISTER CUSTOMER AGREEMENTS:**

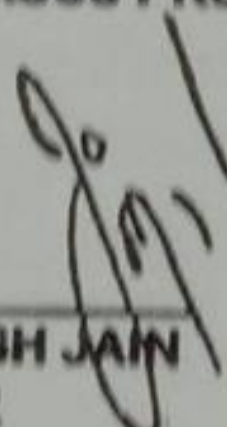
The Chairman informed the Board that for the purpose of execution of various customers' agreements from time to time in respect of company's construction projects, it was necessary to authorize Mr. Nikhil Gokhale. Further it was decided to sign and execute customer agreement on behalf of the company as Authorised Signatory. Accordingly, following resolution was unanimously passed:

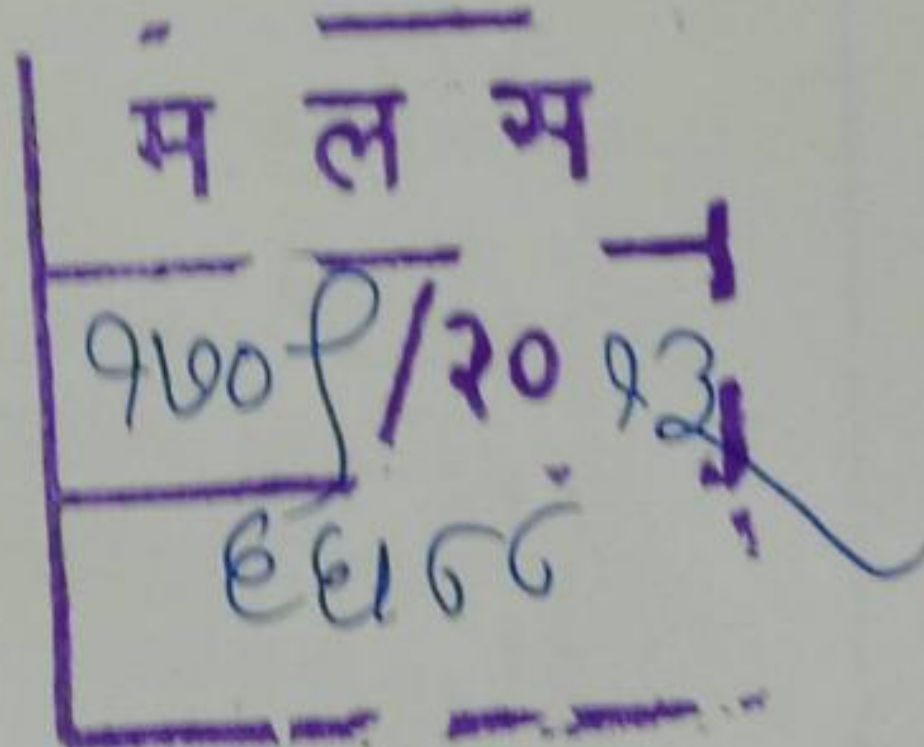
"RESOLVED THAT, consent of the Board of Directors be and is hereby accorded for the purpose of authorizing Mr. Nikhil Gokhale -

1. To sign, present before and register the various customer agreements with the Registrar on behalf of the Company as may be required from time to time.
2. To sign, submit and deliver on behalf of the Company, forms, agreement, and other necessary documents as may be required by Local or Municipal or Other Government Authorities for registration of customer agreement.
3. To do all such acts and deeds as may be necessary and expedient to give effect to the above resolution
4. To Issue POA to nominate any person to present the document before registering authority to admit his signature.

"RESOLVED FURTHER THAT a copy of this resolution be submitted to the appropriate authority under the signature of any one of the Directors of the Company."

FOR PEGASUS PROPERTIES PRIVATE LIMITED

  
MR. MANISH JAIN  
DIRECTOR



PROJECT OFFICE : PLOT NO. R1/1, R1/2, RAJIV GANDHI INFOTECH PARK, PHASE III, BEHIND TECH MAHINDRA, HINJEWADI, PUNE 411 027.  
TEL. : 29233321, 32348100/01 FAX : 91-20-29233322





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## PEGASUS PROPERTIES PVT. LTD.

REGISTERED OFFICE : KUMAR CAPITAL, 1ST FLOOR, 2413, EAST STREET, CAMP, PUNE - 411 001. TEL. : 26350660, 30528888 FAX : 91-20-26353365

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF PEGASUS PROPERTIES PRIVATE LIMITED HELD ON THURSDAY, THE 27<sup>TH</sup> DAY OF SEPTEMBER, 2012 AT KUMAR PROPERTIES, 1<sup>ST</sup> FLOOR, CONNAUGHT PLACE, NEXT TO WADIA COLLEGE, BUND GARDEN ROAD, PUNE 411001 AT 11.30 AM.

### TO AUTHORISE MR. Y.K. JAIN TO SIGN CUSTOMER AGREEMENTS:

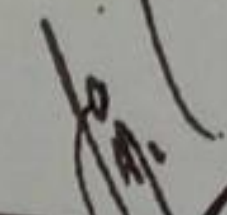
The Chairman informed the Board that for the purpose of signing and execution of various customers' agreements from time to time in respect of company's construction projects, it was necessary to authorize Mr. Y.K. Jain. Further it was decided to sign and execute customer agreement on behalf of the Director of the company as Authorised Signatory. Accordingly, following resolution was unanimously passed:


"RESOLVED THAT, consent of the Board of Directors be and is hereby accorded for the purpose of authorizing Mr. Y.K. Jain:

1. To sign, present before the Registrar the various customer agreements with the Registrar on behalf of the Company as may be required from time to time.
2. To sign, submit and deliver forms, agreement, and other necessary documents as may be required by Local or Municipal or Other Government Authorities for registration of customer agreement.
3. To do all such acts and deeds as may be necessary and expedient to give effect to the above resolution.
4. To issue Power of Attorney to nominate any person to present the document before registering authority to admit his signature.

"RESOLVED FURTHER THAT a copy of this resolution be submitted to the appropriate authority under the signature of any one of the Directors of the Company."

CERTIFIED TRUE COPY  
FOR PEGASUS PROPERTIES PRIVATE LIMITED

  
DIRECTOR





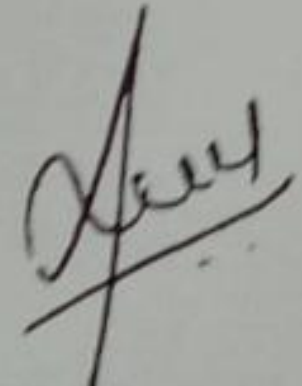


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### घोषणापत्र

मी सौ. मोनिका समीर फणसे, याद्वारे घोषित करते की, दुय्यम निबंधक यांचे, कार्यालयात श्री. वाय. के. जैन व श्री. निखील गोखले यांनी निष्पादित केलेला करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. वाय. के. जैन यांनी दस्त क्र. १००१७/२०१२, दि. ३०/१०/२०१२ रोजी व श्री. निखील गोखले यांनी दस्त क्र. ३७०५/२०१०, दि. ७/४/२०१० रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे, सदर दस्त नोंदणीस सादर केला आहे / कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून उतरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन यांची मला जाणीव आहे.

दिनांक : १२/३/२०१३

  
कुलमुखत्यारपत्र धारकाचे  
नाव व सही