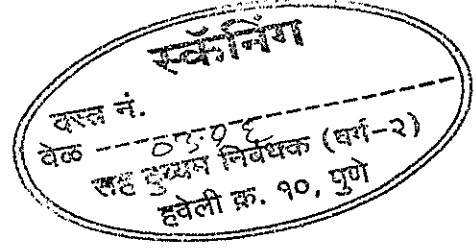


Merlin  
ELEMENTA 2.0

NAME. Madhukat Manekat

UNIT NO. B TOWER 605

४९०९  
२०२५



Receipt (pavli)

326/4979

Thursday, February 13, 2025

11:33 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 5516 दिनांक: 13/02/2025

गावाचे नाव: ताथबडे

दस्तऐवजाचा अनुक्रमांक: हवल10-4979-2025

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मधुकर नरसिंगराव माणेकर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1460.00

पृष्ठांची संख्या: 73

एकूण:

रु. 31460.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:51 AM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-10

बाजार मूल्य: रु.5045132.332 /-

मोबदला रु.6269836/-

भरलेले मुद्रांक शुल्क : रु. 438900/-

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

1) देयकाचा प्रकार: DHC रकम: रु.1460/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0225124615184 दिनांक: 13/02/2025

वँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH015975877202425P दिनांक: 13/02/2025

वँकेचे नाव व पत्ता:

मुळदस्त मिळाला  
हवेली क्र. १०



14/02/2025

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 10

दस्त क्रमांक : 4979/2025

नोंदणी :

Regn:63m

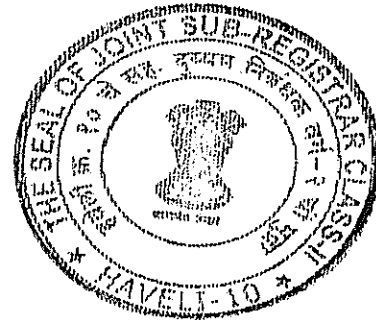
## गावाचे नाव : ताथवडे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6269836
(3) बाजारभाव(भाडेपट्टयाच्या वाढितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5045132.332
(4) भू-मापन, पोटहिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन : , इतर माहिती: , इतर माहिती: मांजे ताथवडे,तालुका-मुळशी,जि.पुणे,येथील(जुना सर्व्हे क्र. 56/1)नवीन सर्व्हे क्र.55/1अ/1/11 ने 14 यासी एकूण क्षेत्र 40500 चौ मी. या मिळकतीच्या फेज 1 वर बांधण्यात येणाऱ्या मलिन एलिमेंटा 2.0 या प्रकल्पामधील बी विल्डिंग मधील सहाय्या मजल्यावरील फ्लॅट नंबर 605 यासी क्षेत्र 51.31 चौ. मीटर म्हणजेच 552.30 चौ. फूट(कार्पेट)तसेच वाल्कनी यासी क्षेत्र 4.53 चौ मी म्हणजेच 48.76 चौ. फूट व ड्राय वाल्कनी यासी क्षेत्र 2.91 चौ. मी म्हणजेच 31.32 चौ. फूट तसेच बेसमेंट-2 मधील एक स्वतंत्र कन्व्हर्ड पार्किंग नं. 84 हा या करारनामा दस्ताचा विषय असे. ( ( Survey Number : 55/1A/1/11 to 14 ; ) )
(5) क्षेत्रफळ	1) 51.31 चौ.मीटर
(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:-जमीनमालक दत्तात्रय किसन उर्फ कृष्णा नवले व इतर आणि मान्यता देणार अक्षर प्रॉपर्टीज व अक्षर लॅन्ड डेव्हलपर्स प्रा लि तर्फे कु मु म्हणून व स्वतःकरिता मलिन भिंगारवाला डेव्हलपर्स एल एल पी तर्फे अधिकृत सहिधारक श्री. नवनीत बाहेती तर्फे कबुली जवाबाकरिता कु मु म्हणून व्यंकट मंजय किसबे बय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: 502 ईस्ट कोर्ट, विमाननगर, पुणे. , रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-ABLFM6121A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मधुकर नरसिंगराव माणेकर -- बय:-41; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: हाऊस नं. 1-13-362 दत्त नगर, पोस्ट- शिवाजीनगर, पोचीमाई मंदिर जवळ, नांदेड. , रोड नं:-, महाराष्ट्र, नांदेड. पिन कोड:-431601 पॅन नं:-AVYPM1275E
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2025
(10) दस्त नोंदणी केल्याचा दिनांक	13/02/2025
(11) अनुक्रमांक, खंड व पृष्ठ	4979/2025
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	438900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

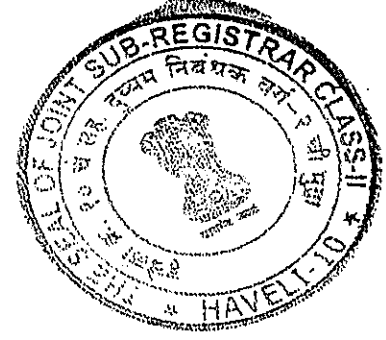
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MADHUKAR MANEKAR	eChallan	10000502025021108551	MH015975877202425P	438900.00	SD	0008889915202425	13/02/2025
2		DHC		0225124615184	1460	RF	0225124615184D	13/02/2025
3	MADHUKAR MANEKAR	eChallan		MH015975877202425P	30000	RF	0008889915202425	13/02/2025

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



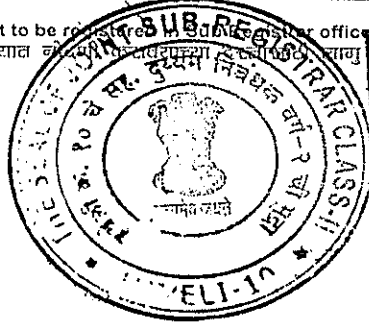


CHALLAN  
MTR Form Number-6

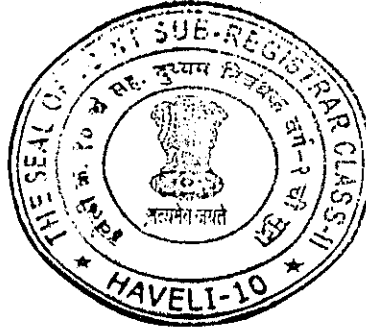


GRN	MH015975877202425P	BARCODE	[Barcode]		Date	11/02/2025-17:50:16	Form ID	25.2	
Department				Inspector General Of Registration					
Type of Payment				Stamp Duty					
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR		Full Name			MADHUKAR MANEKAR
Location				PUNE		Flat/Block No.			Residential Apartment No. B-605 of Merlin
Year				2024-2025 One Time		Premises/Building			Elementa 2.0
Account Head Details				Amount In Rs.		Road/Street			Tathawade, Taluka Mulshi
0030046401 Stamp Duty				438900.00		Area/Locality			Pune
0030063301 Registration Fee				30000.00		Town/City/District			
						PIN			4 1 1 0 3 3
						Remarks (If Any)			PAN2=ABLFM6121A--SecondPartyName=MERLIN BHINGARWALA DEVELOPERS LLP-
Total				4,68,900.00		Amount In Words			Four Lakh Sixty Eight Thousand Nine Hundred Rupees Only
Payment Details				STATE BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN		Ref. No.		10000502025021108551 9432390319120	
Cheque/DD No.				Bank Date		RBI Date		11/02/2025-17:50:43 Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Department ID : 980169111  
 NOTE:- This challan is valid for document to be registered in the Registrar office only. Not valid for unregistered document.  
 सादर चलान केवल दुरयम निबंधक कार्यालयात नोंद घ्यावयाची आहे. नोंद घ्यावयाची आहे. नोंद घ्यावयाची आहे. नोंद घ्यावयाची आहे. नोंद घ्यावयाची आहे.



हवल-१०  
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हवेलि-१०		
६६६	२	६३
२०२५		

### AGREEMENT TO SELL

This AGREEMENT is entered into and executed here at Pune on this 13<sup>th</sup> day of February month of the year 2024,

between

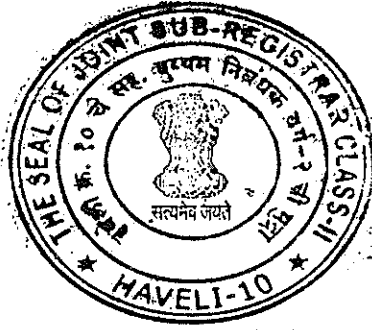
**MERLIN BHINGARWALA DEVELOPERS LLP** (LLPIN: AAP-3950) (PAN: ABLFM6121A) a Limited Liability Partnership, incorporated and registered under the provisions of the Limited Liability Partnership Act 2008, having its registered office at Office No.502, 5th Floor, East Court Building, Phoenix Market City, Viman Nagar, Pune 411014 represented by its duly authorised signatory **NAVNEET BAHETI** (Aadhaar: 3211 3822 5934) (DIPN: 03048322) aged about 48 years, Occ: Business,...hereinafter called as the "DEVELOPER/PROMOTER", which expression shall, unless repugnant to the context or meaning thereof, mean and include all its partners, their respective heirs, successors, survivors, executors, administrators and assigns, ...of the **FIRST PART**,

Full name (capital)	MADHUKAR NARSINGRAO MANEKAR	
Age/ occ	41 Years	Self Employed
PAN/ Aadhaar	AVYPM1275E	4945 7812 7398
Residing at	House No. 1-13-362, Datta Nagar, Post Shivaji Nagar, Near Pochimai Mandir, Nanded - 431 601	
Mobile/ e-mail	9850169111	madhukarmanekar3@gmail.com

...hereinafter called as the "ALLOTEE/ PURCHASER", which expression shall, unless repugnant to the context or meaning thereof, mean and include its plural (if any) and his/ her/ their respective heirs, successors, survivors, executors, administrators and assigns, ...of the **SECOND PART**,

and

- (1a) **DATTATRAYA KISAN** *alias* **KRUSHNA NAVALE** (Aadhaar 265064117667) aged about 73 years, occ: Agriculture, for self and as Manager of Kisan Navale, HUF, (PAN: AAJHK3019A)
- (1b) **MURLIDHAR KISAN** *alias* **KRUSHNA NAVALE** (Aadhaar 545761772890), aged about 68 years, occ: Agriculture, for self and as a member of Kisan Navale HUF,

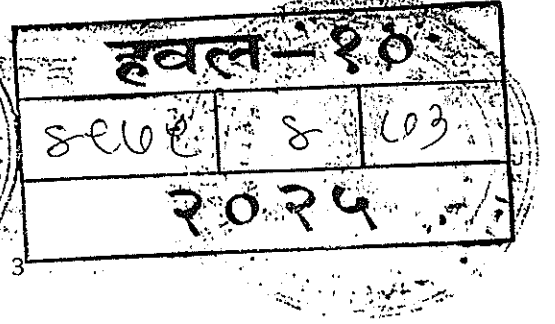
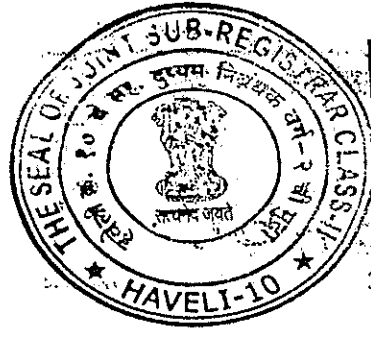


हवल-१०		
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२०२५		२

- (1c) **BALASAHEB KISAN alias KRUSHNA NAVALE** (Aadhaar-765048123424), aged about 65 years, occ: Agriculture, for self and as a member of Kisan Navale HUF,
- (2a) **GULAB GOVIND NAVALE HUF** (PAN: AAFHG7984J), (Aadhar 794781656446), Aged 68 years, occ: Agriculture for self and as a Manager of Govind Vithoba Navale HUF,
- (2b) **NAMDEV GOVIND NAVALE** (Aadhar 359933940429) aged 59 years, Occ: Business for self and as Member of Govind Vithoba Navale, HUF
- (2c) **ASHOK GOVIND NAVALE** (Aadhar 757225819746) aged 56 years, Occ: Business for self and as Member of Govind Vithoba Navale, HUF
- (2d) **KAILAS GOVIND NAVALE** (Aadhar 225555813018) aged 53 years, Occ: Business for self and as Member of Govind Vithoba Navale, HUF
- (3a) **NIVRUTTI SUDAMRAO NAVALE HUF** (Aadhar 948002190121), Aged 62 years, occ: Agriculture, for self, Manager and as "Karta" of Nivrutti Sudamrao Navale, HUF, (PAN: AAGHN2689J)
- (3b) **JALINDER SUDAM NAVALE** (Aadhar: 840815946680), aged 56 years, Occ: Business for self and as a member of Nivrutti Sudamrao Navale, HUF
- (4) **VIDURA VITHOBA NAVALE HUF** (PAN: AAHHV3964M), (Aadhar 836529458425) through Dnyanesh Vidhura Navale (Aadhar: 703970484872), aged 45 years, Occ: Business for self and as Manager of Vidura Vithoba Navale, HUF
- (5a) **BHIKU NARAYAN NAVALE HUF** (Aadhar: 542239806212), aged: 70 years, Occ: Agriculture, for self as a Karta and Manager of Bhiku Narayan Navale, HUF (PAN: AAIHB1120L)
- (5b) **PANDURANG NARAYAN NAVALE**, (Aadhar: 981975565537) aged: 64 years, Occ: Agriculture, for self and as a member of Bhiku Narayan Navale HUF  
all of Pune, Indian Habitants, having address as P.O. Tathawade, Taluka Mulshi, District Pune,

...hereinafter *collectively* called as the "OWNER No. 1", (which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, successors, survivors, executors, administrators and/or assigns) ...of the THIRD PART,



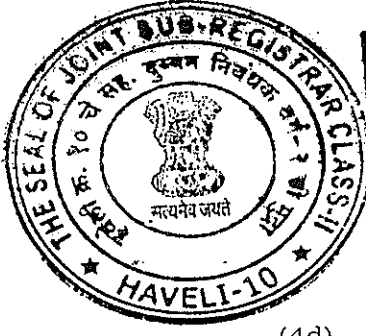


and

- (1a) VIMAL DATTATRAYA NAVALE, (Aadhaar 840312188560), aged about 64 years, occ: Housewife,
- (1b) NARENDRA DATTATRAYA NAVALE (Aadhaar 430645658838) aged about 34 years, occ: Business,
- (1c) MONIKA KAILAS KUTE, Aadhaar 262964270585), aged about 42 years, occ: Housewife, R/at- Akurdi, Pune
- (1d) SWATI NAVNATH KALE, (Aadhaar 235638359159), aged about 36 years, occ: Housewife,
- (1e) SHWETA GANESH GHULE, (Aadhaar: 901335200921), aged about 39 years, occ Housewife, R/at- at post Manchar, Ambegaon, Pune.
- (2a) PUSHPA MURLIDHAR NAVALE, (Aadhaar 944520406593), aged about 60 years, occ: Housewife,
- (2b) SHRIDHAR MURLIDHAR NAVALE, (Aadhaar 305210276749), aged about 39 years, occ: Business,
- (2c) ASHWINI RAJU BHISE, (Aadhaar: 244598980171), aged about 38 years, occ: Housewife, R/at - Pimple Saudagar, Pune-27
- (2d) SUSHAMA MAHESH PAWAR, (Aadhaar: 444750652195) aged about 40 years, occ: Housewife, R/at- Jiwannagar, Tathawade, Pune
- (3a) KALPANA BALASAHEB NAVALE, (Aadhaar 454994133906), aged about 52 years, occ: Housewife,
- (3b) SWAPNIL BALASAHEB NAVALE, (Aadhaar 217217490810) aged about 35 years, occ: Business,
- (3c) SUMEET BALASAHEB NAVALE, (Aadhaar 235536869633) aged about 32 years, occ: Business,
- (4a) SHALAN GULAB NAVALE, (Aadhaar 722765436799) aged about 60 years, occ: Housewife,
- (4b) JIVAN GULAB NAVALE, (Aadhaar 268896175405) aged about 40 years, occ: Business,
- (4c) NIVEDITA HIRAMAN WALHEKAR, (Aadhaar 865562470688) aged about 42 years, occ: Housewife, R/at- Walhekarwadi, Pune

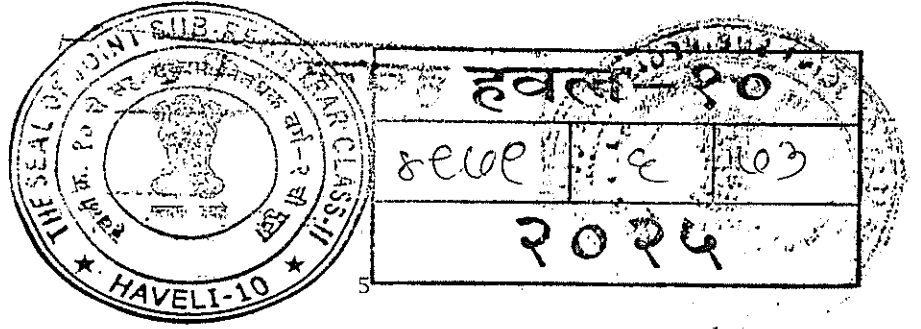
*[Handwritten signature]*

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सेवे	५	७३
२०२५		

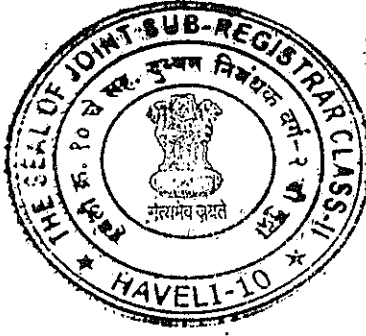
- (4d) REKHA PRADEEP CHAVAN, (Aadhaar 780925827802) aged about 39 years, occ: Housewife,
- (5a) CHAYA NAMDEV NAVALE, (Aadhaar 609010237310) aged about 73 years, occ: Housewife,
- (5b) RASHMI PRASHANT KASPATE, (Aadhaar: 366674822376) aged about 34 years, occ: Housewife,
- (5c) NALINI TUSHAR JAID, (Aadhaar 537196397630) aged about 32 years, occ: Housewife
- (5d) PRIYANKA NAMDEV NAVALE, (Aadhaar 885475494423) aged about 27 years, occ: Education,
- (5e) PRAVIN NAMDEV NAVALE, (Aadhaar 751016400694) aged about 23 years, occ: Education,
- (6a) SUNITA ASHOK NAVALE, (Aadhaar: 326910012495) aged about 49 years, occ: Housewife,
- (6b) MADHURI ROHAN KHANDVE, (Aadhaar : 849534488084 ) aged about 26 years, occ: Housewife,
- (6c) KAUSHAL ASHOK NAVALE, (Aadhaar: 258593934051) aged about 14 years, occ: Education through his father and natural guardian Shri Ashok Govind Navale.
- (6d) KETKI ASHOK NAVALE,(Aadhaar: 352352097652) aged about 21 years, occ: Education,
- (7a) SANGITA KAILAS NAVALE, (Aadhaar : 360611079047) aged about 49 years, occ: Housewife,
- (7b) PRATHAMESH KAILAS NAVALE, Aadhaar : 755560099894) aged about 25 years, occ: Education,
- (7c) PRATIK KAILAS NAVALE (Aadhaar : 222619346533) aged about 22 years, occ: Education,
- (8a) JAYSHREE NIVRUTTI NAVALE, (Aadhaar: 434882604791) aged about 54 years, occ: Housewife
- (8b) HARISH NIVRUTTI NAVALE, Aadhaar 579603297925) aged about 28 years, occ: Business,
- (8c) SHREYA PANKAJ JAMBHULKAR, (Aadhaar: 994047818020) aged about 29 years, occ: Housewife



- (8d) NAMITA PRASHANT GAIKWAD (Aadhaar: 502536263801), aged about 31 years, occ: Housewife,
- (9a) DEEPA JALINDER NAVALE, (Aadhaar: 249253025356) aged about 46 years, occ: Housewife,
- (9b) SUMESH JALINDER NAVALE, (Aadhaar: 802154591930) aged about 27 years, occ: Education
- (9c) DHANASHREE JALINDER NAVALE, (Aadhaar: 983281580602) aged about 24 years, occ: Education
- (10a) NIRMALA VIDURA NAVALE, (Aadhaar: 986825829081) aged about 65 yrs, occ: Housewife)
- (10b) DNYANESH VIDURA NAVALE, (Aadhaar: 703970484872) aged about 49 years, occ: Business, for self and Manager of Vidura Vithoba Navale HUF
- (10c) REKHA DNYANESH NAVALE, (Aadhaar: 801777631835) aged about 36 years, occ: Housewife,
- (10d) MALHAR DNYANESH NAVALE, (Aadhaar: 713197177009) aged about 14 years, occ: Education,
- (11a) SHIVRAJ VIDURA NAVALE, (Aadhaar: 420486105058) aged about 42 years, occ: Business,
- (11b) SUSHUPTI SHIVRAJ NAVALE (Aadhaar: 654324612836) aged about 36 years, occ: Housewife,
- (12a) MANISHA BHIKU NAVALE, (Aadhaar: 385618255522) aged about 61 years, occ: Housewife,
- (12b) SACHIN BHIKU NAVALE, (Aadhaar: 209962293865) aged about 41 years, occ: Business,
- (12c) LIMIKA SACHIN NAVALE, Aadhaar: 725059845173) aged about 39 years, occ: Business,
- (12d) PARTH SACHIN NAVALE, (Aadhaar: 721157883653) aged about 15 years, occ: Education,
- (12e) YOGESH BHIKU NAVALE, (Aadhaar 483044553330) aged about 40 years, occ: Business,
- (13a) USHA PANDURANG NAVALE, (Aadhaar: 208318384719) aged about 49 years, occ: Housewife

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- (13b) ANIKET PANDURANG NAVALE, (Aadhaar 894122301147) aged about 33 years, occ: Business,
- (13c) KSHAMA PANDURANG NAVALE, (Aadhaar: 467671247538) aged about 29 years, occ: Education,

all residents of Pune, Indian Habitants, having address as P.O. Tathawade, Taluka Mulshi, District Pune,

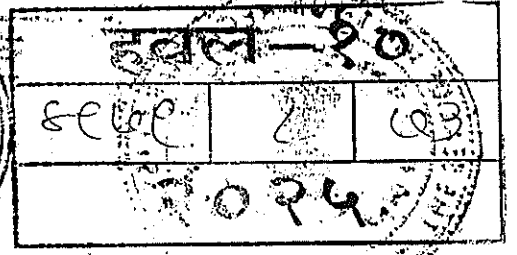
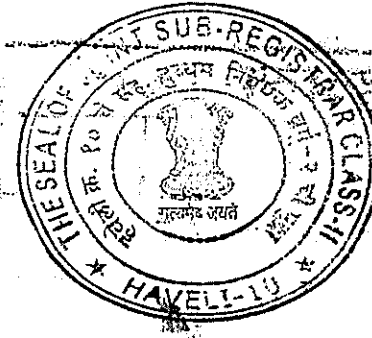
...hereinafter *collectively* called as the "OWNER No.2", (which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, successors, survivors, executors, administrators and/or assigns) ...of the FOURTH PART,

(the Owner No.1 and the Owner No.2 are *collectively* hereinafter referred to as the "OWNERS" unless otherwise mentioned)

(The Owners are represented by their duly constituted Attorney under POA dated 01.04.2022 Haveli No. 1 at serial no. 6095/2022, MERLIN BHINGARWALA DEVELOPERS LLP through its duly authorized designated partner NAVNEET BAHETI )

and

- (A) M/s. AKSHAR PROPERTIES (PAN: AANFA3070F), a Partnership Firm, having its place of business at Office Nos.230/ 231, Big Splash, Sector 17, Vashi, Navi Mumbai, through its partner, (i) BACHUBHAI DHARAMSHI PATEL (PAN: ADEPP8750F) aged about 53 years, occ: Business, ,having its address at 701, Tirupati, Sector 19, Nerul, New Mumbai (ii) Mr. Hari Bachubhai Muzat (PAN: AFZPM9318P) aged about 40 years, occ: Business, having its address at 7-701, Sea Bridge, Sector 16, Nerul, New Mumbai. ...hereinafter called as the "CONFIRMING PARTY No.1", (which expression shall, unless repugnant to the context or meaning thereof, mean and include all its partners, their respective heirs, successors, survivors, executors, administrators and/or assigns) ...of the FIFTH PART,
- (B) AKSHAR LAND DEVELOPERS PRIVATE LIMITED (PAN AAGCA4491C), a company incorporated and registered under the Companies Act 1956, having its office at 230, Big Splash, Sector 17, Vashi, Navi Mumbai, by its Director HARI BACHUBHAI MUZAT (PAN: AFZPM9318P) aged about 40 years, occ: Business, having its address at 7-701, Sea Bridge, Sector 16, Nerul, New Mumbai, ...hereinafter called as the "CONFIRMING PARTY No.2", (which expression shall, unless repugnant to the context or



meaning thereof, mean and include its successors, administrators and/or assigns) ...of the SIXTH PART,

(the Confirming Party No.1 and the Confirming Party No.2 are collectively hereinafter *singularly* referred to as the "CONFIRMING PARTY" unless otherwise mentioned, represented by their duly constituted Attorney under POA dated 01.04.2022 Haveli no. 01 sr. 6095/2022, MERLIN BHINGARWALA DEVELOPERS LLP through its duly authorized designated partner KAMLESH BALDEO JHAWAR ),

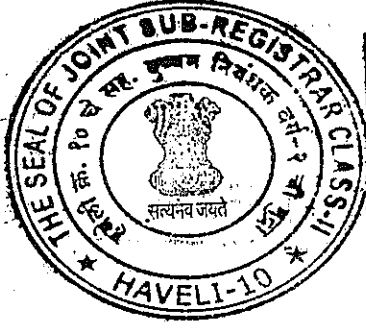
W H E R E A S,

- a. by the instruments consisting of (i) Assignment Deed of the Development Rights and (ii) the Power of Attorney, both dated 31.03.2022, registered with the Joint Sub-Registrar, Haveli No.1 on 01.04.2022, at serial Nos.6094/2022 and 6095/2022 respectively (hereinafter referred to as the said "INSTRUMENTS OF DEVELOPMENT") the Confirming Party together with the Owners, granted exclusive development rights pertaining to all that Plot No. C out of sanctioned layout of New Survey No.55/1A/1/11 to 14 situated at village Tathawade of Taluka Mulshi, District Pune, more particularly described in SCHEDULE-1 given hereto (hereinafter referred to as the said "PLOT"), to and in favour of Developer herein,
- b. the Developer has proposed development of the said Plot by construction of about 09 (nine) residential buildings, 02 (two) commercial buildings and 01 (one) office building in a phased manner, *subject to revision thereof by the Developer*
- c. presently, the Developer has taken up the development of the 'Phase-1' on the portion of the land admeasuring 11090.00 sq.mt. lying on north-west side of the said Plot, *which consists of following buildings, subject to revision thereof by the Developer, as to the floors and the apartments*, more particularly described in SCHEDULE-2 given hereto and delineated in the map annexed herewith (hereinafter collectively referred to as the said "PHASE-1")

Building	Purpose	Particulars
Building-A	Residential + Commercial	2 (two) basements + Ground floor shops with Mezzanine Floor + First Floor shops and apartments + 13 (thirteen) floors, consisting of residential apartments each with exclusive rights to given covered parking space, and

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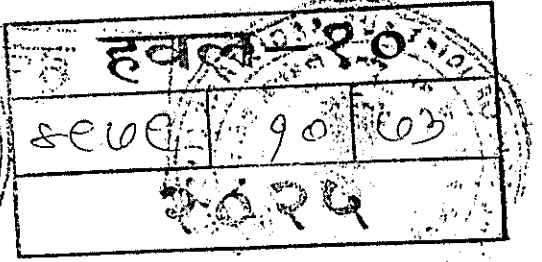
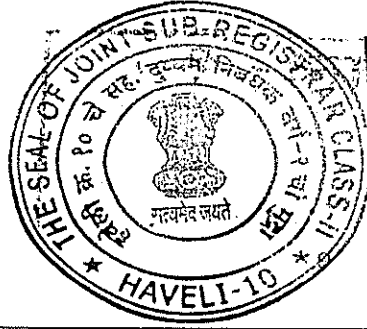


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		commercial apartments with exclusive rights to delineated open parking space
Building-B	Residential	2 (two) basements + Ground floor (for Parking only) + 13 (thirteen) floors consisting of residential apartments each with exclusive rights to given covered parking space.
Building-C	Residential + Commercial	2 (two) basements + Ground floor shops with Mezzanine Floor + First Floor shops and apartments + 13 (thirteen) floors consisting of residential apartments each with exclusive rights to given covered parking space, and commercial apartments with exclusive rights to delineated open parking space
Commercial	Commercial	2 (two) basements + Ground floor shops with Mezzanine Floor + First floor shops consisting of commercial apartments with exclusive rights to delineated open parking space

- d. statutory compliances pertaining to the development of the said "Phase-1" are enumerated below:

RERA	No. P52100050199, dated 21/03/2023 under section 3(1) r/w section 5 of the Real Estate (Regulation and Development) Act, 2016 ("RERA" hereinafter) r/w Rule 6 of the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 ("RULES" hereinafter) with the Real Estate Regulating Authority, Maharashtra ("MAHA RERA" hereinafter), a copy whereof is appended hereto.
Zone	Residential zone in the Development Plan, under the Maharashtra Regional and Town Planning Act 1966, Zone certificate Narvi/ Kavi/ Jhoda/ 08/ 263/ 2021, dated 27.09.2021 issued by Junior Engineer, PCMC a copy whereof is appended hereto.
Construction	Sub-division approval No. BP/ Sub-Division/



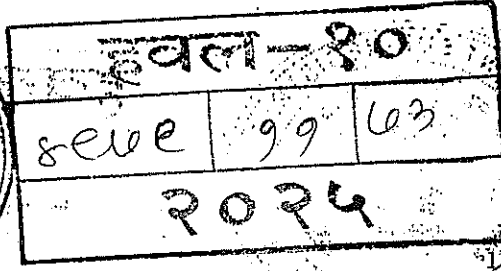
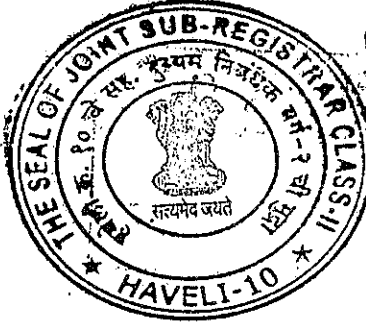
	<p>Tathawade/ 86/ 2021, dated 13.10.2021, issued by the PCMC</p> <p>Commencement Certificate No. BP/ Tathawade/ 31/ 2022, dated 31.03.2022 issued by the PCMC</p> <p>Copies whereof, have been appended hereto</p>
Land use	<p>NA order No. PMA/NA/SR/356/10, dated 25.05.2011, for non-agricultural use of residence by the Collector, Pune, under section 44 of the Maharashtra Land Revenue Code 1966, a copy whereof is appended herewith.</p>
Environment	<p>Environmental Clearance No.SIA/ MH/ INFRA2/412721/2022, dated 30/05/2023, issued by the Member Secretary of State Level Environment Impact Assessment Authority under the provisions of the Environment (Protection) Act 1986 and the Rules framed there under, a copy whereof is appended hereto.</p>
Separate Project RERA Collection Account	<p>Presently at Axis Bank Limited, Viman Nagar Branch, Pune in the name of "MERLIN BHINGARWALA DEVELOPERS LLP ELEMENTA 2.0" bearing Account No. 922020015541263.</p>

e. the following professional consultants have been appointed by the Developer for the project on the Phase I land:

Architect	<p>Name: Vikas Achalkar (A &amp; T Consultants) Address: 1221, B-1, Wrangler Paranjpe road, behind Bhawe X-ray Clinic, Pune</p> <p>registered with the Council of Architecture who has/ have drawn the plans for construction of the building/s on the said Plot, a copy of the appointment letter and acceptance whereof is appended hereto.</p>
RCC/ Structural Engineer	<p>Name: G.A.Bhilare Consultants Private Limited</p> <p>Address: 76/B, Gaurinandan, Flat No.1 and 2, law College road, Erandvana, Pune-411004 who has/ have drawn the plans of structural design of the building/s on the said Plot, a copy of the appointment letter and acceptance whereof is appended hereto.</p>

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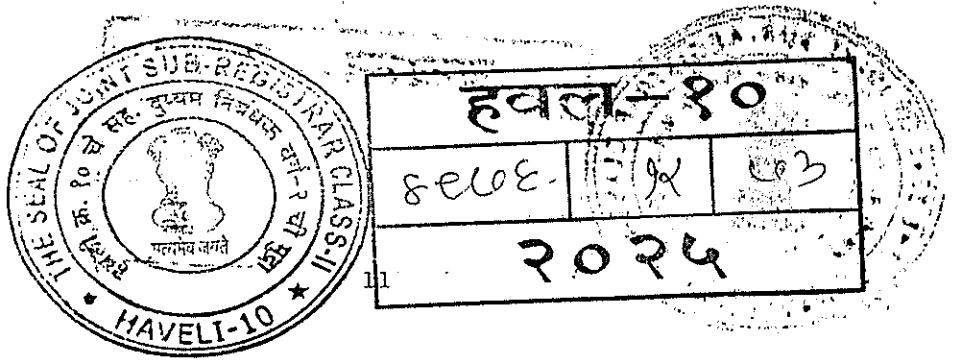
Chartered Accountant	Name: SAC & CO LLP (Chartered Accountants)  Address : 30, Vastushree Complex, hyde Park, Market yard, Pune 411037, registered with the Institute of Chartered Accountants of India under the Chartered Accountant Act, 1949 a copy of the appointment letter and acceptance whereof is appended hereto.
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- f. the Developer gave inspection of all documents pertaining to development of the "Phase-1" to the Allottee/ Purchaser, as specified under the provisions of the Real Estate (Regulation and Development) Act 2016 r/w the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules 2017 r/w the Maharashtra Ownership Flats Act 1963 r/w the Rules framed thereunder,
- g. the Allottee/ Purchaser agreed to purchase from the Developer all that **Residential Apartment No. B-605** together with exclusive facilities of balconies, attached terraces, parking spaces; covered or open as appurtenant thereto (*if so specifically mentioned*), more particularly described in **SCHEDULE-3** given hereto and as delineated in the floor map annexed herewith, in accordance with the specifications given hereto (hereinafter *collectively* referred to as the said "APARTMENT") for the price and other payables as hereinafter mentioned,
- h. subject to otherwise agreed, reserved and provided herein, the parties hereto therefore, have executed this agreement to sell, witnessing the terms and conditions thereof, in compliance to the provisions of MOFA r/w the provisions of RERA, as under:

**THEREFORE, THIS AGREEMENT TO SELL WITNESSETH:**

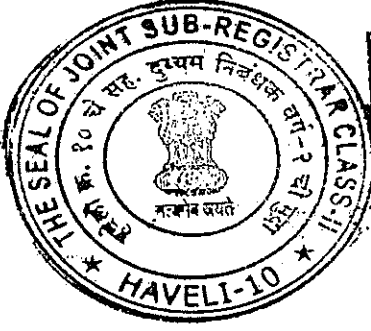
1. The Developer shall develop the said "Phase-1" (described in **SCHEDULE-2**) and construct the building/s thereon, in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.
2. **NON OBSTANTE:**  
Notwithstanding anything contained anywhere in this Agreement *but without adversely affecting the said Apartment agreed to be acquired by the Allottee/ Purchaser*, the Allottee/ Purchaser hereby declares, confirms and agrees as follows:
  - (a) The Developer has reserved all its rights to amalgamate and/or sub-divide the said Property and/or any other abutting/ adjoining pieces of land to which the Developer may be entitled to.





- (b) The Developer has also reserved all its rights to use, utilize and consume basic Floor Space Index ("FSI") pertaining to the said Property and/or such other adjoining/ abutting pieces of land to which the Developer may be entitled to, so also to use the same in the manner and at the location as may be exclusively decided by the Developer.
- (c) The Developer has also reserved all rights to avail, use, utilize and consume the additional FSI either on payment of premium or by way of Transferable Development Rights ("TDR") or by way of Ancillary FSI or by way of Central Business District (CBD) FSI or by way of additional FSI or by way of Slum Rehabilitation or otherwise such additional FSI by whatever name called, for construction of building on the said Property, as may be permissible for use of maximum potentials under the concerned rules and regulations.
- (d) The Developer has reserved rights to and shall be entitled to lay underground or overhead cable/s pipe lines and/or shall be entitled to pass through the said property/project area any Drains, Sewers, Water Electrical Pipelines, Gas pipe lines, Telecom Conduits and other Installations etc. while carrying out development of the said project. The Developer shall be entitled to grant right of access/roads to the other lands or projects to be developed by the Developer, in the vicinity of the said Project land and the Purchaser/society as the case may be shall not be entitled to raise any objection whatsoever for the same.
- (e) The Developer shall be entitled to compensation from the Allottee/ Purchaser in case any obstruction or impediment of any nature raised to or for the development of the said Property and/or other pieces of land adjoining to the said Property either by amalgamation and/or sub-division and/or consumption of FSI for the building thereon, by and on behalf of the Allottee/ Purchaser, without prejudice to the rights of the Developer to terminate this agreement on such obstruction or impediment raised by the Allottee/ Purchaser.
- (f) There would be development, construction, facilities, site development and other incidental activities continuing on the said Property till completion of the said project. The Allottee/ Purchaser hereby agrees not to raise any objection or any claim on the grounds of inconvenience, nuisance or annoyance for continuation of such development, construction and other incidental activities on the said Property.

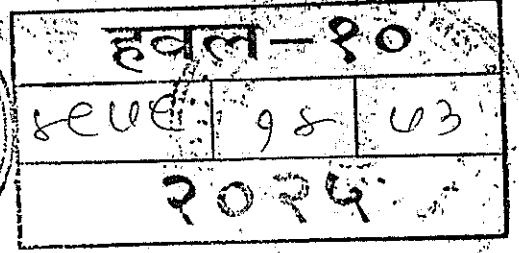
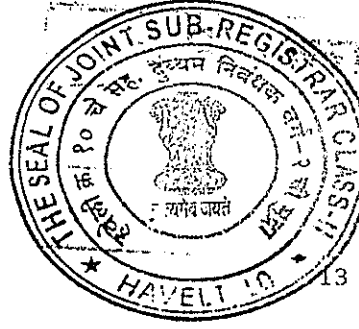
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- (g) The Developer shall also be entitled to amend, alter and/or revise the layout, building layout and/or building plan as may be found required for use, utilization and consumption of the FSI originating from the physical area of the said Property and/or additional FSI by way of TDR or floating or otherwise, as may be permissible under the concerned Unified Development Control and Promotion Regulations, 2020 ("UDCPR 2020") or any such statute, rule or regulation.
- (h) The Developer shall be at liberty to grant and allot right to exclusive use as exclusive use or facility appurtenant to, attached to, and inseparable from the given Apartment/s, sanctioned parking space, covered or under stilt or open or stack or puzzle. The concerned Apartment Allottee/ purchaser shall be entitled to exclusive use thereof as an appurtenant to his/ her/ their Apartment.
- (i) The Developer shall be at liberty to grant and allot right to exclusive use as exclusive use or facility appurtenant to, attached to, and inseparable from the given Apartment/s, of attached open/enclosed balconies and/or terraces. The concerned Apartment Allottee/ purchaser shall be entitled to exclusive use of such attached balconies and/or terraces thereof as an appurtenant to his/ her/ their Apartment. And the Allottee / Purchaser / Society hereby agrees not to raise any objection, dispute and/or any claim for the same.
- (j) **DISPUTE RESOLUTION:** All or any disputes arising out or touching upon or in relation to the terms and conditions of this Agreement, including the interpretation and validity of the terms thereof and the respective rights and obligations of the Parties, shall be settled amicably by mutual discussion, failing which the same shall be settled through the adjudicating officer appointed under the Act.
3. **PRICE:-**
- (a) The Allottee/ Purchaser hereby agrees to purchase from the Developer and the Developer hereby agrees to sell to the Allottee/ Purchaser the said **Residential Apartment No. B-605** (more particularly described in **SCHEDULE-3**) at and for the price of **Rs. 62,69,836/- (Sixty Two Lakh Sixty Nine Thousand Eight Hundred and Thirty Six Only)** (subject to Tax Deduction at Source (TDS) under section 194-IA of the Income Tax Act 1961, if so applicable), partly paid and the balance payable as hereinafter mentioned.

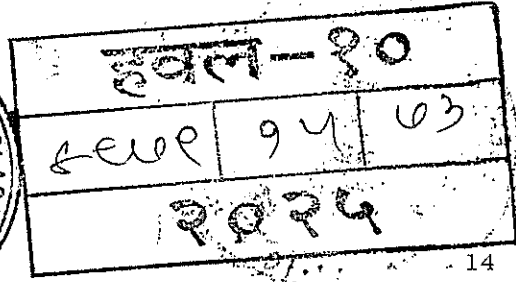
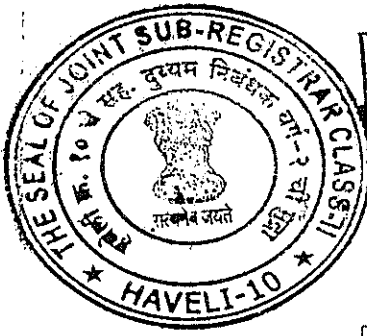


(b) For Residential Apartments

Sr	Amount (Rs)	Particulars
1	Rs.40,000/-	Booking Amount paid by the Allottee/ Purchaser by duly Unified Payments Interface vide Transaction ID No.T2408162025140993277905 dated 16/08/2024 on Yes Bank, Nanded, receipt of the amount whereof, is hereby acknowledged by the Developer.
2	Rs.4,000/-	Amount paid by the Allottee/ Purchaser by duly Unified Payments Interface vide Transaction ID No.T2408162023277036799019 dated 16/08/2024 on Yes Bank, Nanded, receipt of the amount whereof, is hereby acknowledged by the Developer.
3	Rs.6,000/-	Amount paid by the Allottee/ Purchaser by duly Unified Payments Interface vide Transaction ID No.T2408172138494705498214 dated 17/08/2024 on Yes Bank, Nanded, receipt of the amount whereof, is hereby acknowledged by the Developer.
4	Rs.61,000/-	Amount paid by the Allottee/ Purchaser by duly drawn RTGS vide UTR No. SBIN324235539326, dated 22/08/2024 on State Bank of India, Gandhinagar branch, Nanded, receipt of the amount whereof, is hereby acknowledged by the Developer.
5	Rs.2,77,000/-	Amount paid by the Allottee/ Purchaser by duly drawn RTGS vide UTR No. SBIN224255652907, dated 11/09/2024 on State Bank of India, Gandhinagar branch, Nanded, receipt of the amount whereof, is hereby acknowledged by the Developer.
6	Rs.3,00,000/-	Amount paid by the Allottee/ Purchaser by duly drawn RTGS vide UTR No. SBIN224255501139, dated 11/09/2024 on State Bank of India, Gandhinagar branch, Nanded, receipt of the amount whereof, is hereby acknowledged by the Developer.

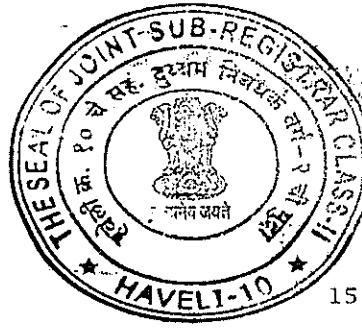
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7	Rs.62,698/-	An amount equivalent to 1% of the total price has been deducted and being paid by the purchaser to the concerned authorities thereunder as and towards Tax Deduction at Source (TDS) under section 194-IA of the Income Tax Act 1961 within the prescribed time assuring that appropriate TDS certificate shall be issued by the Purchaser to the Promoter.
8	Rs.11,30,251/-	Price payable by the Allottee/ Purchaser to the Developer within 30 days from execution of this agreement.
9	Rs.9,40,475/-	15% of total price payable by the Allottee/ Purchaser to the Developer at the time of completion of plinth of the subject building
10	Rs.6,26,984/-	10% of total price payable by the Allottee/ Purchaser to the Developer on completion of 4 <sup>th</sup> Floor slab of the subject building
11	Rs. 6,26,984/-	10% of total price payable by the Allottee/ Purchaser to the Developer on completion of 7 <sup>th</sup> Floor slab of the subject building
12	Rs. 6,26,984/-	10% of total price payable by the Allottee/ Purchaser to the Developer on completion of 10 <sup>th</sup> Floor slab of the subject building
13	Rs. 6,26,984/-	10% of total price payable by the Allottee/ Purchaser to the Developer on completion of 13 <sup>th</sup> Floor slab of the subject building.
14	Rs.3,13,492/-	5% of total price payable upon completion of concealed electrical and plumbing work of the said apartment.
15	Rs. 3,13,492/-	5% of total price payable upon completion of Flooring work and fitting of Doors & Windows.
16	Rs. 3,13,492/-	5% of total price payable by the Allottee/ Purchaser to the Developer at the time of delivery of possession of the said Apartment by the Developer to the Allottee/ Purchaser on or after receipt of occupancy/ completion certificate.
	<b>Rs. 62,69,836/-</b>	<b>Total (Sixty Two Lakh Sixty Nine Thousand Eight Hundred and Thirty Six Only) amount.</b>

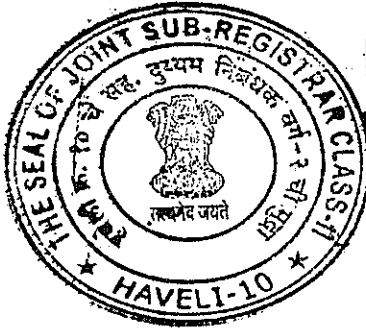


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- (c) Any deduction of an amount made by the Purchaser/Allottee on account of Tax Deduction at Source ("TDS") as may be required under prevailing law while making any payment to the Promoter under this Agreement shall be acknowledged/ credited by the Promoter, only upon Allottee submitting the TDS Certificate and provided that the amount mentioned therein matches with the relevant provisions of law.
- (d) The said price excludes Maintenance charges, corpus fund, Legal charges and all taxes and government levies / duties to be separately payable by the Allottee/ Purchaser consisting of tax paid or payable by way of Value Added Tax, Service Tax, Goods and Service Tax, Cess, Stamp Duty, Registration fees, Legal fees or any such statutory levy which may be levied, in connection with the said Apartment and /or the construction of and carrying out the said "Phase-1" project, up to the date of delivery of possession of the said Apartment to the Allottee/ Purchaser. Provided further that if there is any increase in the taxes after the expiry of the scheduled date of completion of the project as per registration with the Authority, which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee provided that Stamp Duty, Registration fee, mutation charges shall be paid by the allottee as per actuals over and above the total price.
- (e) The installments of the amount is agreed to be paid and payable by the Allottee/ Purchaser to the Developer as mentioned above or within 7 (seven) days of the receipt of a written or verbal intimation from the Developer to the Allottee/Purchaser calling upon the Allottee/Purchaser to make the particular payment/s or installments. The aforesaid payments of installments on its respective due dates shall always be the essence of this agreement.
- (f) The said price is also subject to escalation or increase 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 or government from time to time. The Developer undertakes and agrees that while raising a demand on the Allottee/ Purchaser for increase in development charges, cost, or levies imposed by such authorities, the Developer shall enclose the said notification/ order/ rule/ regulation published/ issued in that behalf to that effect along with the demand letter to the Allottee/ Purchaser. Provided that if there is any new imposition or increase of any development charges after the expiry of the scheduled date of completion of the project as per registration with the Authority,

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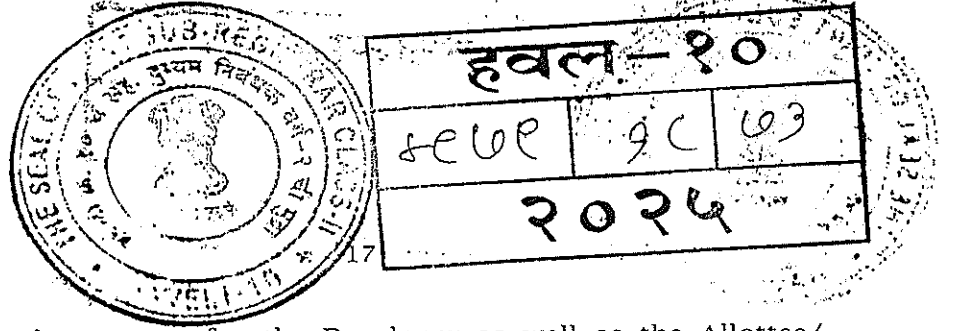
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which shall include the extension of registration, if any, granted to the said project by the Authority, as per the Act, the same shall not be charged from the allottee.

- (g) The Developer shall confirm the final carpet area that has been allotted to the Allottee/ Purchaser 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 tolerance of 3% (three percent) difference (*if any*) between the mentioned area and actual area. If there is any reduction in the carpet area beyond the 3% difference tolerance, the Developer shall refund the amount proportionate to the agreed price to the given area of the apartment, within 45 (forty-five) days as specified under the provisions of the Real Estate (Regulation and development) Act, 2016 and the Rules. If there is any increase in the carpet area more than the tolerance difference area of the apartment allotted to Purchaser/Allottee, the Developer shall be entitled to the additional amount for such additional area proportionate to the agreed price from the Purchaser/Allottee.
- (h) The Allottee/ Purchaser authorizes the Developer to adjust/ appropriate all payments made by him/ her under any head(s) of dues against lawful outstanding, if any, in his/ her name as the Developer may in its sole discretion deem fit and the Allottee/ Purchaser undertakes not to object/ demand/ direct the Developer to adjust his payments in any manner. The Developer reserves right to withhold/ stop construction work of the concerned apartment for non-payment along with right to levy interest for the delayed amount. The Developer, for all moneys due and payable by the Purchaser to the Developer under this Agreement, shall have first and paramount lien and charge upon the said Apartment and the right, title and interest of the Purchaser therein.
- (i) Apart from the said Apartment and proportionate undivided share in the common areas facilities of building and project, the Purchaser/Allottee shall not have any claim on any other part of the said "Phase-1" or the said Plot.
- (j) The Developer hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said Apartment to the Allottee/ Purchaser, obtain from the concerned local authority occupancy and/or completion certificates in respect of the said Apartment.



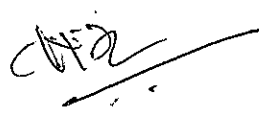
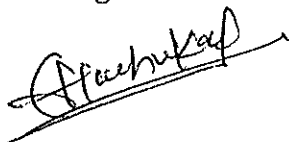
(k) Time is the essence for the Developer as well as the Allottee/ Purchaser. The Developer shall abide by the time schedule for completing the project and handing over the said Apartment to the Allottee/ Purchaser and the common areas to the association of the allottees after receiving the occupancy/ completion certificate. Similarly, the Allottee/ Purchaser shall make timely payments of the instalments and other dues payable by him/ her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Developer.

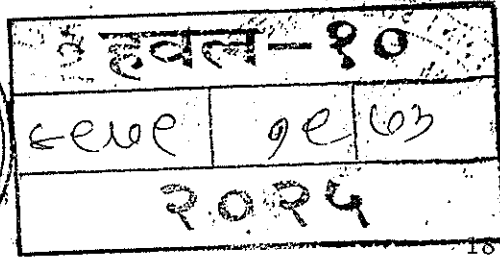
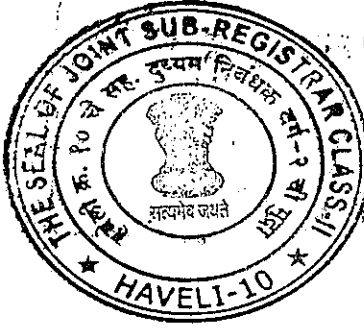
4. **FLOOR SPACE INDEX (FSI) :**

The Developer hereby declares that Floor Space Index (FSI) presently consumed for the said "Phase-1" is 38939.79 sq.mt. out of the total FSI available on the said plot inclusive of basic, paid, TDR or such other, subject to the rights of the Developer to avail, use and consume such other FSI for the said "Phase-1" as may be permissible under the concerned development control regulations. The Developer further reserves the right to use the balance FSI of the said plot inclusive of basic, Premium, TDR, Ancillary or such other available on the "Phase-2" development on the said plot or in any other manner as the Developer may deem fit and the Allottee / Purchaser / Society agree to not raise any claims / dispute for the same.

5. **TERMINATION:-**

- (a) The Allottee/ Purchaser agrees to pay to the Developer, interest at the rate of 2% above Highest Marginal Cost of Lending of the State Bank of India, *per annum* on all delayed payments which become due and payable by the Allottee/ Purchaser to the Developer under the terms of this Agreement from the date the said amount is payable by the Allottee/ Purchaser to the Developer.
- (b) Without prejudice to the rights of Developer to charge interest, the Allottee/Purchaser shall be considered to be in default if it falls on payment of 3 (three) consecutive installments under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings.) In such a case, the Developer shall be entitled to terminate this Agreement.
- (c) Provided that, the Developer shall give advance notice of 15 (fifteen) days in writing to the Allottee/ Purchaser, by Registered Post AD and/or by e-mail of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/ Purchaser fails to rectify or remedy the breach or breaches mentioned by the Developer within the period of notice then at the end of such notice period, Developer shall be entitled to terminate this Agreement.

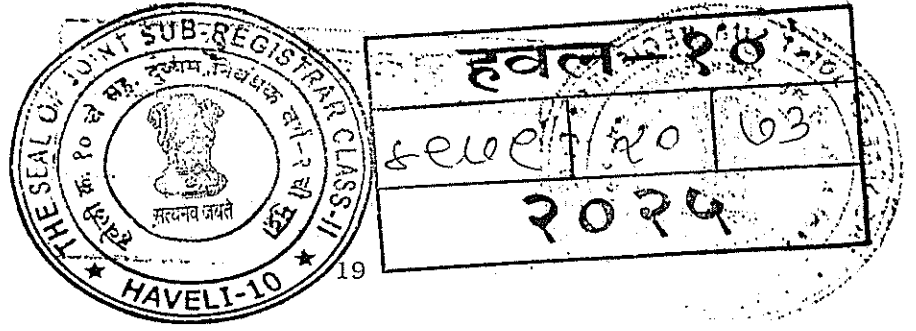


- (d) Provided further that upon termination or upon cancellation at the behest of the Allottee/Purchaser of this Agreement as aforesaid, the Developer shall refund to the Allottee/ Purchaser (subject to deduction of 10% or Booking Amount, whichever is more, plus statutory levies such as GST, stamp duty or such other payable by the Allottee/ Purchaser under this agreement) so far till then paid under this agreement, within a period of 90 (ninety) days from termination of this agreement.
- (e) If Allottee/Purchaser has taken any financial loan from any bank and/or NBFC, the Developer in its discretion and without being under any legal obligation, refund the amount on account of the Allottee/ Purchaser so far paid and subject to deductions and adjustments referred to above, directly to such lender.
- (f) If the Allottee/ Purchaser availed housing loan against the said Apartment from any bank/ NBFC, then the Allottee/ Purchaser shall be directly entitled to the refund only on production of "no dues certificate" from such lender addressed to the Developer.
- (g) On termination and/or cancellation of this agreement as agreed to herein, the Developer shall be entitled to deal with or dispose of the said Apartment or otherwise alienate the same in any other manner as the Developer may decide.

6. COMPLETION DATE & DELAY IN POSSESSION:-

- (a) The Developer shall deliver possession of the said Apartment to the Allottee/ Purchaser by 31/12/2027 (Completion date), subject to *force majeure* conditions and/or reasons beyond the control of the developer as mentioned hereinafter in the subsequent clause. If the Developer fails to give possession of the said Apartment to the Allottee/ Purchaser by the aforesaid completion date, subject to *force majeure* conditions and provided that the Allottee/Purchaser have always made timely payments of all dues payable by it to the Developer as per the terms of this agreement, then the Developer shall be liable to pay interest to the Allottee / Purchaser for the delayed period at the rate of 2% above Highest Marginal Cost of Lending per annum of the State Bank of India.
- (b) The period of delay caused in completion of the construction of the said Apartment *inter alia* on account of
- war, flood, drought, fire, cyclone, epidemic, pandemic earthquake or any other calamity caused by nature or any Court stay or Government order affecting the regular development of the real estate Project or any changes that may be implemented/ effected hereafter which are relevant to or connected with the subject matter of this agreement,



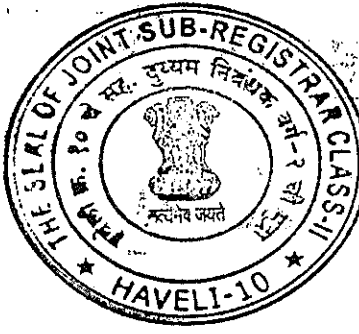


shall not be included in and shall be excluded from computation of the period of completion i.e. the Completion date of the said Apartment and delivery of possession thereof to the Allottee/ Purchaser shall pro-rata automatically get extended.

7. **POSSESSION:-**

- (a) The Developer, upon obtaining the completion/ occupancy certificate from the concerned competent authority and upon the complete payment towards the said Apartment being received by the Developer from the Allottee/ Purchaser as per the agreement, shall offer in writing, possession of the said Apartment, to the Allottee/ Purchaser in terms of this Agreement to be taken within a period of 10 (ten) days from the date of issue of such letter. Upon receipt of the said intimation from the Developer stating that the said Apartment is ready for use and occupation, the purchaser shall visit the said Apartment in person and shall verify, ensure and shall satisfy himself/ herself/ themselves about the correctness of the carpet area of the said Apartment and about the quality of construction work and specifications/amenities provided in respect thereto on or before acceptance of the possession of the said Apartment. The Purchaser/Allottee further agrees that even where 'substantial completion' of works has been done and after receiving Occupation Certificate for entire building/ part completion-occupation certificate for part of the building/ floor as the case may be from the competent authority, possession of the said Apartment shall be given to the Allottee/ Purchaser. That substantial completion would mean works done that do not affect use or occupation of the said Apartment and the Allottee/ Purchaser can use the said Apartment.
- (b) After such verification in all respects as per the check list provided by the Developer, the purchaser shall accept the possession of the same and shall execute such other documents such as possession receipt, agreement, declaration et cetera, as might be required by the Developer. However, the Developer shall not be liable to deliver possession of the said Apartment until the Purchaser/Allottee/s has/have made payments of the all amounts due and payable to the Developer under this agreement and/or towards extra work/facilities etc. or towards any tax/payments which may become due and payable to the concerned local authority/Government towards this sale transaction.
- (c) The purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said Apartment /project from the subsequent month after the date of completion /Occupation

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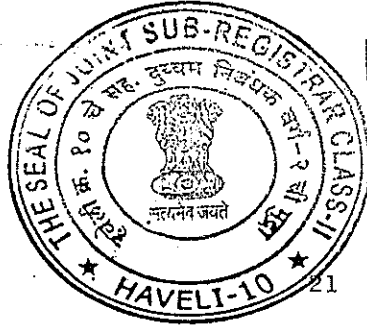
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certificate, irrespective of the fact that the possession is accepted or not and whether the flat/unit is occupied or not.

- (d) The purchaser shall use the said flat/apartment or any part thereof or permit the same to be used for the purpose of residence only or as may be permitted by the rules, regulations laid down by the local authority and parking space shall be used only for parking purchaser's own vehicle/s and visitors parking spaces shall be reserved for visitors only.
- (e) At the time of accepting possession of the said Apartment, the Allottee/ Purchaser shall execute necessary indemnities, undertakings and such other documentation as may be prescribed by the Developer.
- (f) In case the Allottee/ Purchaser fails to take possession within the stipulated time as mentioned above, the Allottee/ Purchaser shall continue to be liable to pay maintenance charges, taxes and all other outgoings as applicable.
- (g) If within the period prescribed by concerned provisions, from the date of handing over the said Apartment to the Allottee/ Purchaser, the Allottee/ Purchaser brings to the notice of the Developer any structural defect in the said Apartment or the building in which the said Apartment is located or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Developer at its own cost and in case it is not possible to rectify such defects, then the Allottee/ Purchaser shall be entitled to receive from the Developer, compensation for such defect. However, for regular wear and tear, and climate variations, the Developer shall not be liable under this term.

8. **ORGANISATION:-**

- (a) There shall be a co-operative housing society formed under the provisions of the Maharashtra Co-operative Societies Act 1960 of all Allottees/ Purchasers in the said "Phase-1" project, within a period of three months from the date on which 51% (Fifty one per cent) of the total number of Allottees/Purchasers in the said "Phase-1" project have booked and executed the registered Agreement of their apartments.
- (b) The Allottee/ Purchaser shall be bound to become a member of such co-operative housing society and shall execute all necessary documents in that behalf as may be called upon by the Developer/ Society.


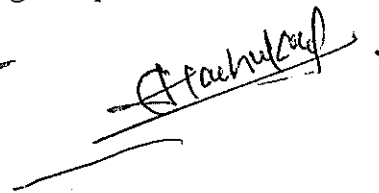


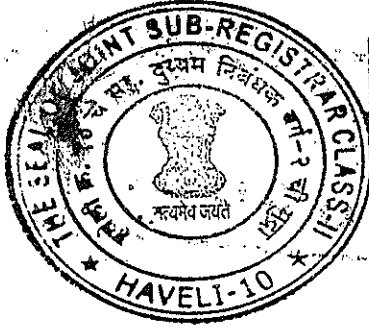
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- (c) The Allottee/ Purchaser shall sign and execute all the applications/ forms/ papers and documents as may be required for completing formation/ registration of such society.
- (d) The Allottee/ Purchaser shall not be entitled to raise any objection in respect of any changes or modifications of the draft bye-laws, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.
- (e) In the event there are unsold Apartments/Units remaining in the project at the time of formation of the society, sale and disposal of such unsold Apartments in the said project shall always be in the absolute authority of the Developer and the Developer shall be fully entitled to deal, dispose and receive consideration thereof of such unsold apartments with Parking and exclusive facilities (if any) without any impediment from the Allottee/ Purchaser / Society.
- (f) The Developer shall not be liable to pay the maintenance charges to the society for the unsold Apartments for a period of two years from the formation of society or completion of the Phase-I project or disposal of such unsold apartments, whichever is earlier.
- (g) All the Allottees/ Purchasers who have purchased Apartments after formation of society shall be allowed to be admitted as members of society upon payment of share money and other charges as may be applicable at the relevant time.
- (h) All the terms and conditions of the agreement/s executed with the service providers (such as electricity, gas, water, telecommunications or such other services) as well as with facility management companies along with AMC/ Contracts of all other installations and services (such as Lifts, Parking systems, DG, STP, etc) and warrantee manuals/user manuals, shall be binding on the Allottee/s and also on the co-operative Society as the case may be and contravention thereof shall be treated to be a breach of this agreement.

9. **CONVEYANCE :-**

- (a) The said "Phase-I" project is a part of the larger layout / Plot as mentioned in Schedule-1 herein. The Developer, the Owners and the Assignors herein shall execute and/or cause to be executed a conveyance of the "Phase-I" Project comprising of land and building/s constructed thereon, unto and in favour of such Co-operative Housing Society / Apex Society / Federation formed of all the Allottees/ Purchasers of the Apartments therein, within a period of 3 (three) months from receipt of Occupancy Certificate of the last building completed in the entire Layout / Plot.



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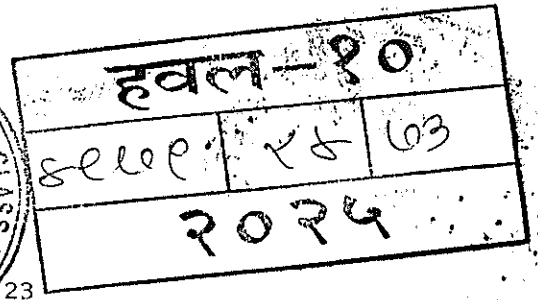
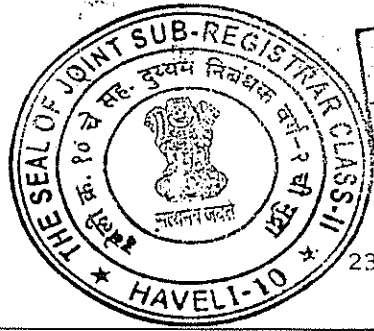
- (b) Under no circumstances, the Allottee/ Purchaser or the organization of Allottees/ Purchasers shall be entitled to such conveyance, unless all or any money payable in the agreement or as may be otherwise agreed, by the Allottees/ Purchasers either to the Developer / Promoter or to any other agencies or authorities, is actually paid in full by such Allottee/ Purchaser.

**10. MAINTENANCE and OTHER CONTRIBUTIONS:**

- (a) From the date of the letter given by the Developer to the Allottee/ Purchaser that the said Apartment is ready for use and occupation, the Allottee/ Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the project on the said land such as local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, facility management charges, AMC charges, insurance, common electricity bills, repairs and salaries of clerks, bill collectors, security guards, sweepers and all other expenses necessary and incidental to the management and maintenance of the project.
- (b) The Allottee/ Purchaser shall be obliged to make any payment, in common with other Allottee/ Purchaser in project in proportion to the carpet area of the said Apartment to the total carpet area of all Apartments in the Project.
- (c) On or before delivery of possession of the said Apartment by the Developer to the Allottee/ Purchaser, the Allottee/ Purchaser shall pay to the Developer, an amount towards corpus fund and routine common maintenance, as follows:

Corpus Fund	
For each Residential Apartment 2BHK Cozy	Rs.90,000/- (ninety thousand only)
For each Residential Apartment 2BHK Comfort	Rs.1,05,000/- (one lakh five thousand only)
For each Residential Apartment 3BHK	Rs.1,25,000/- (one lakh twenty five thousand only)
For each Commercial Apartment	Rs.1614.60 ps. per sq.mt. of carpet area (Rs.150/- per sq.ft.)

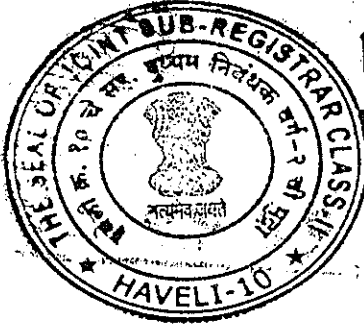
Routine Maintenance Charges applicable for a period of 12 (twelve) months from the date of the completion certificate	
For each Residential Apartment 2BHK Cozy	Rs.45,000/- (forty-five thousand only) + GST
For each Residential Apartment 2BHK Comfort	Rs.50,000/- (fifty thousand only) + GST
For each Residential Apartment 3BHK	Rs.55,000/- (fifty-five thousand only) + GST



For each Commercial Apartment	Rs.1162.50 ps. per sq.mt. of carpet area (Rs.108/- per sq.ft.) + GST
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- (d) The Developer shall deposit Corpus Fund in a separate bank account which shall be transferred along with the interest accrued thereon to the Society upon handover of maintenance to the Society by the Developer.
- (e) The Developer shall maintain a separate bank account for the amount collected for the Routine Maintenance Charges collected from any type of Residential Apartment. The Developer shall use and utilize the Routine Maintenance Charges collected from any type of Residential Apartment for a period of 12 (twelve) months only from the date of completion certificate for maintenance of common facilities and amenities only and for no other purposes.
- (f) The Developer shall maintain a separate bank account for the amount collected for the Routine Maintenance Charges collected from the Commercial Apartment. The Developer shall use and utilize the Routine Maintenance Charges collected from Commercial Apartment for a period of 12 (twelve) months only from the date of completion certificate for maintenance of common facilities only and for no other purposes.
- (g) In case any additional amount is found to be required for common maintenance for Residential and/or Commercial Apartment, the Allottee/ Purchaser agrees to contribute thereto, as may be called upon by the Developer.
- (h) The Allottee/ Purchaser has understood the entire scheme of maintenance in detail. The Allottee/ Purchaser admits and agrees to the said scheme, so that the maintenance of the entire Phase 1 is not hampered in any way due to lack of or non-payment thereof by the Allottees/ Purchasers.
- (i) It is also clearly understood that this shall not preclude the organisation of the Apartment Allottees/ Purchasers from claiming, demanding and raising the maintenance charges independent of such and said contribution from the Allottees/ Purchasers, provided the decision to that effect is duly taken by the organisation.
- (j) Such organisation shall be entitled to claim reasonable interest, on the arrears of such charges from the defaulting Allottees/ Purchasers, without prejudice to the other rights and powers of the organisation.

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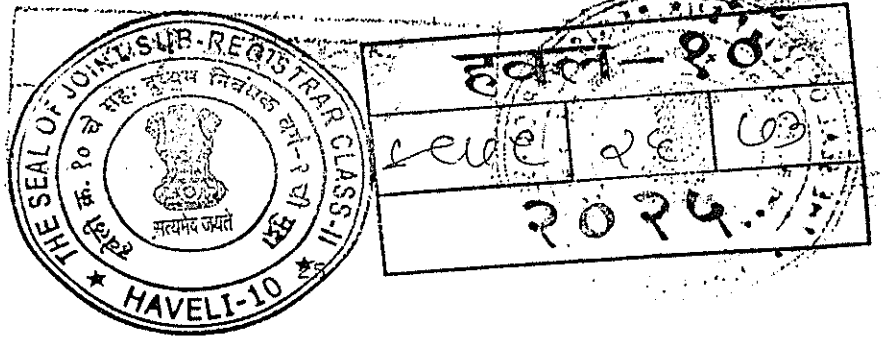
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- (k) Without prejudice to and notwithstanding anything contained above, in the event of the Promoter and/or Apartment Allottee/purchaser organisation after entrustment of common maintenance by the Developer / Promoter to it, duly resolving that the above maintenance deposit is insufficient for the maintenance of the common areas and facilities, electricity, water, drainages, sewage, passages, gardens or repairs thereof, the Allottee/Purchaser shall be liable to bear, pay and contribute to such additional charges as may be levied and demanded by the Developer / Promoter and/or such organization, as the case may be.
- (l) The Allottee/ Purchaser shall also pay the following amount to, and as and when called upon by the Developer and in any case prior to delivery of possession of the said Apartment:

Share money, application fees, entrance fees for the Society / organization	Rs. 5,000/- (Five Thousand only)
All legal cost, charges, expenses	Rs.10,000/- (Ten Thousand only)

11. The Developer hereby represents and warrants to the Allottee/Purchaser as follows:
- (a) The Owners have clear and marketable title *inter alia* to the said "Phase-1" and the Confirming Party with the Owners have assigned the development rights *inter alia* pertaining to the said "Phase-1" to the Developer/Promoter herein as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the said "Phase-1" Project.
- (b) The Developer has lawful rights and requisite approvals from the competent Authorities to carry out development of the said "Phase-1" Project and shall obtain requisite approvals from time to time to complete the development of the project.
- (c) There are no encumbrances upon the said "Phase-1" project other than disclosed in the title report.
- (d) There are no litigations pending before any Court of law with respect to the said "Phase-1" project other than disclosed in the title report.
- (e) All approvals, licenses and permits issued by the competent authorities with respect to the said "Phase-1" Project, are valid and subsisting and have been obtained by following due process



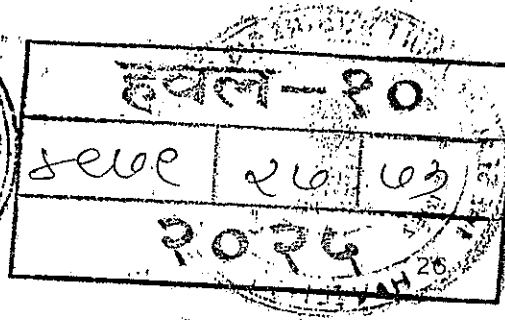
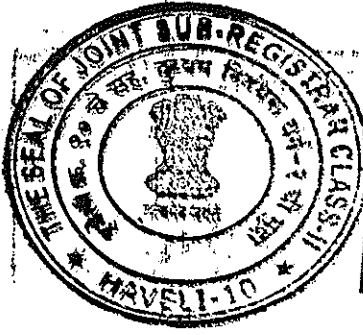
of law. All approvals, licenses and permits to be issued by the competent authorities with respect to the said "Phase-1" shall be obtained by following due process of law and the Developer shall, at all times, remain to be in compliance with all applicable laws in relation to the said "Phase-1".

- (f) The Developer has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/ Purchaser created herein, may prejudicially be affected.
- (g) The Developer has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the said Apartment which will, in any manner, affect the rights of Allottee/ Purchaser under this Agreement.
- (h) The Developer confirms that the Developer is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/ Purchaser in the manner contemplated in this Agreement.
- (i) No notice from any statutory authority has been received or served upon the Developer in respect of the said Land and/or the project thereon, except those disclosed in the title report.

**12. PROJECT:-**

- (a) There is a 18.00 meter wide internal access road running east-west lying somewhat in the middle of the said Plot common for all the phases of the project on the said Plot. The rights of ingress and egress to use this internal road is also already granted to the adjoining properties including the school, colleges and institute therein, adjoining or located on west of and to the said Plot.
- (b) The provision for water; potable or otherwise permissible under concerned government and/or local authority has been applied for and shall be provided to the Phase-I to the extent supplied by such government and/or local authority. However, in case lack of or inadequacy of or scarcity of such water supply to the Phase-I or the apartments therein, supply and purchase of water through private supplier to the extent available, will be arranged for by the Developer, subject to the Allottee/ Purchaser contributing to the cost and expenses thereof.
- (c) The common facilities and amenities for Residential and Commercial Apartments are separate from each other, though located in any of the buildings of Phase-I as enumerated in Annexure given hereto. None of the Commercial Apartments shall

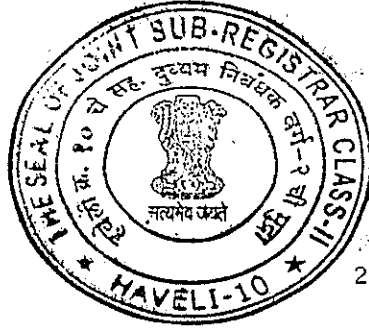
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have any right to any such amenities and facilities provided for Residential Apartments and *vice versa*.

- (d) It shall be the duty, responsibility and obligation of each of the Allottee/ Purchaser to use all such concerned common amenities, fixtures, fittings and installations with due care and caution, and shall be liable and accountable for damage caused thereto if any.
13. The Allottee/ Purchaser hereby covenants with the Developer as follows:
- (a) To maintain the said Apartment at his/ her/ their own cost in good and tenantable repairs and condition from the date that of possession of the said Apartment is taken and shall not do or suffer to be done anything in or to the building in which the said Apartment is situate which may be against rules, regulations or bye-laws or change or alter or make addition in or to the building in which the said Apartment is located and the said Apartment itself or any part thereof without the consent of the Developer and/or society and/or statutory authorities, if required.
- (b) Not to use the said Apartment for any other purpose other than for the purpose sanctioned by the concerned authorities.
- (c) Not to store in the said Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said Apartment is situated, including entrances of the building in which the said Apartment is situated and in case any damage is caused to the building in which the said Apartment is situated or the said Apartment on account of negligence or default of the Allottee/ Purchaser in this behalf, the Allottee/ Purchaser shall be liable for the consequences of the breach.
- (d) To carry out at his own cost all internal repairs to the said Apartment and maintain the said Apartment in the same condition, state and order in which it was delivered by the Developer to the Allottee/ Purchaser and shall not do or suffer to be done anything in or to the building in which the said Apartment is situated or the said Apartment which may be contrary to the rules and regulations and bye-laws of the concerned statutory authority. In the event of the Allottee/ Purchaser committing any act in contravention thereof, the

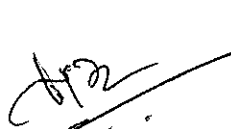
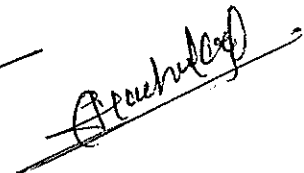


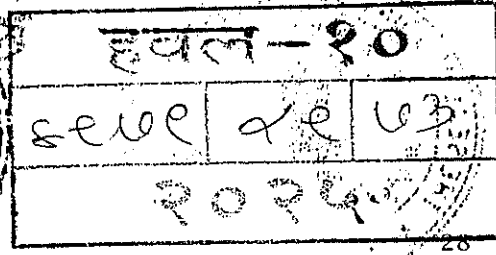
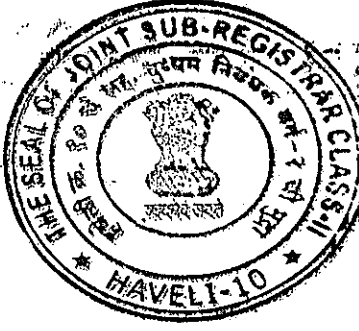


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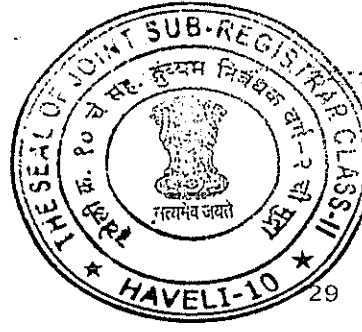
Allottee/ Purchaser shall be responsible and liable for the consequences thereof.

- (e) Not to demolish or cause to be demolished the said Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said Apartment or any part thereof, nor any alteration in the elevation of the building in which the said Apartment is situated and shall keep the portion, sewers, drains and pipes in the said Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural members in the said Apartment without the prior written permission of the Developer and/or the Society and/or the concerned planning authority.
- (f) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the said Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- (g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the said Apartment is situated.
- (h) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the said Apartment by the Allottee/ Purchaser for any purposes other than for purpose for which it is sold.
- (i) The Allottee/ Purchaser shall not, without the written permission of the Developer, let, sub-let, transfer, convey, mortgage, charge, assign or in any way encumber or deal with or dispose of the said Apartment or any part with interest or benefit factor of this Agreement or part with the possession of the said Apartment until all the dues payable by the Allottee/ Purchaser to the Developer under this Agreement are fully paid up by the Allottee/ Purchaser. Any breach thereof, shall entitle the Developer / Promoter, to terminate this agreement, without prejudice to any other rights, available to the Developer / Promoter under this agreement and/or other law.



- (j) The Allottee/ Purchaser shall observe and perform all the rules and regulations which the Society or Apex Body or Federation may resolve or frame for protection and maintenance of the said building and the said Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws. The Allottee/ Purchaser shall also observe and perform all the stipulations and conditions laid down by the Society or Apex Body or Federation regarding the occupancy and use of the said Apartment in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- (k) The Allottee/ Purchaser shall permit the Developer and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- (l) The Allottee / Purchaser agrees that regular wear and tear includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20°C and which do not amount to structural defects and hence, cannot be attributed to either bad workmanship or structural defect.
- (m) Notwithstanding anything contained anywhere in this agreement, the Allottee/ Purchaser shall **not**:
- demolish or cause to be demolished the unit or any part or wall or structure thereof nor at any time make or cause to be made any addition or alteration like shifting doors/ windows / grills walls etc or in the unit/Apartment or any part thereof,
  - make any holes/ cuts/ breakages/ chiseling or any other damage of whatsoever nature to structural walls, columns, beams, slabs etc. that will in any way affect the structural stability and integrity of the building,
  - make any change in the external colour scheme of the building/ wing in which the Apartment/unit is located,
  - extend the said Apartment or make any external attachments to the walls of the unit like enclosing grills, clothes drying lines, stands for potted plants, outdoor units of air conditioners, antenna dish of television, etc. or any other additions of whatsoever nature to the unit,
  - cover, fully or partially, any terrace or other projection with any structure,



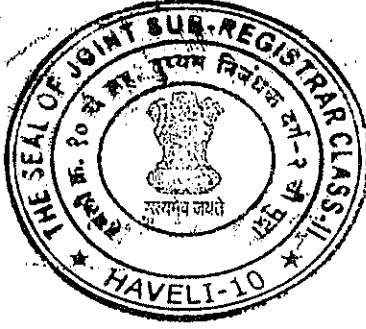
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- use common passages staircases and lobbies and other such spaces for storage or reposition of any goods or garbage of any kind or to keep potted plants of any sort, or whatsoever other items that may in any way hamper or otherwise reduce the usability of these spaces in any manner,
- obstruct in any manner by any act or omission, sewer, drains, pipes, passages and common area prohibiting or blocking common use and access thereto,
- use the elevators in any manner which has potential to damage the same or its operation nor to misuse the elevators.
- raise objections for grant of lease or license of any portion of the said Property to MSEDCL/Govt./semi Govt. or Local or Municipal body or Authority or Private Party or parties for setting up any installations for providing services such as electricity, telecommunications services, dish antennae, water purifying plant etc
- obstruct to put additional construction for electric sub-station, office for society, overhead and under-ground water tanks, watchman cabin, rain water harvest system, septic tank along with other utility facilities/services and/or any other structure or facilities to be provided in the project as per guidelines or notifications issued by Government/Semi Government/Local authorities.
- fails to pay additional charges towards entering into AMC (Annual Monthly Contracts)/other maintenance contracts, revising terms conditions of contracts and/or fails to follow instructions as per user manual/s/guidelines or specific instructions thereof, which are necessary for smooth running/working of any systems/amenities/machineries/facilities etc. provided in the Unit /Apartment/ building or in the project. Any deviation in usage /maintenance of the said apartment/unit, in contravention to user manual shall be treated as default/negligence on part of the Allottee/purchaser and the purchaser shall not be entitled to claim any compensation against defect liability from the Promoter.
- Object or obstruct the Developer to sell/transfer any apartment on the grounds of nuisance, competitor in business, etc.

14. **PURCHASER'S DECLARATION:-**

- (a) The Developer herein has made full and true disclosures to the Allottee/ Purchaser as to the title of the owner and entitlement of the Developer in respect of the said Phase-I, construction of the

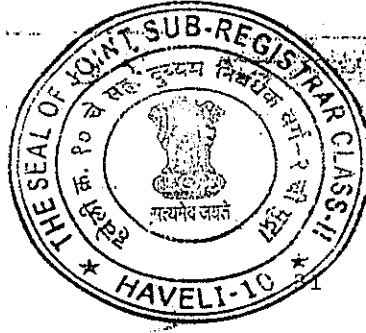
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building on the said Phase-I, consumption of additional FSI as hitherto before mentioned, sanctioned plans for construction of the building/s on the said Phase-I and details of the project to be completed in phase wise manner and common and restrictive areas/facilities as project is mixture of residential and commercial units and such other matters relating thereto.

- (b) As required by the Allottee/ Purchaser the Developer herein has supplied all information and documents as are specified under the Real Estate (Regulation and Development) Act 2016 and the Rules and Regulation thereunder; to the Allottee/ Purchaser herein with all facts as to the marketable title of the Developer and the Owner to the said Phase-I, and the rights of the Developer to develop the said Phase-I, and after satisfaction and acceptance of title has entered into this agreement.
- (c) The Developer herein is developing the project under the name "MERLIN ELEMENTA 2.0" on the said Phase-I, with an intention to have the homogeneity in the scheme as to landscaping, height, facade, elevation of the building, outer colour scheme, terrace, windows, grills *et cetera*. The Allottee/ Purchaser or any owner or occupier of the tenement/s in the building or project shall not be entitled to disturb the aforesaid homogeneity of the project or to erect any outer expansions by any manner and to install or to erect any type of permanent or temporary structure on the terraces or to store soil or heavy things on terraces or cover, fully or partially, any terrace or other projection with any structure,. The Allottee/ Purchaser also shall not obstruct by act and/or omission any outlet of rain or drain or water or sewage in any manner.
- (d) The Developer herein is using Aluform Construction technology in the "Phase-1" project which thereby restricts the Allottee / Purchaser to make limited internal changes in the said apartment with respect to walls, electrification, plumbing, air-conditioning, etc.
- (e) In the project, the Developer herein is providing advance technology/ material/ plant and equipment/s in common facilities and which has to be operated/ used by the persons in the project with due diligence and observe all required of safety norms and measures.
- (f) The Developer has a right to and shall install at appropriate places at its discretion, signages of the project name "MERLIN ELEMENTA 2.0" and at suitable places in the entrance and/or exit of the respective or any of the buildings in the said Phase-I.

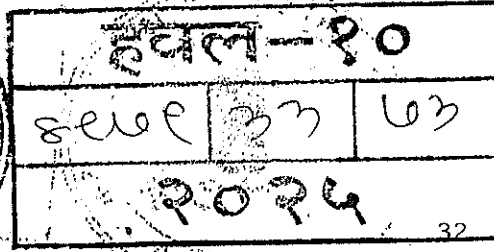
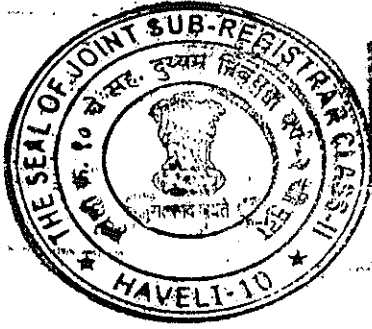


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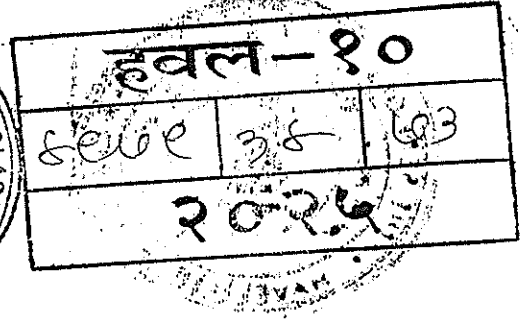
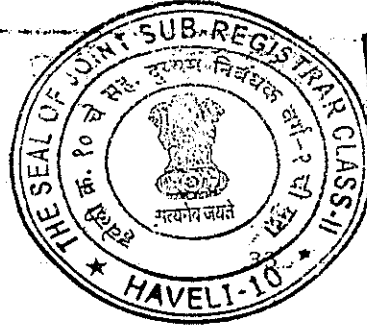
- (g) The Developer has earmarked the specific location for placing the indoor and outdoor units of the Air-conditioners in the said Apartment / unit. The Allottee/ Purchaser confirms and agrees that indoor units and outdoor units of such AC's shall be placed only at the designated places provided by the Developer and at no other place.
- (h) The Allottee/ Purchaser hereby accorded his/ her/ their irrevocable consent for the Developer to grant of lease or license of any portion of the said Plot to MSEDCL/Govt./semi Govt. or Local or Municipal body or Authority or Private Party or parties for setting up any installations for providing services such as electricity, telecommunications services, dish antennae, water purifying plant etc.
- (i) the Allottee/ Purchaser shall not object or obstruct the promoter to sell/transfer any apartment on the grounds of nuisance, competitor in business, etc. and further shall not Object or obstruct the promoter to grant exclusive rights / sell / transfer any open terrace attached / appurtenant to any of the Apartment/s for its exclusive use
15. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Phase-I and Buildings or any part thereof. The Allottee/ Purchaser shall have no claim save and except in respect of the said Apartment hereby agreed to be sold to him and all other spaces, parking spaces, lobbies, staircases, terraces, recreation spaces of Phase-I, will remain the property of the Developer until the said structure of the buildings is transferred to the Society or other body and until the project is transferred.
16. **LOAN:-**
- (a) The Developer shall be entitled to avail any loan and/or borrowings either as project loan or otherwise under any other nomenclature, either from any bank/s and/or financial institute and/or person for development and completion of the project on the said Plot, for which the Developer shall be entitled to create security either by way of mortgage or otherwise, on the said Plot in favour of such bank/s and/or financial institute and/or person for the loan.
- (b) The Allottee/ Purchaser hereby accorded his/ her/ their irrevocable consent for the Developer to avail such loan from any bank/s and/or financial institute and/or person, and agrees not to raise any obstruction and/or impediment and/or any objection pertaining thereto.

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- (c) In the event of the Developer availing such loan, the Developer shall be bound to send written intimation about availing of any such loan to the Allottee/ Purchaser.
- (d) However, in no circumstance the rights of the Allottee/ Purchaser pertaining to the said Apartment shall be adversely affected. The Developer shall keep the Allottee/ Purchaser duly indemnified from repayment of such loan and/or consequences flowing therefrom with cost and expenses.
- (e) In the event of the Developer availing such loan, the Developer shall be entitled to call upon the Allottee/ Purchaser to make payment of the balance amount payable by the Allottee/ Purchaser to the Developer under this agreement, directly to such bank/s and/or financial institute and/or person, as the case may be, towards repayment thereof. The amount so paid by the Allottee/ Purchaser to such lender, shall be, and shall be treated to be the payment made by the Allottee/ Purchaser to the Developer.
17. **MISCELLANEOUS:-**
- (a) In the event, the Allottee/Purchaser is purchasing the said apartment/unit as an investor with the intention to sell the same and thereby assign its rights and benefits under this Agreement to a subsequent Purchaser/third party within a period of 3 (three) years from the date of execution of this Agreement, in such a case the Allottee/Purchaser herein reserves his/her/its/their right to claim refund of stamp duty/ adjustment of stamp duty paid by the Allottee/Purchaser on these presents in terms of Article 5 (g-a)(ii) of Schedule I of the Bombay Stamp Act, 1958, provided that the Allottee/Purchaser herein has paid the entire consideration as mentioned in this Agreement to the Promoter herein
- (b) Except as otherwise agreed to herein, this agreement shall be subject to the provisions of the Real Estate (Regulation and Development) Act 2016 and/or r/w the Maharashtra Ownership Flats Act 1963.
- (c) All expenses pertaining to this agreement, such as stamp duty, registration fees and incidental thereto, have been borne by the Allottee/ Purchaser.



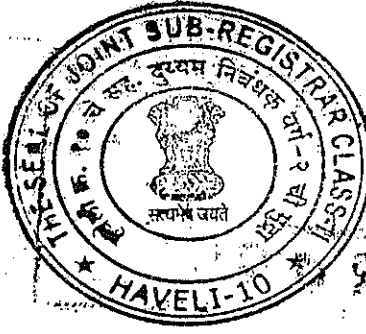
(d) STAMP DUTY PARTICULARS:

Prescribed valuation as per Annual Statement of Rates 2024-25, as described in Sector 28/3.2		
Residential Apartment	51.31 sq.mt. x 1.10 = 56.441 sq.mt. Rs.81,869/- per sq.mt. as prescribed by the ARR,2023-24  (Rs.77970/- per sq.mt. + 5% thereof, = Rs.81,869/- per sq.mt. as the said Apartment is located above 8 <sup>th</sup> floor, as per ARR, 2024-25)	Rs.46,20,768/-
Exclusive right to attached Dry Balcony and Balcony	Dry Balcony 2.91 sq.mt + Balcony 4.53 sq.mt = 7.44 sq.mt.  (being 40% of the prescribed value of Rs. 81,869/- per sq.mt., as per ARR, 2024-25)	Rs.2,43,642/-
Exclusive right to sanctioned covered parking space; *independent	12.50 sq.mt. x Rs.20,955/- per sq.mt  (being 5% of the prescribed value of Rs. 81,869/- per sq.mt., as per ARR, 2024-25)	Rs.2,61,938/-
Total prescribed valuation		Rs.51,26,348/-
Total agreed price		Rs.62,69,836/-
Stamp duty @ 5% as per Article 25(b)(i) of Schedule-I to the Maharashtra Stamp Act + 1% Surcharge under Section 149A of the Maharashtra Municipal Corporation Act, and 1% Metro Cess, thus aggregating to 6%, on higher amount of the two above.		Rs. 4,38,900/-

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**SCHEDULE-1**

(description of the said "PLOT")

All that piece and parcel of Plot No. 'C' (bearing old Survey No. 56/1) admeasuring 40500 sq.mt. consisting of:-

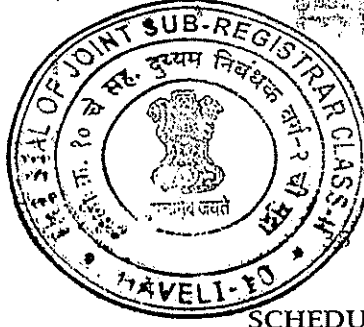
New Survey No.	Area admeasuring	Remarks
55/1A/1/11	2978.39 sq.mt.	Area under 24.00 meter DP road, lying on west
55/1A/1/12	30274.28 sq.mt. assessed at Rs.12,352/-	Non Agriculture
55/1A/1/13	3479.33 sq.mt.	18.00 meter Internal Road-3, running east-west lying somewhat in the middle of Plot No. C
55/1A/1/14	3768.00 sq.mt.	Open space-8, lying on south-east
As per sanction subdivision layout vide no. BP/ Sub-/Tathwade/86/2021 dated 13.10.2021 bearing Plot No. C totally admeasuring 40500.00 sq.mt.		

(a part of amalgamation and sub-division layout pertaining to old Survey Nos. 55/1, 56/1, 57/1 to 4, vide sanctioned sub-division layout vide BP/ Sub-Division/ Tathawade/ 86/2021, dated 13.10.2021 by the PCMC, and now bearing New Survey Nos.55/1A/1/1 to 55/1A/1/14, as per revised Kami Jast Patrak dated 08.12.2021, as is also seen vide mutation entry no 7416 dated 16/10/2021) situate at village Tathawade of Taluka Mulshi, District Pune, within the limits of the Municipal Corporation of the Pimpri Chinchwad, Registration District of Pune, Sub-Registration Taluka Haveli Pune, and which is bounded by as follows:

On or towards east	On or towards south	On or towards west	On or towards north
Partly by Survey No.55/1 and partly by Survey No.56/2	Survey No.56/3	24.00 meter wide DP Road	Partly by Survey No.56/2 and partly by Survey No.58

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**SCHEDULE.2**

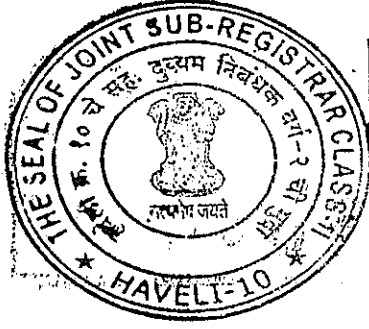
(description of the said "PHASE-1")

All that the 'Phase-1' on the portion admeasuring 11090.00 sq.mt. lying on north west of the said Plot No. C, out of survey No.55/1A/1/ 11 to 55/1A/1/14, situate at village Tathawade of Taluka Mulshi, District Pune, within the limits of the Municipal Corporation of the Pimpri Chinchwad (described in Schedule-1 above) presently proposed to consist of following:

Building	Particulars
Building-A Residential + commercial	2 (two) basements + Ground floor + Mezzanine Floor + 13 (thirteen) floors. Three Commercial units are located on the Ground floor with Mezzanine and there are 04 commercial units and 05 residential units on First floor, and from second floor till thirteenth floor there are residential units. Refuge areas are located on the 7 <sup>th</sup> & 11 <sup>th</sup> floor  <u>Amenities provided are:</u> Society Office along with administrative office located on first floor and jogging track and sit outs located on top terrace along with plantation & lawn located on Top terrace
Building-B	2 (two) basements + Ground floor (for Parking only) + 13 (thirteen) floors comprising of Residential units. Refuge areas are located on the 7 <sup>th</sup> & 11 <sup>th</sup> floor  <u>Amenities provided are:</u> <u>First Floor:</u> (i) Multi purpose/ Banquet Hall (ii) gymnasium (iii) Mini theatre (iv) Indoor games <u>Second Floor:</u> (v) Library (vi) Guests rooms - 3 nos (vii) Cafeteria (viii) Badminton Court (ix) Squash court (x) Crèche <u>Top Terrace:</u> (xii) Swimming pool with deck area and Filtration systems

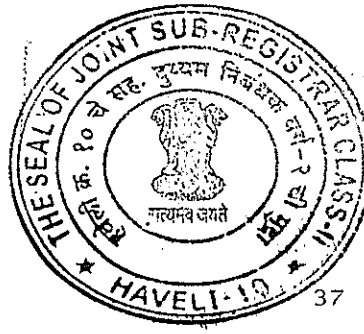
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	(xiii) Jogging Track with sit-outs and plantations
Building-C	<p>2 (two) basements + Ground floor + Mezzanine Floor + 13 (thirteen) floors. There are 15 commercial units located on Ground floor with Mezzanine and on First floor there are 15 commercial units and one residential unit and from second floor onwards upto the thirteenth floor are all residential units. Refuge areas are located on the 7<sup>th</sup> &amp; 11<sup>th</sup> floor.</p> <p><u>Amenities provided are :</u> Meeting Room located on first floor and jogging track and sit outs located on top terrace along with plantation &amp; lawn located on Top terrace</p>
Commercial Building	<p>2 (two) basements + Ground floor + Mezzanine Floor + <u>First Floor</u> Ground floor with Mezzanine having 14 (fourteen) commercial units and 1<sup>st</sup> floor having 16 (sixteen) commercial units.</p>
	<p><u>Amenities: (For Exclusive use of Residential Apartments Owners/users only):</u> Landscaped garden, Cricket practice pitch, Multipurpose court, Amphitheatre, Kids play area are connected and part of the top terrace of the commercial building.</p>



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**SCHEDULE-3**

(description of the said "APARTMENT")

All that:

Residential	Apartment / Unit No. 605
Building/ Wing	No. B
Floor	Sixth Floor
Area	51.31 sq.mt. (552.30 sq.ft.) carpet area
Dry Balcony	2.91 sq.mt. (31.32 sq ft)
Balcony	4.53 sq.mt. (48.76 sq ft)
Exclusive facility	01 (one) No. Sanctioned covered Independent parking space No.84, located on Basement-2 Floor

being constructed on all that 'Phase-1' on the portion admeasuring 11090.00 sq.mt. lying on north west of the said Plot No. C, out of survey No.55/1A/1/ 11 to 14, situate at village Tathawade of Taluka Mulshi, District Pune, more particularly described in Schedule-2 above, together with fixtures, fittings, facilities, amenities, exclusive facility (if specifically agreed to), and together with easements, appurtenances, ingress, egress, incidental and ancillary things thereto, and as delineated in the floor map annexed hereto.

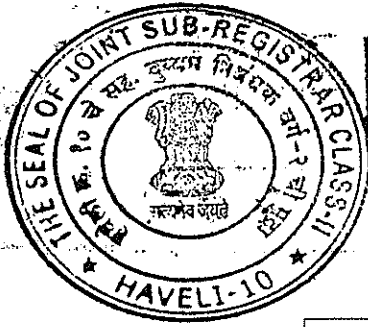
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**Common/ restricted common area and facilities**

Common facilities and areas for Phase 1 of the project	18.00 meter Internal Road-3 (S. No. 55/1A/1/13, running east-west lying somewhat in the middle of Plot No. C) is common for both phases on the entire said plot and access is also given to projects, schools, colleges and others located on the adjoining lands.  Buildings A, B & C are connected on 2 <sup>nd</sup> Floor level as well as with a sky bridge on top terrace level. All Buildings have common plinth area.
Restricted common facilities & amenities	Parking Areas: Parking areas covered/open located inside the Entrance gates (including all basement area of the project) are to be used by Owners / occupants of residential apartments only and occupants of commercial units are strictly prohibited to use the same.  Covered parking allotted for exclusive use of the concerned apartment owner is restricted

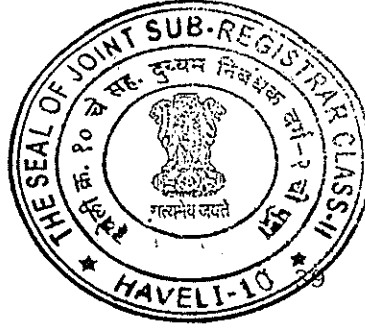
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	<p>areas for other occupants.</p> <p>Parking areas/open spaces located at front road sides of the Phase 1 in front of the commercial apartments (out side Entrance Gates of the project) are exclusively reserved for parking of commercial apartments / units for its owners and visitors only and owners/occupants/visitors of residential apartments are strictly prohibited to use the same.</p> <p><b><u>Project Amenities:</u></b> All aforesaid amenities mentioned in Schedule-2 are for exclusive use and enjoyment by Owners / occupants of Residential apartments only and therefore, commercial apartments / units Owners / occupants are strictly prohibited thereof.</p> <p><b><u>Common Facilities for exclusive use of Residential apartments</u></b> There is separate STP (sewage treatment plant), separate Under Ground Water Tank/s and separate D.G. back up/s and separate staircase/s &amp; lift/s so also lobby areas and top terraces of all buildings of Phase 1 are reserved for occupants of residential units and hence, occupants of commercial units are strictly prohibited from using the same, There are Four Entrance Gates (Two of them are reserved for fire driveway / fire tender movement) which are for exclusive use of occupants of residential units and occupants of commercial units are strictly prohibited from using the same.</p> <p><b><u>Common Facilities for exclusive use of commercial apartments</u></b> Commercial Apartments have direct access from front side of the Phase 1 of the project and have separate Entrance lobbies and staircases, lift/s, escalators, etc. which are to be used exclusively by commercial units, their customers, visitors, guests, etc. and occupants of Residential units are strictly prohibited from using the same. There is separate STP (sewage treatment</p>
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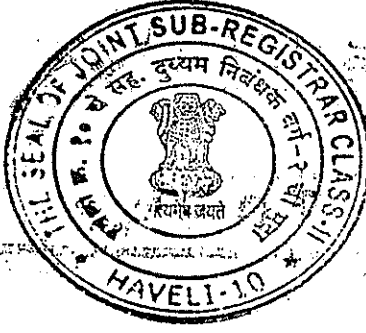
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	plant), separate Under Ground water tank/s and separate D.G. back up for occupants of commercial units and occupants of Residential units are strictly prohibited from using the same.
Rider	This shall be subject to change as to number of building/s, apartments therein, their division and/or amalgamation into separate buildings or apartments, provision and situation of internal open space and/or internal access roads, with proportionate alteration in common facilities & amenities along with their location as may be found necessary by the Developer depending <i>inter alia</i> upon market conditions. However, this shall not adversely affect the said Apartment agreed to be purchased by the Allottee/ Purchaser

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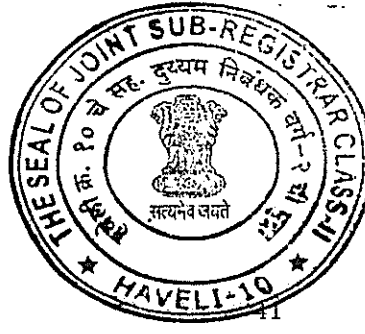


In witness whereof, the parties hereto have signed and executed this AGREEMENT on the date and at the place herein before first mentioned.

**NAVNEET BAHETI**

**(Developer/Promoter)**

As the duly authorised signatory of and for M/s Merlin Bhingarwala Developers LLP and duly constituted attorney of **Owners**, (1a) Dattatraya Kisan *alias* Krushna Navale for self and as "Karta" and Manager of Kisan Navale, HUF, (1b) Murlidhar Kisan *alias* Krushna Navale, (1c) Balasaheb Kisan *alias* Krushna Navale (2a) Gulab Govind Navale, for self and as "Karta" of Govind Vithoba Navale, HUF, (2b) Namdev Govind Navale, (2c) Ashok Govind Navale, (2d) Kailas Govind Navale (3a) Nivrutti Sudamrao Navale, for self and as "Karta" of Sudamrao Vithoba Navale, HUF (3b) Jalinder Sudam Navale, (4) Vidura Vithoba Navale, for self and as "Karta" of Vidura Vithoba Navale, HUF (5a) Bhiku Narayan Navale, for self and as "Karta" of Bhiku Narayan Navale, HUF, (5b) Pandurang Narayan Navale, **OWNER No.1** And (1a) Vimal Dattatraya Navale, (1b) Narendra Dattatraya Navale (1c) Monika Kailas Kute, (1d) Swati Navnath Kale (1e) Shweta Ganesh Ghule (2a) Pushpa Murlidhar Navale (2b) Shridhar Murlidhar Navale (2c) Ashwini Raju *alias* Rajendra Bhise, (2d) Sushama Mahesh Pawar, (3a) Kalpana Balasaheb Navale, (3b) Swapnil Balasaheb Navale, (3c) Sumeet Balasaheb Navale, (4a) Shalan Gulab Navale, (4b) Jivan Gulab Navale, (4d) Nivedita Hiranman Walhekar, (4e) Rekha Pradeep Chavan (5a) Chaya Namdev Navale (5b) Reshma Prashant Kaspate (5c) Nalini Tushar Jaid (5d) Priyanka Namdev Navale (5e) Pravin Namdev Navale (6a) Sunita Ashok Navale (6b) Madhuri Rohan Khandve (6c) Kaushal Ashok Navale (6d) Ketki Ashok Navale (7a) Sangita Kailas Navale (7b) Prathamesh Kailas Navale (7c) Pratik Kailas Navale (8a) Jayshree Nivrutti Navale (8b) Harish Nivrutti Navale (8c) Shreya Pankaj Jambhulkar (8e) Namita Prashant Gaikwad (9a) Deepa Jalinder Navale (9b) Sumesh Jalinder Navale (9c) Dhanashree Jalinder Navale (10a) Dnyanesh Vidura Navale, (10b) Rekha Dnyanesh Navale (10c) Malhar Dnyanesh Navale (11a) Shivraj Vidura Navale (11b) Sushupti Shivraj Navale, (12a) Manisha Bhiku Navale (12b) Sachin Bhiku Navale (12c) Limika Sachin Navale



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(12d) Parth Sachin Navale (12e) Yogesh Bhiku Navale (13a) Usha Pandurang Navale (13b) Aniket Pandurang Navale (13c) Kshama Pandurang Navale, OWNER NO. 2 ; AND duly constituted attorney of **Confirming Party** (i) Bacchubhai Dharamshi Patel a duly designated Partner of and for Akshar Properties (ii) Hari Bachhubhai Mujat, a duly designated partner of and for Akshar Properties, authorized director of and for Akshar Land Developers Pvt. Ltd

Photograph	LHTI	Signature

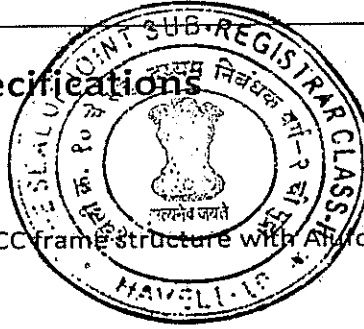
MADHUKAR NARSINGRAO MANEKAR (Allottee/ Purchaser)		
Photograph	LHTI	Signature

Witnesses	Signatures
Laxman Gawdi Viman nagar Pune-411014	
Yogesh Bansode Viman nagar Pune-411014	

## Merlin Elementa 2.0: Specifications

### List of specifications provided:

- **Structural:**  
Earthquake resistant RCC frame structure with Aluminium construction technology
- **Walls & Plaster:**  
External face with texture finish & acrylic paint.  
Internal RCC walls with putty and primer finish.
- **Flooring:**  
800 X 800 Glossy Vitrified flooring for entire flat.  
600 X 600 rustic tiles in balcony.
- **Kitchen:**  
Granite platform with SS sink  
600 X 300 vitrified tiles in dado up to lintel level  
RO Point  
Provision for Hob and chimney  
Washing Machine point in Dry Balcony  
Piped gas supply (if available)
- **Doors and windows:**  
Main door 35 mm flush door with decorative veneer finish & wooden door frames.  
Internal 32mm flush doors with decorative laminate, wooden door frames & SS finish mortise handles.  
Aluminum windows in euro groove series with powder coating and 5 mm clear glass with granite jamb on all 4 sides.  
SS & glass combination for balcony railing.
- **Toilets:**  
600 X 600 anti-skid vitrified tiles for flooring.  
600 X 600 matt finished vitrified tiles in dado up to lintel level.  
Sanitary ware of Jaquar or equivalent.  
CP fittings of Jaquar or equivalent  
600 X 600 Gypsum false ceiling in all toilets (openable)  
Concealed flush valve flushing system.  
Geyser points in all toilets.  
Openable aluminium vent windows for access to service area.
- **Electrical:**  
Modular switches of Legrand or equivalent  
3 phase concealed copper wiring of Polycab or equivalent  
AC & TV points in all bedrooms, living & dining.



हवल-१०

सेल ६३ ७३

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## Salient features & facilities:

- 3 to 4 high speed elevators (including stretcher lift) of 13 passenger capacity with SS cabin of Kone or equivalent in every block.
- Garbage chute in every block.
- Hydro pneumatic pressure system for water supply.
- Dedicated RCC service ledge for ODUs for every flat.
- Solar panels
- Rain water harvesting
- Sewage treatment plant
- Water treatment plant
- Allotted car parking
- Administration office

## Advanced features:

- DG backup
  - 100 % for common areas
  - Entire apartment area except air conditioning & 15-amp power points
- Society management & visitor management app (My Gate or equivalent)
- Access controls in all main lobbies
- CCTV surveillance
- Car charging stations
- 2-wheeler charging stations
- Wi-Fi in all common areas, terrace and amenity areas.



हवल-१०		
१०६	४४	७३
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## Merlin Elementa 2.0: Amenities

### Amenities @ Podium Level:

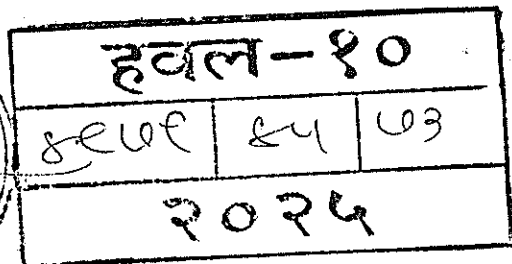
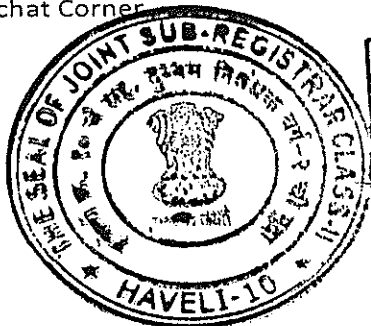
- Landscaped garden
- Children's crèche
- Library
- Cafeteria (Indoor)
- Guest rooms (3 nos.)
- Cricket practice pitch
- Multipurpose court (Basketball/volleyball)
- Amphitheatre
- Kids play area
- Life size games
- Indoor Badminton court
- Indoor Squash court
- Chit chat corners

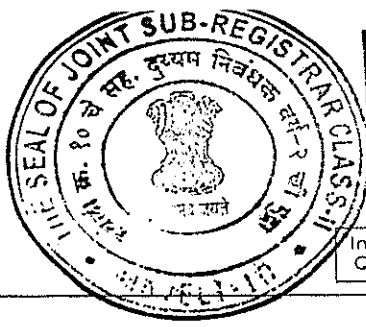
### Amenities @ first floor level (All air-conditioned):

- Gymnasium
- Steam rooms (separate for his and her) with changing rooms and toilets.
- Yoga + Aerobics
- Banquet hall with pre-function area.
- Mini theatre
- Club house:
  - Carom
  - Foosball
  - Air hockey
  - Table tennis (with robotic play option)
  - Pool tables
  - Arcade games
  - Card rooms
  - Chess
  - VR games
- Co-working stations.
- Meeting room with video conferencing facility.

### Amenities @ roof top level:

- Sky bridge connecting all towers.
- Artificial lawn with peripheral natural plantation.
- Jogging track
- Infinity swimming pool with wooden deck & changing rooms.
- Splash pool
- Senior citizen seating
- Chitchat Corner





हवल-१०		
सेल	६६	१०३
२०२५		
In Reply Please	Quote Ref. No.	

**KIRAN KOTHADIYA**  
B.Com. (Hons.), LL.M.  
Advocate

**Office & Correspondence :**  
Shree Ameya Apartments,  
1187/37, Kanitkar Path, Off. Ghole Road,  
Shivajinagar, Pune - 411 005.  
Tel. : (020) 2553 4463 / 2553 6776,  
E-mail : kk@kblaw.net

**Court :**  
Chamber No. C - 24,  
New Lawyer's Chambers,  
District Court Compound,  
Shivajinagar, Pune - 411 005.

Title Certificate

October 14, 2022

I have investigated the title of the Owner, Assignor and the right of the Assignee/Developer to the said Property (described in SCHEDULE 1 above), and furnished the title reports dated 13.10.2022

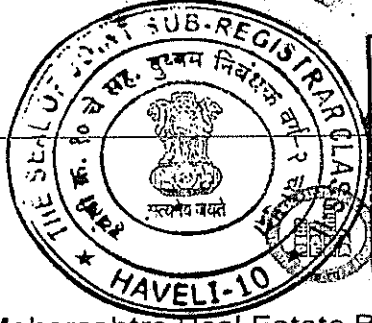
I also caused the search to have been taken in respect of the said Property. I perused (i) the documents of title and extracts of revenue record, (ii) the permission to use the said Property for residential purposes, issued by the Junior Engineer of Pimpri Chinchwad Municipal Corporation, together with the plans for construction of the building thereon.

As stated in my aforesaid title reports; I am of the opinion that

- (a) the Owners and Assignors have assigned their development rights to the Developer pertaining to the said Property,
- (b) the said Property is free and marketable,
- (c) the Developer is entitled to develop the said Property by constructing a building thereon, comprising of independent apartments for commerce, and to enter into this agreement to sell with the intending purchaser.



Kiran Kothadiya  
Advocate



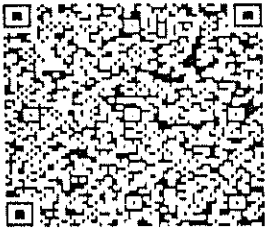
हवल-१०		
२००९	२६	७३
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Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT  
FORM 'F'  
[See rule 7(2)]

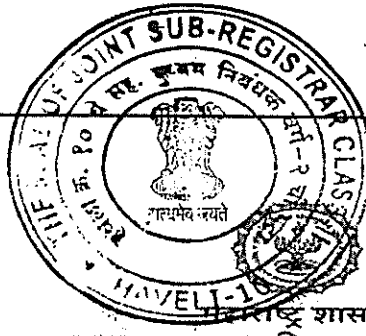
This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: MERLIN ELEMENTA 2.0, Plot Bearing / CTS / Survey / Final Plot No.: 55/1A/1/11 TO 55/1A/1/14 at Tathwade, Mulshi, Pune, 411033*; registered with the regulatory authority vide project registration certificate bearing No P52100050199 of

1. Merlin Bhingarwala Developers Llp having its registered office / principal place of business at *Tehsil: Haveli, District: Pune, Pin: 411014.*
2. This renewal of registration is granted subject to the following conditions, namely:-
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The registration shall be valid up to 31/12/2027 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
  - If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 23/10/2023  
Place: Mumbai

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
Signature (Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 23/10/2023 11:17:51  
Maharashtra Real Estate Regulatory Authority



हवल-१०

Page 1 of 1

हेबरे ल लो

२०२५

अहवाल दिनांक : 26/09/2023

१२

व :- ताथवडे ( 944083 )  
LPIN : 32228288540

तालुका :- मुळशी  
भूमापन क्रमांक व उपविभाग : 55/1अ/1/11

जिल्हा :- पुणे



32228288540

भ-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

विवरण	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कळ, खंड व इतर अधिकार
आर.पो.जी.सी.सी. नक	3272	पिपरी पिचवड महानगरपालिका रस्त्याकरीता	27.57.75	137.89		( 7422 )	कुळाचे नाव व खंड
कृषिक क्षेत्र न शेती कारणी	3828	दत्तात्रय किसन उर्फ कृष्णा नवले विदुरा विठोबा नवले मुरलीधर किसन उर्फ कृष्णा नवले बाळासाहेब किसन उर्फ कृष्णा नवले पांडुरंग नारायण नवले जालिंदर सुदाम नवले भिकु नारायण नवले निवृत्ती सुदाम नवले गोविंद विठोबा नवले -----सामाईक क्षेत्र-----	2.20.64	11.03		( 7416 ) ( 7416 ) ( 7416 ) ( 7416 ) ( 7416 ) ( 7416 ) ( 7416 ) ( 7416 ) ( 7416 ) ( 7422 )	इतर अधिकार इतर 24.00 मी डीपी रस्ता ( 7416 ) प्रसंबिल फेरफार : नाही. शेवटचा फेरफार क्रमांक : 7422 व दिनांक : 31/12/2021
फेरफार क्र ( 977 ) ( 1024 ) ( 1045 ) ( 1093 ) ( 1135 ) ( 1145 ) ( 1146 ) ( 1172 ) ( 1214 ) ( 1217 ) ( 1218 ) ( 1332 ) ( 1341 ) ( 1344 ) ( 1389 ) ( 1323 ) ( 2326 ) ( 3669 ) ( 3671 ) ( 4166 ) ( 4173 ) ( 4656 ) ( 4657 ) ( 4658 ) ( 4659 ) ( 4666 ) ( 4669 ) ( 4670 ) ( 5103 ) ( 5553 ) ( 54 ) ( 6272 ) ( 6392 ) ( 6414 ) ( 6436 ) ( 6595 ) ( 6859 ) ( 7023 ) ( 7114 ) ( 7416 ) ( 8105 )							सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1961 यातील नियम 29 ]

गाव :- ताथवडे ( 944083 )

तालुका :- मुळशी

जिल्हा :- पुणे

मापन क्रमांक व उपविभाग : 55/1अ/1/11

पिकाखालील क्षेत्राचा तपशील

लागवडीसाठी उपलब्ध नसलेली जमीन

शेरा

वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					ह.आर. पी.सी	ह.आर. पी.सी			ह.आर. पी.सी	

। : \* सदरची नोंद मोबाइल ॲप द्वारे घेणे आलेली आहे

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."  
दिनांक :- 26/09/2023  
आंकृतिक क्रमांक :- 272500064251900000920231429

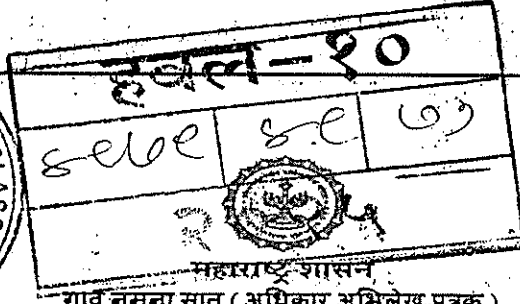
(नाव :- हनुमंत महादु चांदेकर)  
तलाठी साक्षी :- थेरगावता :- मुळशी जि :- पुणे

एच. एम. चांदेकर

तलाठी मौजे-थेरगाव, ताथवडे, वाकड  
ता. मुळशी, जि. पुणे.

s://mahafarfarpune.enlightcloud.com/DDM/PgHtml712

26/09/2023



अहवाल दिनांक : 26/09/2023

व :- ताथवडे ( 944083 )  
PIN : 19682345269तालुका :- मुळशी  
भूमापन क्रमांक व उपविभाग : 55/1अ/1/12

जिल्हा :- पुणे



म-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्र. एकक व आकारणी	खाले क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कळ. खंड व इतर अधिकार
गाचे आर.चौ.मी.चौ.सें.मी.	3828	दत्तात्रय किसन उर्फ कुष्णा नवले				( 7416 )	कुळाचे नाव व खंड
क		गोविंद विठोबा नवले				( 7416 )	.....
कृषिक क्षेत्र		विदरा विठोबा नवले				( 7416 )	.....
शेती	302.74.28	मुरलीधर किसन उर्फ कुष्णा नवले				( 7416 )	इतर अधिकार
कारणी	1513.71	बाळासाहेब किसन उर्फ कुष्णा नवले				( 7416 )	इतर
		पांडुरंग नारायण नवले				( 7416 )	बिनशेती प्लॉट C ( 7416 )
		जगदीश्वर सुदाम नवले				( 7416 )	.....
		शिव नारायण नवले				( 7416 )	.....
		निवृत्ती सुदाम नवले				( 7416 )	.....
		सामाईक क्षेत्र	302.74.28	1513.71			प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : 7416 व दिनांक : 18/12/2021
फेरफार क्र. ( 977 ) ( 1024 ) ( 1045 ) ( 1094 ) ( 1135 ) ( 1145 ) ( 1146 ) ( 1172 ) ( 1214 ) ( 1217 ) ( 1218 ) ( 1332 ) ( 1341 ) ( 1344 ) ( 89 ) ( 2323 ) ( 2326 ) ( 3669 ) ( 3671 ) ( 4166 ) ( 4173 ) ( 4656 ) ( 4657 ) ( 4658 ) ( 4659 ) ( 4666 ) ( 4669 ) ( 4670 ) ( 5103 ) ( 5553 ) ( 54 ) ( 6272 ) ( 6392 ) ( 6414 ) ( 6436 ) ( 6595 ) ( 6859 ) ( 7023 ) ( 7114 ) ( 8105 )							सीमा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव :- ताथवडे ( 944083 )

तालुका :- मुळशी

जिल्हा :- पुणे

मापन क्रमांक व उपविभाग : 55/1अ/1/12

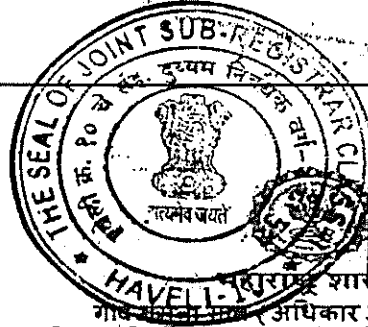
पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
शेरा	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	

\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५/- रुपये मिळाले."  
दिनांक :- 26/09/2023  
सांकेतिक क्रमांक :- 27250006425190000920231423( नाव :- हनुमंत महादू चांदेकर )  
तलाठी साक्षी :- थेरगांवता :- मुळशी जि :- पुणे

एच. एम. चांदेकर

तलाठी भौजे-थेरगांव, ताथवडे, वाकड  
ता. मुळशी, जि. पुणे.



हवल-१०		
सेवे	५०	अहवाल दिनांक 26/09/2023
२०२५		

गाव नमूना बारा (पिकांची नोंदवही)  
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम २५,६ आणि ७ ]



ता. :- ताथवडे ( 944083 )  
LPIN : 33695293742

तालुका :- मुळशी  
भूमापन क्रमांक व उपविभाग : 55/13/1/13

जिल्हा :- पुणे

33695293742

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

पत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कळ, खंड व इतर अधिकार
नाचे	आर.चौ.मी.चौ.सं.मी. 3828	दत्तात्रय किसन उर्फ कृष्णा नवते				( 7416 )	कुळाचे नाव व खंड
कृषिक क्षेत्र		गोविंद विठोबा नवते				( 7416 )	.....
न शेती	34.79.33	विदुरा विठोबा नवते				( 7416 )	.....
कारणी	173.97	मुरलीधर किसन उर्फ कृष्णा नवते				( 7416 )	इतर अधिकार
		बाळासाहेब किसन उर्फ कृष्णा नवते				( 7416 )	इतर
		पाहुरंग नारायण नवते				( 7416 )	अंतर्गत 18.00 मी रस्ता 3 ( 7416 )
		जालिंदर सुदाम नवते				( 7416 )	.....
		मिर्क नारायण नवते				( 7416 )	.....
		निवृत्ती सुदाम नवते				( 7416 )	.....
		-----सामाईक क्षेत्र-----	34.79.33	173.97			प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : 7416 व दिनांक : 18/12/2021
							.....
							सीमा आणि भूमापन घिन्हे :

फेरफार क्र. ( 977 X 1024 ) ( 1045 X 1094 X 1135 X 1145 ) ( 1146 X 1172 X 1214 ) ( 1217 X 1218 X 1332 X 1341 ) ( 1344 )  
589 X 2323 X 2326 X 3669 X 3671 X 4166 X 4173 ) ( 4656 X 4657 X 4658 X 4659 ) ( 4666 X 4669 ) ( 4670 X 5103 ) ( 5553 )  
154 X 6272 X 6392 X 6414 X 6436 X 6595 X 6859 X 7023 X 7114 X 8105 )

गाव नमूना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम २९ ]

गाव :- ताथवडे ( 944083 )

तालुका :- मुळशी

जिल्हा :- पुणे

नापन क्रमांक व उपविभाग : 55/13/1/13

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हं.आर. चौ.मी	हं.आर. चौ.मी			हं.आर. चौ.मी	

१ : \* सदरची नोंद मोबाइल ॲप द्वारे घेणे आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 26/09/2023  
सांकेतिक क्रमांक :- 272500064251900000920231427

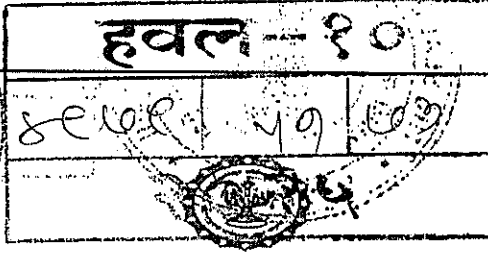
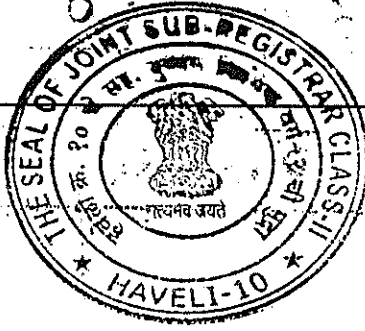
( नाव :- हनुमंत महादु चांदेकर )  
तलाठी साईजी :- थेरगांवता :- मुळशी जि :- पुणे

एच.एम. चांदेकर

तलाठी भौजे-थेरगांव, ताथवडे, वाकड  
ता. मुळशी, जि. पुणे.

s://mahaferfarpune.enlightcloud.com/DDM/PgHtml712

26/09/2023



अहवाल दिनांक : 26/09/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७]

व :- ताथवडे (944083)  
PIN : 32252721702तालुका :- मुळशी  
भूमापन क्रमांक व उपविभाग : 55/1अ/1/14

जिल्हा :- पुणे



भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

व्र. एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.	कळ, खंड व इतर अधिकार
गाचे आर.घो.मी.घो.से.मी. 3828		दत्तात्रय किसन उर्फ कृष्णा नवले				(7416)	कुळाचे नाव व खंड
कृषिक क्षेत्र		गोविंद विठोबा नवले				(7416)	
शेती 37.68.00		विदुरा विठोबा नवले				(7416)	
सारणी 188.40		मुरलीधर किसन उर्फ कृष्णा नवले				(7416)	इतर अधिकार
		बोळासाहेब किसन उर्फ कृष्णा नवले				(7416)	इतर
		पांडुरंग नारायण नवले				(7416)	ओपन स्पेस 8 (7416)
		जालिंदर सुदाम नवले				(7416)	
		शिकु नारायण नवले				(7416)	
		निर्वृत्ती सुदाम नवले				(7416)	
		सामाईक क्षेत्र	37.68.00	188.40			प्रलंबित फेरफार : नाही.
							शेवटचा फेरफार क्रमांक : 7416 व दिनांक : 18/12/2021
फेरफार क्र. (977 X 1024 X 1045 X 1094 X 1135 X 1145 X 1146 X 1172 X 1214 X 1217 X 1218 X 1332 X 1341 X 1344 X 89 X 2323 X 2326 X 3669 X 3671 X 4166 X 4173 X 4656 X 4657 X 4658 X 4659 X 4666 X 4669 X 4670 X 5103 X 5553 X 54 X 6272 X 6392 X 6414 X 6436 X 6595 X 6859 X 7023 X 7114 X 8105)							सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- ताथवडे (944083)

तालुका :- मुळशी

जिल्हा :- पुणे

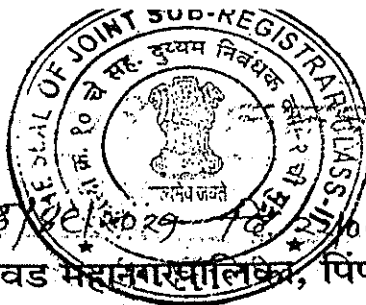
भूमापन क्रमांक व उपविभाग : 55/1अ/1/14

पिकाखालील क्षेत्रांच्या तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा	
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. घो.मी	हे.आर. घो.मी			हे.आर. घो.मी	

\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 26/09/2023  
सांकेतिक क्रमांक :- 272500064251900000920231431(नाव :- हनुमंत महादु चांदेकर)  
तलाठी साक्षात :- धेरगांवता :- मुळशी जि :- पुणेएच. एम्. चांदेकर  
तलाठी मोजे-धेरगांव, ताथवडे, वाकड  
ता. मुळशी, जि. पुणे.





हवल-१०		
सेट	५२	६
२०२५		

बी.पी./सायवडे/१३९/२०२२

पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.

परिशिष्ट डी - १



बांधकाम चालू करणेकरिता दाखला

अर्ज क्र. १०३३२९२२००९३९३२

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८.

क्रमांक - बी.पी./सायवडे/१३९/२०२२

दिनांक : ३१/०३/२०२२

श्री./श्रीमती/मे. विपुल विठोबा नवने व इतर लगे मे. अक्षर प्रॉपर्टीज मॅण्ड डेव्हलपर्स  
मा. लि. चो संचालक न्ही. कचुभाई अरमाशी पळेव (उ.मु.या)  
व्दारा : ला. आ. / ला. स. श्री. न्ही. विकास अचमळर  
५२२९ बी/१ सायवडे परोजे रोड एम.सी. रोड पुणे-०४ यांना

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगरपालिका अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे.....सायवडे.....येथील सर्व्हे नं./सर्व्हे नं.....५३/१३९/१९९+१२५+१३+१४.....सिटी सर्व्हे नं.....(५) प्लॉट नं.....१/३१..... मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक १४/०९/२०२२ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमुद अटींवर व जादा अट क्र १ ते ४१ नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

- १) सेट बँकच्या अँलबजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
- २) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी मिळणार नाही किंवा भेगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.
- ३) सदर प्रारंभ प्रमाणपत्र / बांधकाम चालू करणेच्या तारखेपासून सुरु होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहिल.
- ४) ही परवानगी आपल्या मालकीच्या जाग्मिनी नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत - १ ते ४१ अटी व नकाशा प्रती.

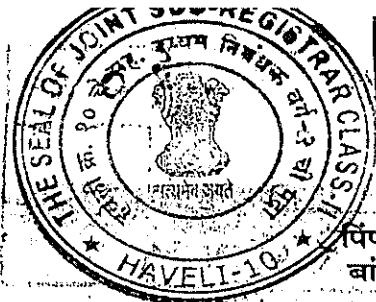
उप अभियंता  
पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता  
पिंपरी चिंचवड महानगरपालिका

for सह शहर अभियंता श्याम  
पिंपरी चिंचवड महानगरपालिका

प्रत महितीसाठी : १) सहा. मंडलअधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी वाघेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुर्डो / निगडी प्राधिकरण / सांगवी / पिंपळे गुरुव / पिंपळे निलख / पिंपळे सौदागर / चाकड / रावेत / र्हाटणी / थेरगांव.

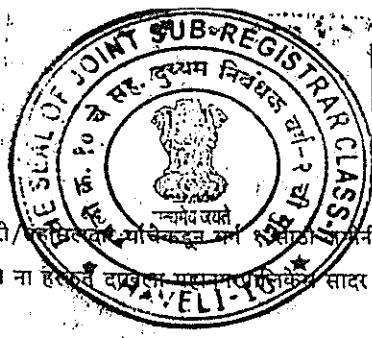
२) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे - ४११ ००१. (MAHADA)



हवल-१०  
२०२५

पिंपरी चिंचवड महानगरपालिका पिंपरी - ४११ ०१८.  
बांधकाम चालू करणेकरिता महत्वाच्या सूचना / अटी

- १) सांबांढतच्या मंजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकामे करणे बंधनकारक आहे.
- २) जोत्यापर्यंत काम आल्यानंतर नगररचना व विकास विभागाकडून सेटबॅक तापासून घ्यावेत. त्याशिवाय जोत्यावरील काम, सुरु करू नये. ज्योत्यापर्यंतच्या कामाचे विभागस लेखी स्वरूपात कळवावे.
- ३) सोबातच्या नकाशावर नमूद करण्यात आलेल्या अटींवर हे संमतीपत्र देण्यात येत आहे.
- ४) ज्या भूखंडांवर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचा भोगवटा दाखला मागण्यापुर्वी विकसकाने इमारतीसमोर कंपाउंड वॉलच्या आत झाडे लावून ती व्यवस्थित बाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपन विकसकाने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रकम कोषागारात भरणे बंधनकारक आहे.
- ५) नवीन बांधकाम सुरु करताना संबधित जागेमध्ये झाडे असल्यास ती ट्री अॅथोरिटीची पूर्व परवानगी घेतल्या शिवाय तोडू नयेत. अन्यथा कायदेशीर कारवाई करण्यात येते याची नोंद घ्यावी.
- ६) बांधकाम परवानगी करिता ' बांधकाम राडारोडा व्यवस्थापन' (C&D Waste Management Plan) बाबत पर्यावरण विभागाकडील ना हरकत प्रमाणपत्र जोडणे आवश्यक आहे. तसेच बांधकाम पुर्णत्वाचा दाखला देताना विकसकाने C&D Waste Processing Plan वर टांकलेल्या राडारोडाचा रिपोर्ट तसेच प्रक्रियेतून पुर्ननिर्मित झालेले कमीत-कमी २०% बांधकाम साहित्य वापरलेचे प्रमाणपत्र प्राप्त झालेनंतर संबधितांना पुर्णत्वाचा दाखला देण्यात येईल. सदरची अट ३०० चौ. मी. पेक्षा जास्त भूखंड क्षेत्राकरिता लागू राहिल.
- ७) इमारतीच्या तळमजल्यावरील गाळेधारकांच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल.
- ८) विकास आराखड्यातील रस्ता रुंदीने बाधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक राहिल. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ९) भूखंडाच्या संबधित मिळकत कर भरल्याचा करसंकलन विभाग मनपा यांचेकडील दाखला/पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १०) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे विकसीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ११) विकास आराखड्यातील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बाधित क्षेत्र म.पा.चे. नाव लावून ७/१२ चा उतारा/सुधारित मालमत्तापत्रक व मोजणी नकाशा सादर जागेचे FSI / DR अनुज्ञेय करणेपुर्वी या कार्यालयाकडे सादर करणेपुर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सादरहू रस्ता रुंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकसक यांनी स्वतः करणे आवश्यक आहे. अथवा मनपाच्या त्यावेळच्या प्रचलित दराने विकास खर्च भरणे आवश्यक आहे.
- १२) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहिवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा/मालमत्तापत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- १३) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रीकरण नगर भूमापन कार्यालयकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापुर्वी या विभागाला सादर करणे आवश्यक आहे.
- १४) इमारतीसाठी नियमानुसार रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- १५) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील सर्व प्रकारच्या पाण्याचा निचरा होणे सार्वजनिक आरोग्याच्या दृष्टीने आवश्यक आहे. त्यासाठी योग्य ती उपाययोजना करण्याची सर्वस्वी जबाबदारी विकसक / अर्जदार यांचेवर राहिल. याबाबत संबधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार/हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण

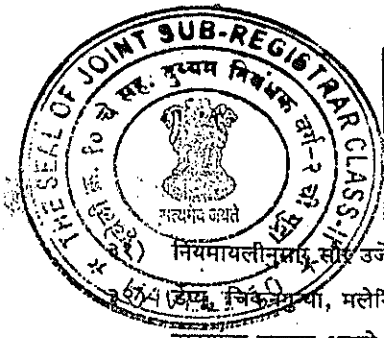


हवल-१०

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- १६) मा. उपविभागीय अधिकारी/प्लानिंग विभाग यांचेकडून मार्गदर्शन घेऊन यांची विनिश्चिता दाखला आवश्यक राहिल तर तसेच वर्ग २ साठी आवश्यक तो ना होत नाही. दुरुपयोग प्रमाणपत्राविरुद्ध सादर केल्याशिवाय बांधकाम परवानगा देणेत येणार नाही.
- १७) म्हाडास घाबऱ्याच्या सदनिष्ठा, पुर्णत्वानंतर इतर इमारतींना भाग/संपूर्ण भोगवटा दाखला देण्यात येईल.
- १८) यु.एल.सी. बाबत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- १९) सर्व बांधकाम व्यवसायिक / विकसक / जागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेवा शर्ती) अधिनियम १९९६ व कंत्राटी कामगार नियम आणि निर्मुलन) अधिनियम १९७० अनुषंगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण विषयक कायद्यातील तरतुदींची पूर्तता करून घेणे बंधनकारक आहे.
- २०) मा. जिल्हाधिकारी, पुणे यांची खनिकर्म शाखा द्वारे निर्गमित केलेल्या परिपत्रक क्र. खनिकर्म/कावि/८७७/२०१६ दि. ३१/०३/२०१६ नुसार विकासकाने बांधकामसाठी लागणारे गौण खजिन हे अधिकृतारित्या जाहिर केलेल्या परवानगी दिलेल्या दगड, खडी, मुळम, माती, चाळू परवानाधारक यांचेकडून खरेदी करणे बंधनकारक राहिल.
- २१) सादरची परवानगी ही संबंधित विकसकाने रियल इस्टेट रेग्युलेशन अॅन्ड डेव्हलपमेंट अॅक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे विकसकावर बंधनकारक राहिल.
- २२) WATER RECYCLE UNIT / STP हे जलनिःसारण ना हरकत प्रमाणपत्राप्रमाणे उभारून कार्यन्वित करणे विकासकावर बंधनकारक राहिल.
- २३) महाराष्ट्र महानगरपालिका अधिनियमातील २६३ अन्वये विकसकाने बांधकाम पुर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटापत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे. म्हणजे मा. शहर अभियंता अगर त्यांनी नेमलेल्या अधिकाऱ्याच्या जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. या विरुद्ध वर्तन करणारा संबंधित विकसक, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- २४) प्लॉटमधून जाणव्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती या दाखल्याने दिलेली नाही.
- २५) शेजारच्या लोकांना अथवा इतरांना कामापासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास पोहचू नये. त्याविषयी जबाबदारी विकसकावर आहे. या संमतीपत्राने दुसऱ्या कोणत्याही अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी विकसकावर राहिल.
- २६) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे अन्यथा संमतीपत्राविना बांधकाम चालू आहे, असे समजण्यात येईल. विशेष प्रसंगी महानगरपालिकेची लेखी अज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे त्यात या संमतीवरून बाधा येत नाही.
- २७) पाणीपुरवठा नाहरकत दाखल्यामध्ये नमूद केलेले अटी प्रमाणे आवश्यकती व्यवस्था करावी.
- २८) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके, हौद, अगर कारंजे खोदण्याचा अगर बांधण्याचे काम करू नये. गलीट्रॅप्स, उघडी गटारे, यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे, हौदात केरकचरा न जाईल अशी झाकणे व्यवस्थितपणे बसवावीत. त्यात मुलभूषणे काढत येईल असे मजबूत कुलूप व किल्ली तसेच ओव्हरफ्लो (वर्किंग) पाईपला चांगल्यापैकी वायरगेजचे संरक्षण असावे. हद्दीवरील भिंतीवरील फुटक्या बाटल्यांचे तुकडे बसवू नयेत. प्लॅशिंग संडसाचे जोते नजिकच्या रस्त्याच्या मध्यबिंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी उंचीचे असावे.
- २९) संबंधित भूखंडाबाबतचा रस्ता, वीज, ड्रेनेज इ. विकासकाने महानगरपालिकेच्या स्पेसिफिकेशनप्रमाणेच करणे बंधनकारक आहे.
- ३०) इमारतीच्या उदवाहकाबाबत सक्षम अधिकारी यांचेकडील चालविण्यासाठी अनुज्ञाप्ती, संपूर्ण भोगवटापत्रक घेणेपूर्वी सादर करणे आवश्यक राहिल. त्याखेरीज लिफ्टचा वापर करून नये.



हवल-१०		
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नियमावलीनुसार सौर उर्जेवर चालणारी व उष्णजल (Solar Water Heating System) बसविणे बंधनकारक आहे.

- टाक्यावर झाकण असणे बंधनकारक आहे. तसेच साठविलेले पाण्याचे टाकीचे परिसरात साचलेल्या पाण्याचा निचरा नियमितपणे करणे विकसकावर बंधनकारक राहिल. तसेच सदर ठिकाणी नियमितपणे मलेरिया ऑईल, एंब्रेट फवारणी इ. डास प्रतिबंधक फवारणी नियमितपणे करणेची जबाबदारी विकसकावर राहिल.
- ३३) बांधकास / व्यवसायिक/ विकसक / जागा मालक यांनी बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विमा काढणे बंधनकारक आहे.
- ३४) साईटवरील सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय करणे विकसक यांचेवर बंधनकारक राहिल.
- ३५) अतर्गत व वरिवाटीच्या रस्त्याबाबत क्षेत्र मनापचे ताब्यात देऊन ७/१२ उतान्यावर पिंपरी चिंचवड महानगरपालिकेच्या नावाची नोंद केलेनंतर क्षेत्राचा मोबदला देण्यात येईल.
- ३६) बांधकाम साईटवरील वसाहतीत विद्युति वाहिनी (इलेक्ट्रीसिटी व आग यांपासून धोका निर्माण होऊ नये. यांची विशेष काळजी घेण्यात यावी.
- ३७) महाराष्ट्र शासनाचे मेमोरंडम नं. टीपीसी/४३९८/१५०४/सीआर २८७/९४/युडी११/आरडीपी दि. १९ जुलै १९९४ नुसार संबंधित जागामालक / जागेचा विकास करणार त्यांनी (बांधकाम/विकास करावयाच्या) जागेवर सर्वांना सहजरित्या दिसेल आशा रितीने " डिस्प्ले बोर्ड (माहिती फलक)" बसविणे आवश्यक आहे. या फलकावर (मालकाचे नाव, आर्किटेक्टचे नाव व इतर अनुषंगिक) माहिती असणे आवश्यक आहे.
- ३८) कामाच्या ठिकाणी अपघात झाल्यास कामगारांना मिळणाऱ्या लाभांपासून हे वंचित राहू नये या करिता विकसकाने कामगारांचा अपघात विमा काढणे बंधनकारक राहिल.
- ३९) जागेच्या चा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हा दाखला देणेत येत आहे.
- ४०) भुखंडातील बांधकामाचे क्षेत्र (Construction Area) FSI व Non FSI क्षेत्र मिळून २०,००० चौ. मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- ४१) RERA रजिस्ट्रेशन क्रमांक :-

अ) विकसकाचा मालकाचा पत्ता

ब) बांधकामाच्या साईटचा पत्ता

मोबाईल क्रं. ९८९९९९९९९९

ई-मेल

पत्ता :

मि.जे. लाधवे

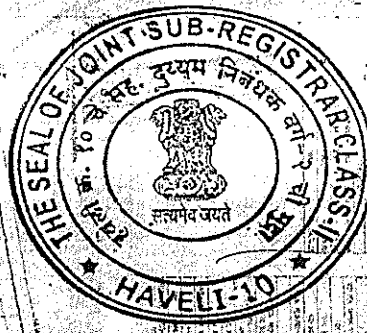
स.नं. - ५५/१ अ/१/११+१२+१३+१४

अट क्र. ४२ पि.बि.म.न.पा च्या विकास नियंत्रण नियमावलीतील नमूद क्र.९.२०.२ (b) नुसार ३०.०० मी. उंचीपेक्षा जास्त उंचीच्या इमारतीसाठी Mechanical Ventilation यंत्रणा बसविणे व कार्यान्वित ठेवणेची आवश्यकता यावर बंधनकारक आहे.

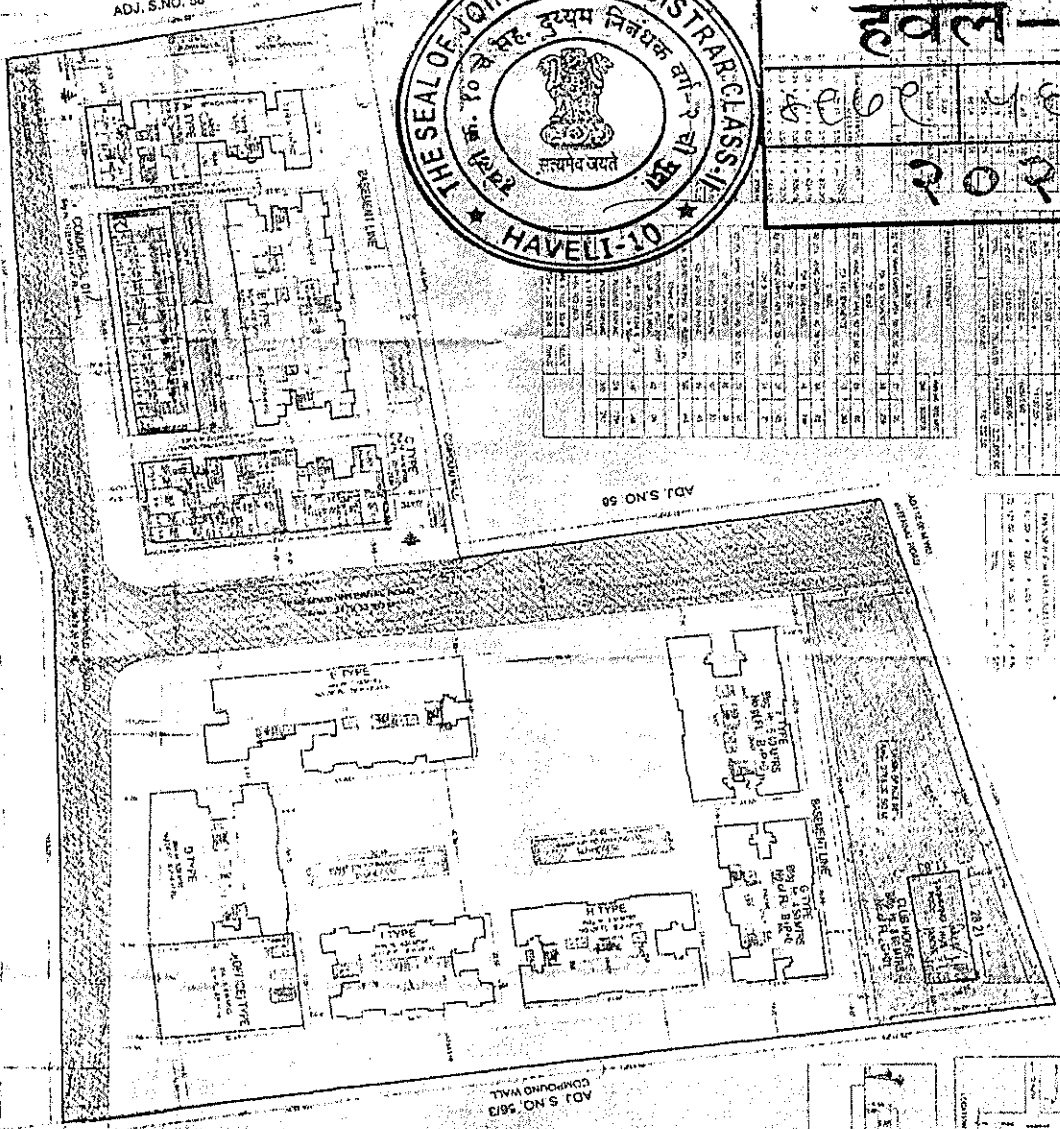
अट क्र. ४३. भारतीय मानक IS.2309.1989 रीती संहितेनुसार ३०.०० मी व त्यावरील उंचीच्या इमारतीचे विजेपासून संरक्षण करण्यासाठी इमारतीवर Lightning Arrester बसविणे बंधनकारक आहे.

अट क्र. ८४ -सर्व समावेशक आणि एकात्मिक नियंत्रण व प्रोस्ताहन नियमावली (UDCPR) नियमावली क्र.९.११.२ (b) प्रमाणे वेममेंट क्षेत्राच्या २.५ % पेक्षा जास्त व्हेंटिलेशन यंत्रणामुळे Mechanical Ventilation Exhaust fan बसविणे व कार्यान्वित ठेवणे विकसक यावर बंधनकारक आहे.

ADJ. S.NO. 58



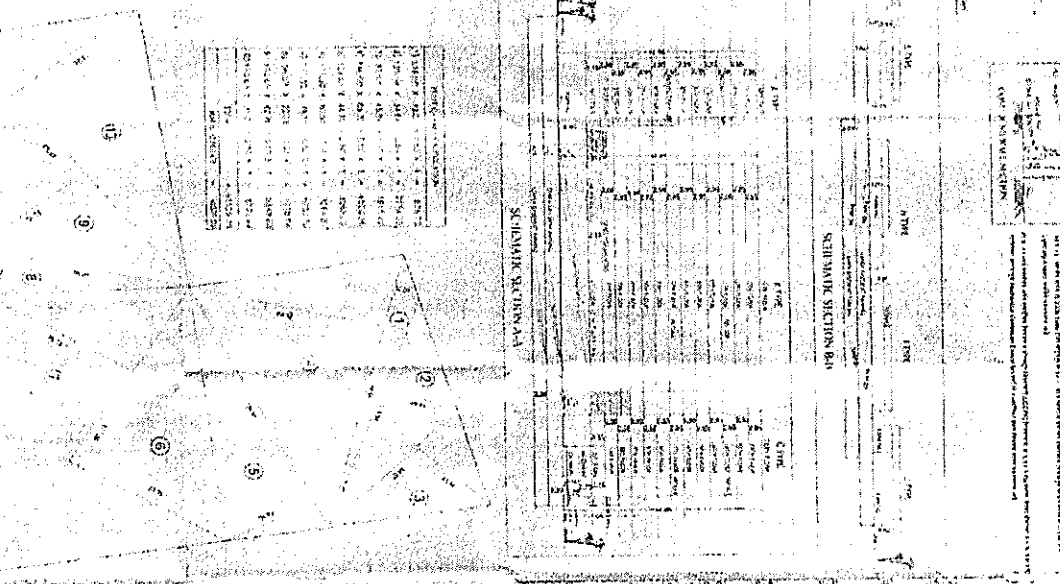
हवल - १०	
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Sl. No.	Particulars	Area	Remarks
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ADJ. S.NO. 58

ADJ. S.NO. 58



ADJ. S.NO. 58

ADJ. S.NO. 58

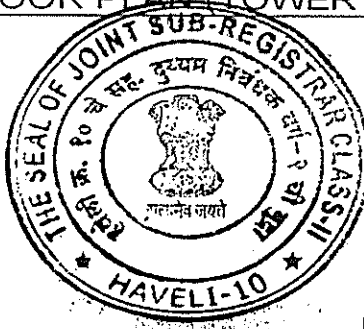
ADJ. S.NO. 58

Sl. No.	Particulars	Area	Remarks
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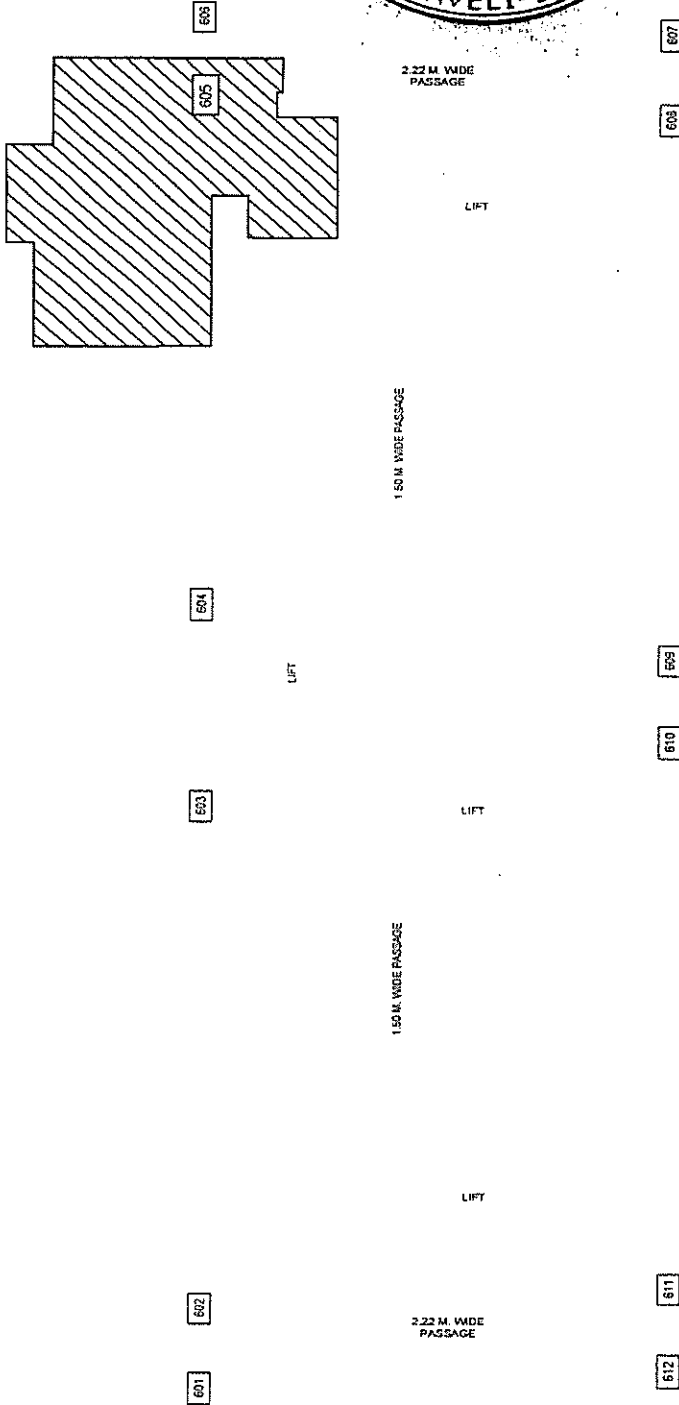
ADJ. S.NO. 58

ADJ. S.NO. 58

FLOOR PLAN (TOWER - B)



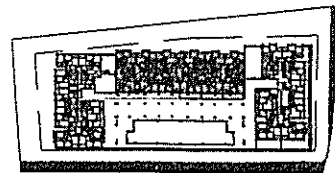
हवल-१०		
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२०२५		



*Handwritten signature*

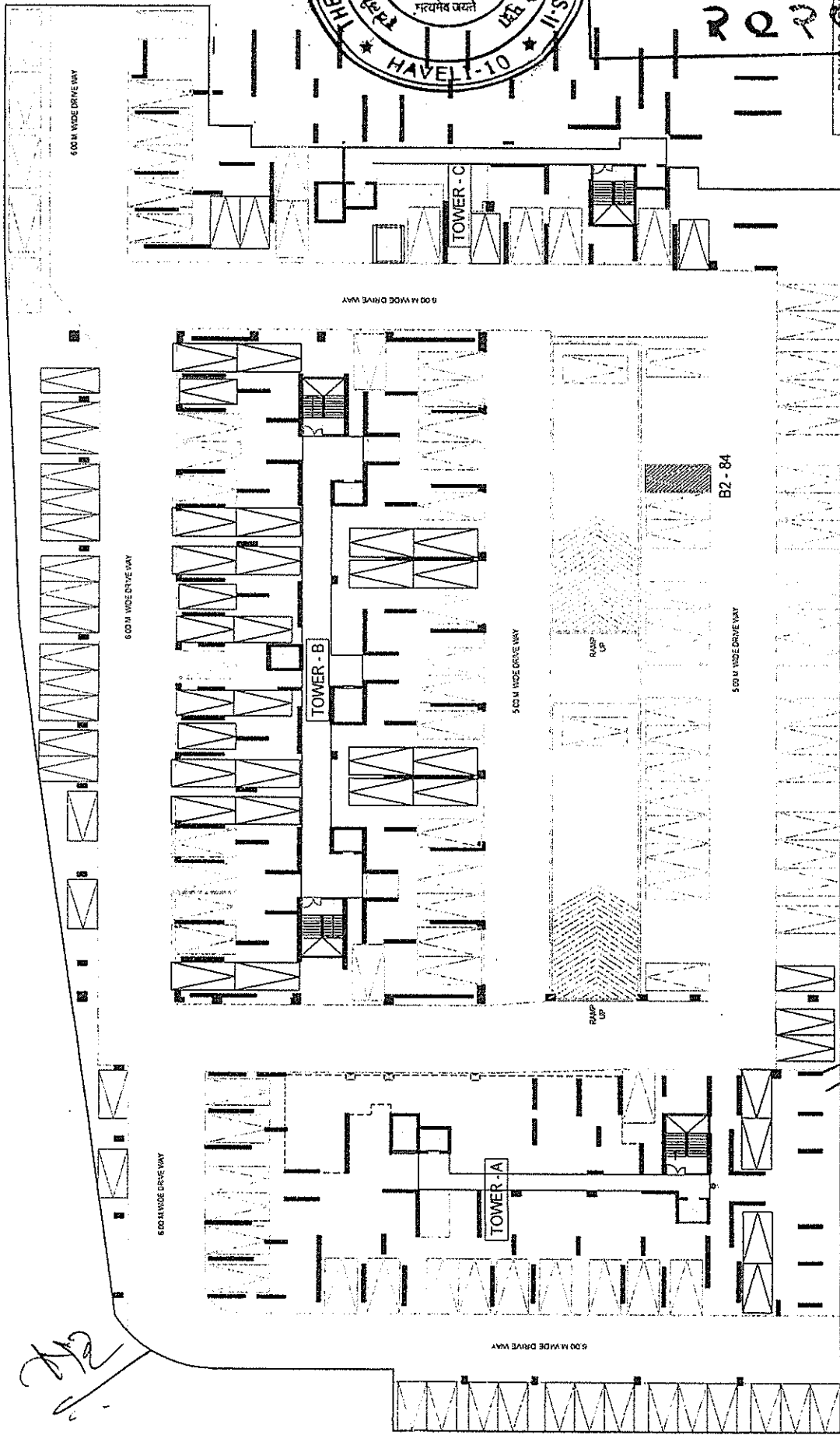
*Handwritten initials*

6TH (SIXTH) FLOOR PLAN





हवल-१०	
800	4
ROR	
PARKING DETAILS	
PARKING NO. : B2-84	
NO. OF CARS : 01	
PARKING TYPE : INDEPENDENT	
UNIT NO. : B-605	

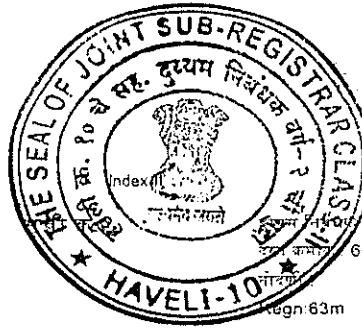


AREA UNDER ROAD WIDENING  
 ----- 24.00 M. W. PROPOSED D.P. ROAD -----

*Handwritten signature/initials*

BASEMENT 02 LEVEL PLAN

*Handwritten initials/signature*



हवल-१०		
४६६	५६	७३
२०२५		

गावाचे नाव : ताथवडे

- (1) विवेकाचा प्रकार : असाईनमेंट फी
- (2) नोंदण : 1320122000
- (3) वाजाराभाव (भाडेपट्ट्याच्या बाबत) : 379485000

(4) मू-नामन, मोटारिंगा व घरकामाक (अमन्याम) : 1) वाकिफेचे नाव: पिंपरी-विचयचंद्र म.न.पा. टावर वर्णन .. इतर माहिती: ताथवडे तालुका मुळशी जिल्हा पुणे येथील भिळकता यासी(जुना सर्व्हे क्र. 56 /1)येथील सर्व्हे क्र.(1)सर्व्हे क्र. 55 /1अ/1/11 यासी क्षेत्र 2978 .39 चौ मी- 24 मीटर डी पी रस्ता(2)सर्व्हे क्र. 55 /1अ/1/12 यासी क्षेत्र 30274 .28 चौ मी- विनशेती प्लॉट सी(3)सर्व्हे क्र. 55 /1अ/1/13 यासी क्षेत्र 3479 .33 चौ मी- अतर्गत 18 .00 मीटर रस्ता 3(4)सर्व्हे क्र. 55 /1अ/1/14 यासी क्षेत्र 3768 .00 चौ मी- ओपन स्पेस 8 अनेक एकूण क्षेत्र 40500 .00 चौ मी. हा या दस्ताचा विषय आहे. (अभिनिर्णीत करत करण न.22/1/2022 दि 22/3/2022) ( Survey Number : 55/1A/1/11 to 55/1A/1/14 ; )

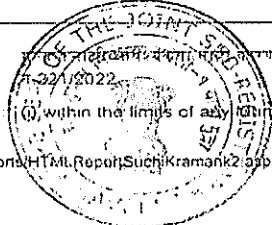
- (5) क्षेत्रफळ : 1) 40500 चौ.मीटर.
- (6) आकाराची किंवा जुडी देण्यात आलेले वेव्हार.

(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा द्याव्याची न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता : 1): नाव:-अक्षर प्रांणदीप तर्फे भागीदार व अक्षर लॅन्ड डेव्हलपर्स प्रा.लि. तर्फे रांधालक इंग्रि वरुणभाई मुजात - वय:-40; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सेक्टर 19, मेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 फोन नं:-AAGCA4491C  
 2): नाव:-अक्षर प्रांणदीप तर्फे भागीदार वरुणभाई धरमशी गदेल उर्फ आरंदिबा - वय:-55; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सेक्टर 19, मेरुळ, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 फोन नं:-AANFA3070F  
 3): नाव:-मुरलीधर किमत नयले व 1 क-ओनर क्र.१ तसेच विमल दत्तात्रय नयले ते 3 क-ओनर क्र.2 यांचे तर्फे कु मु म्हणून व किमत नयले एच यु एफ चा मॅनेजर तसेच स्वतः करिना दत्तात्रय किमत नयले त्यांचे तर्फे नोंदणीकरिता बाळासाहेब किमत नयले, वय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ताथवडे तालुका मुळशी जिल्हा पुणे, महाराष्ट्र, पुणे. पिन कोड:-411033 फोन नं:-AAJHK3019A  
 4): नाव:-नागदेव गोविंद नयले ते १ इ-ओनर क्र.१ तसेच शालम गुदाय नयले ते 7 क-ओनर क्र 2 यांचे तर्फे कु मु म्हणून व गोविंद विठोबा नयले ते १ इ-ओनर क्र.१ तसेच शालम गुदाय नयले व स्वतः करिना गुमाब गोविंद नयले वय:-68; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ताथवडे तालुका मुळशी जिल्हा पुणे, महाराष्ट्र, पुणे. पिन कोड:-411033 फोन नं:-AAFHG7984J  
 5) नाव:-जाविहर सुराम नयले -ओनर क्र.१ तसेच जयश्री भिनुनी नयले ते 9 क-ओनर क्र 2 यांचे तर्फे कु मु म्हणून व भिनुनी सुरामराज नयले एच यु एफ चा कर्ता व मॅनेजर म्हणून व स्वतः करिना भिनुनी भुवाम नयले वय:-62; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ताथवडे तालुका मुळशी जिल्हा पुणे, महाराष्ट्र, पुणे. पिन कोड:-411033 फोन नं:-AAGHN2689J  
 6): नाव:-विठ्ठल विठोबा नयले -ओनर क्र.१ तसेच निर्मला विठ्ठल नयले ते 11 क. ओनर क्र 2 यांचे तर्फे कु मु म्हणून व विठ्ठल विठोबा नयले एच यु एफ चा मॅनेजर म्हणून व स्वतः करिना ज्ञानेश विठ्ठल नयले वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ताथवडे तालुका मुळशी जिल्हा पुणे, महाराष्ट्र, पुणे. पिन कोड:-411033 फोन नं:-AAHHV3964M  
 7): नाव:-पादुरम नारायण नयले -ओनर क्र.१ तसेच मनीषा भिकू नयले ते 13 क यांचे तर्फे कु मु म्हणून व भिकू नारायण नयले एच यु एफ चा कर्ता व मॅनेजर म्हणून व स्वतः करिना भिकू नारायण नयले वय:-70, पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ताथवडे तालुका मुळशी जिल्हा पुणे, महाराष्ट्र, पुणे. पिन कोड:-411033 फोन नं:-AAIHB1120L

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा द्याव्याची न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता : 1): नाव:-मर्लिन भिगारयानत डेव्हलपर्स मल्लप्रसादी तर्फे भागीदार कमलेश बलदेव अचर - वय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- इस्ट कोर्ट विविड, ब्लॉक नं. ऑफिस नंबर 502, रोड नं: विमाननगर, महाराष्ट्र, पुणे. पिन कोड -411014 फोन नं:-ABLFM6121A

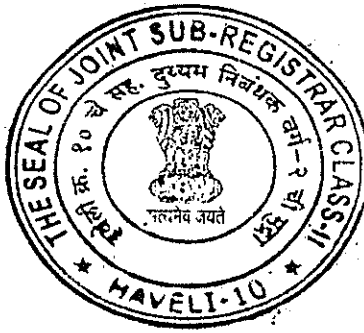
- (9) दस्तऐवज करून देण्याचा दिनांक : 31/03/2022
- (10) दस्त नोंदणी केल्याचा दिनांक : 01/04/2022
- (11) अनुक्रमंक, खंड व पृष्ठ : 6094/2022
- (12) वाजाराभावप्रमाणे मुद्रांक शुल्क : 66006600
- (13) वाजाराभावप्रमाणे नोंदणी शुल्क : 30000
- (14) शेरा

मी सत्यकल केली  
 मी प्रांथली  
 मी सत्यवादी पेतली  
 अस्तित्वात दस्तऐवज नोंदण  
 दि. ०१/०४/२०२२  
 सत्य नयकल जायकार  
 दास त्यांचे तारीख २१/०४/२२  
 जायकार  
 मी मिस्री तारीख २१/०४/२२



मुल्याकनामाची विचारात घेतलेला तपशील :- मू-नामन, मोटारिंगा व घरकामाक (अमन्याम) आदेशाच्या तपशील अतिनिर्णीत दस्त करून देणा-या पक्षकाराचा हुकूमनामा किंवा आदेश असल्यास, प्रतिबाधिते नाव व पत्ता :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





हवल-१०		
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२०२५		

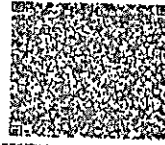
आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABLFM6121A

नाम / Name  
MERLIN BHINGARWALA DEVELOPERS LLP



निम्न/मंडन की तारीख  
Date of Incorporation/Formation  
22/08/2019

02062019

PERMANENT ACCOUNT NUMBER  
AEEPB5062P

नाम / NAME  
NAVNEET BAHETI

पिता का नाम / FATHER'S NAME  
BRAJESH KUMAR BAHETI

जन्म तिथि / DATE OF BIRTH  
28-10-1977

आयकर अधिकारी, W.B. XI  
COMMISSIONER OF INCOME-TAX, W.B. XI

Navneet Baheti  
Date of Birth/DOB: 28/10/1977  
Male/ MALE

आयकर पहचान का प्रमाण है, शरीरव्यति या कार्यक्षमता का नहीं।  
एआरआर का उपयोग (ऑनलाइन प्रमाणीकरण, या वसूली के लिए/ऑनलाइन प्रमाणीकरण की रकम) के साथ किया जाना चाहिए।  
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

3211 3822 5934  
मेरा आधार, मेरी पहचान

१५२

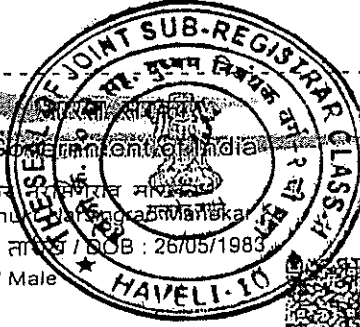
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S/O Brajesh Kumar Baheti, 1803, GARDENS  
- 10, UNIWORLD CITY, NEW TOWN,  
ACTION AREA - III, New Town, PO: New  
Town, DIST: North 24 Parganas,  
West Bengal - 700158

3211 3822 5934  
VID : 9115 3375 2518 0962

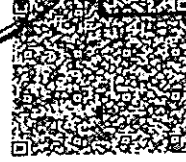
1947 | help@uidai.gov.in | www.uidai.gov.in



मधुकर नरसिंगराव माणेकर  
 Madhukar Narsingrao Manekar  
 जन्म तारीख / DOB : 26/05/1983  
 पुरुष / Male



हवल-१०		
६६६	५५	७३
२०२५		



4945 7812 7398

आधार - सामान्य माणसाचा अधिकार

आधार  
 Unique Identification Authority of India

पत्ता S/O: नरसिंगराव माणेकर, पोचिमाई मंदिरा जवळ, एच.नो. 1-13-362 दत्त नगर पो शिवाजी नगर, नांदेड, नांदेड, महाराष्ट्र, 431601  
 Address: S/O: Narsingrao Manekar near pochimaimandira, h.no.1-13-362datt Nagar, post: Shivaji Nagar, Nanded, Nanded, Maharashtra, 431601

4945 7812 7398

1800 300 1947 help@uidai.gov.in www.uidai.gov.in

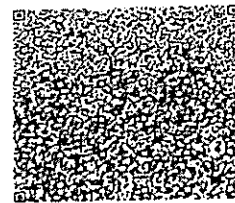
आयकर विभाग  
 INCOME TAX DEPARTMENT



भारत सरकार  
 GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 AVYPM1275E



नाम Name  
 MADHUKAR NARSINGRAO MANEKAR

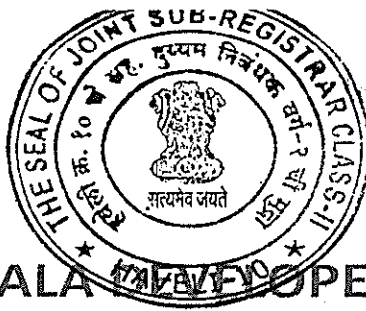
वैवाहिक नाव / Father's Name  
 NARSINGRAO SATVAJIRAO MANEKAR

जन्म तारीख / Date of Birth  
 26/05/1983

*Madhukar*  
 हस्ताक्षर / Signature

26062022

*Madhukar*



हवल-१०		
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MERLIN BHINGARWALA DEVELOPERS LLP

MERLIN GROUP

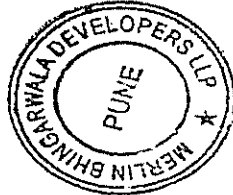
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DESIGNATED PARTNERS OF THE MERLIN BHINGARWALA DEVELOPERS LLP HELD ON 20.03.2024 AT THE REGISTERED OFFICE OF THE LLP AT EAST COURT BUILDING, 5TH FLOOR, 502, PHOENIX MARKET CITY, VIMAN NAGAR, PUNE-411014 AT 11:00 A.M. WHICH PROPER QUORUM WAS PRESENT.

"RESOLVED THAT pursuant to the applicable provisions of the LLP Act, 2008 and subject to other applicable acts, if any, Mr. Navneet Baheti, Authorized representative of the LLP be and hereby authorized to sign and execute, amend, alter, modify or to do whatsoever act or deed any other related agreement/sale deed, letters, applications, sanctions, documents as may be necessary as per statutory provisions for the execution and/or registration before concerned authorities, to appear/represent before authorities and the Court on behalf of the LLP, in the matters of the LLP to sign and submit the applications, plaints, affidavits, petitions, counter claims and any other papers and documents, as may be required to be filed in court or any other authorities in connection of LLP projects by or against the LLP and to do all such acts as may be necessary in relation thereto, for and on behalf of the LLP of the following ongoing Projects of the LLP-(i) Merlin Elementa 2.0, situated at Survey No. 55/1A/1/11 to 14 (old Survey No. 56/1), Plot C, at Village Tathawade, Taluka Mulshi, Dist- Pune-411033, and (ii) Merlin Ventana situated at Survey No. 111/11/1 (Part), village Baner, Taluka Haveli District Pune."

CERTIFIED TRUE COPY FOR AND ON BEHALF OF

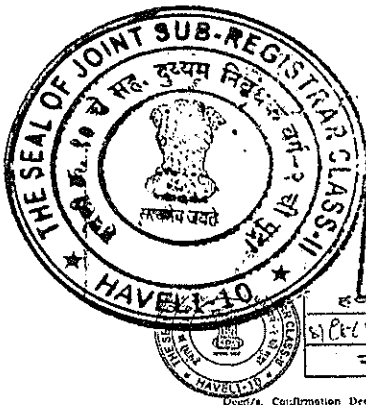
For, Merlin Bhingarwala Developers LLP

Saket Mohta  
(Nominee: Merlin Projects Limited)  
(Designated Partner)



Kamlesh Baldeo Jhawar  
(Designated Partner)





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Deeds, Confirmation Deeds, Cancellation Deeds, Sale deed/s, contract/s, Deed of Assignment, transfer Deed, conveyance Deed/s, Power of Attorney/s and/or any other document/deed, declarations, receipts, notices etc. and all matters relating thereto, before any of the offices of Registrar/s, Sub-Registrar/s and Jt Sub Registrar/s in PUNE, Pune Municipal Corporation, Pimpri Chinchwad Municipal Corporation and PWD/A also in respect of TDR matter in the P.M.C, P.M.C.A, P.M.W.D.A and anywhere in Pune, for any disposition of any of the immovable properties made and executed by the Executant.

The proposed Attorney also consents to act as the Attorney for and on behalf of the Executant. Therefore, the Executant has executed this Power of Attorney.

**NOW THIS POWER OF ATTORNEY WITNESSETH:**

The Executant hereby appoint, nominate and constitute DEEPAJAL MIT MORE, age about 38 years, occ-Advocate, Address: Flat No-4, Rodha Apartment, Mankhanga, Sinhgaal Road, Pune 411051 and VYANKAT SANJAY KISAVE, age about 33 years, occ-Service, Address: 3A, Niswan Hut Co-Operative Housing Society, Senadatt Path, Pune-411003 jointly and severally as the Attorney for and on behalf of and in the name of the Executant, under the provisions of the Registration Act, 1908 in general and under section 3 thereof, in particular, pro tanto to do all such acts, deeds and things relating to or in respect of or touching the presentation and/or admission of the execution of the documents, agreements, Supplementary Agreement/s, Correction Deed/s, Confirmation Deed/s, Cancellation Deed/s, Sale deed/s, contract/s, Deed of Assignment, transfer Deed, conveyance Deed/s, Power of Attorney/s and/or any other document/deed, declaration, receipts, notices etc. and all the matters relating thereto, before any of the offices of Registrar/s, Sub-Registrar/s and Jt Sub Registrar/s and any such authorities under the provisions of the Registration Act 1908 in general and under section 32 thereof, in particular, and the rules framed thereunder, so as to complete the formalities of registration thereof, anywhere in Pune, for any disposition of any of the immovable properties made entered into, agreed to and executed by and on behalf

of the Executant, such as to present, to state, to submit, to admit, to declare, to affirm, to verify, depose, to represent, to sign and also to do all such acts, deeds and things, ancillary, supplementary and complementary thereto, found essential, necessary and required, as the Executant might personally and/or in the capacity as Proprietor/Partner/Director/Authorized Signatory, have done and to do all such acts and things necessary for effectively registering the same and to comply with the registration formalities including payments of stamp duty and/or adjudication for valuation of property for the purpose of ascertaining stamp duty, to claim/avail refund of Stamp duty, payment of registration fee, other charges etc. to be made, to give or accept receipts, to apply for certified copies of documents and to receive the same, and also sign on the day book and other relevant documents/books kept in the office of Sub Registrar and receive the original documents along with Registration Receipt, Index in the roof and thereafter, handover the same to the concerned persons and/or entities, etc.

And further to represent the Executant before various Government/Semi Government Authorities including but not limited to the Municipal Corporation City of Pune/Pimpri Chinchwad Municipal Corporation, with regards to TDR, Tabularize Pune, SDA, Collector of Pune, Districtal Commissioner of Pune, Collector of stamps, MSEDCL office, and all before all public semi public authorities.

And further if any No Objection Certificate/s, Sanction/s, permit/s and/or consents, etc. from Government/semi Government/Local authorities, Officers under any Act, Statute, Government Resolution, Notification etc. is required and/or necessary to complete the registration procedure as aforesaid, then in that case to obtain the same by following and/or employing necessary formalities/procedure thereof in order to complete the registration procedure of the documents/deeds executed by Kamesh Baldeo Jhaveri, in his personal capacity and/or as Proprietor/Partner/Director/Developer/Promoter.

The Executant hereby certifies and agrees to ratify all such presentations, admissions, acts, deeds and things done or which would

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and Attorney for and on behalf of the Executant and further ratifies that all such acts, deeds and things shall always be binding upon the Executant, as if the Executant did the same in person. This power of Attorney is hereby executed by the Executant and is witnessed by me.

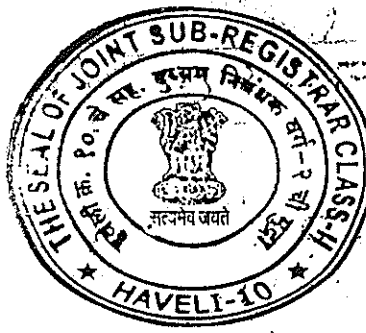
Witnesses  
 Signature  
 Laxman Lunali  
 Vinodh Nagar  
 Ravi Bhatia  
 Ramprasad

*Deemoli*

Nagesh Bhatia (Executant)		
		Signature <i>Nagesh Bhatia</i>
Deepal Amit More (Attorney Holder)		
		Signature <i>Deemoli</i>
Vyankat Sanjay Kisave (Attorney Holder)		
		Signature <i>Deemoli</i>



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**D H C**  
 Joint Sub-Registrar Class-I, Haveli-10

**Receipt of Document Handling Charges**

PRN: 0424048021380      Receipt Date: 05/04/2024

Received from **NAVNEET BAHETI**, Mobile number 9826160001, an amount of **Rs. 300/-** (Three Hundred Rupees) Document Handling Charges for the Document to be registered on Document No. 9480 dated 25/04/2024 at the Sub Registrar office Joint S.R. Haveli 10 of the District Puna.

**Payment Details**

Bank Name: SBIN	Payment Date: 04/04/2024
Bank CIN: 10004152024040410455	REF No.: 409535665324
Branch No: 042404802138001	Deface Date: 05/04/2024

This is computer generated receipt, hence no signature is required.

STATE BANK OF INDIA

Department: **Joint Sub-Registrar Class-I, Haveli-10**      Date: 05/04/2024

Payment Details

Department: Joint Sub-Registrar Class-I, Haveli-10	TAX ID / TAN (if any)
Type of Payment: Receipt of Document Handling Charges	PAN No. (if applicable)
Disbn Name: NAVNEET BAHETI	Full Name: NAVNEET BAHETI
Location: Puna	Place/Post: Puna
Year: 2024	Branch No: 0424048021380
Account Head Details	Amount in Rs. 300.00
Account Name: NAVNEET BAHETI	Account Type: Current
Account No: 409535665324	Account Category: Savings
Branch: Puna	Time/Day/Date: 05/04/2024
Remarks (if any)	AMOUNT IN WORDS: Three Hundred Rupees Only
Amount in Words: 300.00	Amount in Figures: 300.00
Signature: <i>Navneet Baheti</i>	Signature: <i>[Signature]</i>
Stamp: [Stamp]	Stamp: [Stamp]

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Sl. No.	Remarks	Debit Amount	Credit Amount	Balance	Debit/credit Amount
1	NAVNEET BAHETI	300.00		300.00	300.00
2	NAVNEET BAHETI		300.00	300.00	300.00
Total Debit Amount		300.00			300.00
Total Credit Amount			300.00		300.00



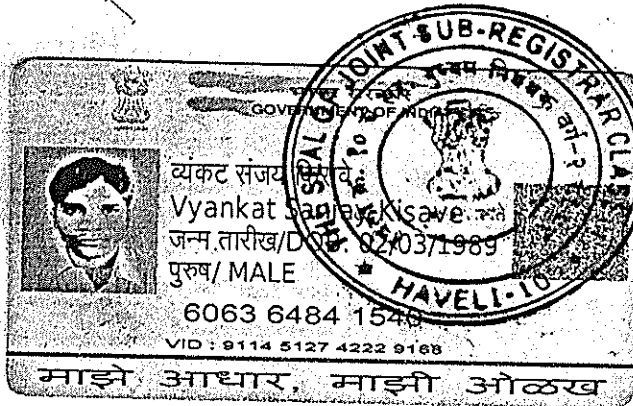
## घोषणापत्र

मी, व्यंकट संजय किसवे याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र...10... यांचे कार्यालयात करारनामा या शिर्षकाच्या दस्त नोंदणीसाठी सादर करण्यात आला आहे. नवनीत बाहेती यांनी दि. 05/04/2024 रोजी, दस्त क्र. 9480/2024 हवेली क्र. 10 अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1908 चे कलम 80 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण :- पुणे

दिनांक :- 13/02/2024

श्री. व्यंकट संजय किसवे  
(कुलमुखत्यारपत्र धारक)

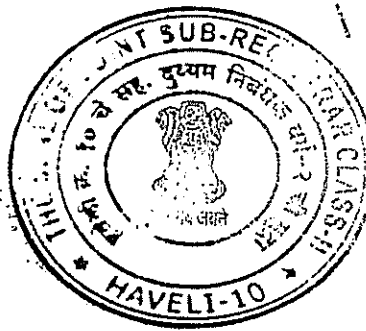


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मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20250213524	13 February 2025, 10:24:39 AM			
हवलि 10					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : मुळशी विभागाचे नाव ( वि क्र 28) ताथवडे (पिंपरी चिंचवड महानगरपालिका)				
उप मूल्य विभाग	28/3 2-विंदूर विठोवा नवले व इतर यांचा निवासी प्रकल्प				
क्षेत्राचे नांव	Pune Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
14060	77970	81950	88980	0	चौ मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	56.837 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	51.67 चौ मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मजला निहाय घट/वाढ = 105 / 100 Apply to Rate= Rs.81868/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = ( ( 81868-14060 ) * (100 / 100 ) ) + 14060 ) = Rs.81868/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 81868 * 56.837 = Rs.4653131.516/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	12.5 चौ मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 12.5 * (77970 * 25/100) = Rs.243656/-				
F) लागतच्या गच्चीचे/खुली बाल्कनी क्षेत्र	4.53 चौ. मीटर				
लागतच्या गच्चीचे/खुली बाल्कनी मूल्य	= 4.53 * ( 81868 * 40/100 ) = Rs.148344.816/-				
Applicable Rules	= 3, 9, 18, 19, 14, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लागतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4653131.516 + 0 + 0 + 0 + 243656 + 148344.816 + 0 + 0 + 0 + 0 = Rs.5045132/- = ₹ पन्नास लाख पंचेचाळीस हजार एक शें बत्तीस /-				

Home Print



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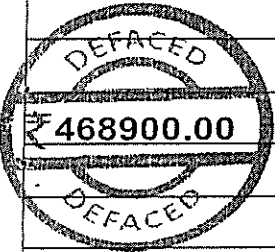
**CHALLAN**  
**MTR Form Number-6**



GRN	MH015975877202425P	BARCODE	01 1100 011 10000000 00 1100 110 10000000000000 00 010	Date	11/02/2025-17:50:16	Form ID	25.2
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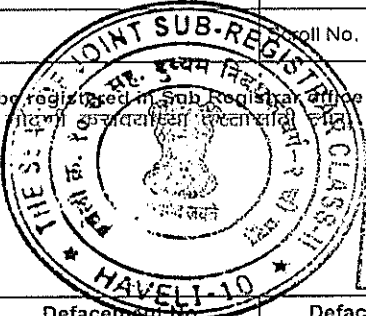
Department	Inspector General Of Registration	Payer Details					
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)					
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	PAN No.(If Applicable)	AVYPM1275E				
Location	PUNE	Full Name	MADHUKAR MANEKAR				
Year	2024-2025 One Time	Flat/Block No.	Residential Apartment No. B-605 of Merlin				
		Premises/Building	Elementa 2.0				

Account Head Details	Amount In Rs.	Road/Street							
0030046401 Stamp Duty	438900.00	Tathawade, Taluka Mulshi							
0030063301 Registration Fee	30000.00	Area/Locality	Pune						
		Town/City/District							
		PIN		4	1	1	0	3	3
		Remarks (If Any)	PAN2=ABLFM6121A~SecondPartyName=MERLIN BHINGARWALA DEVELOPERS LLP~						
		Amount In	Four Lakh Sixty Eight Thousand Nine Hundred Rupees						
		Words	Only						
Total	4,68,900.00								



Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	Ref. No.	10000502025021108551	9432390319120		
Cheque/DD No.		Bank Date	RBI Date	11/02/2025-17:50:43	Not Verified with RBI		
Name of Bank		Bank-Branch	STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date	Not Verified with Scroll				

Department ID :  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चालान केवल दुरयम निवेशक कार्यालयत वीरणी करवावडीत दस्तावेजि चलि आहे . नोदने न करवावडीत दस्तावेजाी सदर चालान लागू नाही.



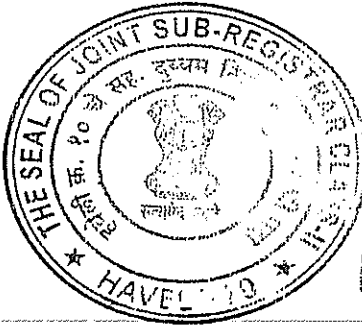
हवाल-१०  
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**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-326-4979	0008889915202425	13/02/2025-11:33:18	IGR017	30000.00

GRN : MH015975877202425P Amount : 4,68,900.00 Bank : STATE BANK OF INDIA Date : 11/02/2025-17:50:16

2	(iS)-326-4979	0008889915202425	13/02/2025-11:33:18	IGR017	438900.00
Total Defacement Amount					4,68,900.00



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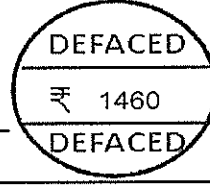


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	0225124615184	Receipt Date	13/02/2025
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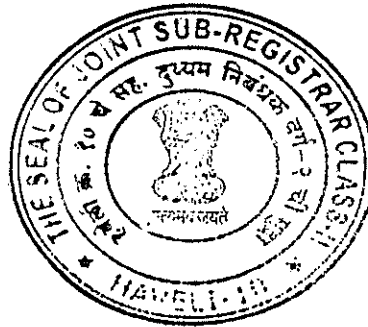
Received from Self, Mobile number 8830887733, an amount of Rs.1460/-, towards Document Handling Charges for the Document to be registered on Document No. 4979 dated 13/02/2025 at the Sub Registrar office Joint S.R. Haveli 10 of the District Pune.



**Payment Details**

Bank Name	KKBK	Payment Date	12/02/2025
Bank CIN	10004152025021214274	REF No.	0224417341
Deface No	0225124615184D	Deface Date	13/02/2025

This is computer generated receipt, hence no signature is required.



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326/4979

गुरुवार, 13 फेब्रुवारी 2025 11:33 म.पू.

दस्त गोषवारा भाग-1

हवल10

दस्त क्रमांक: 4979/2025

102/103

दस्त क्रमांक: हवल10/4979/2025

बाजार मूल्य: रु. 50,45,132/-

मोबदला: रु. 62,69,836/-

भरलेले मुद्रांक शुल्क: रु.4,38,900/-

दु. नि. सह. दु. नि. हवल10 यांचे कार्यालयात

अ. क्र. 4979 वर दि.13-02-2025

रोजी 11:30 म.पू. वा. हजर केला.

पावती:5516

पावती दिनांक: 13/02/2025

मादरकरणाराचे नाव: मधुकर नरसिंगराव माणेकर - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1460.00

पृष्ठांची संख्या: 73

दस्त हजर करणाऱ्याची मही:

एकुण: 31460.00

*Amshul*  
सह दुय्यम निबंधक, हवेली-10

*Amshul*  
सह दुय्यम निबंधक, हवेली-10

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 13 / 02 / 2025 11 : 30 : 25 AM ची वेळ: (सादरीकरण)

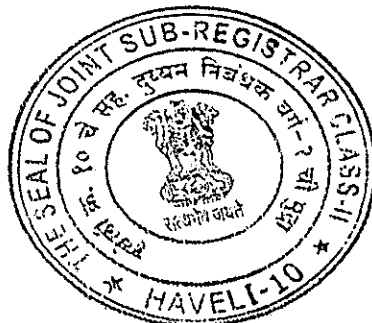
शिक्का क्र. 2 13 / 02 / 2025 11 : 31 : 12 AM ची वेळ: (फी)

## प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर लिहून देतो की, सदर दस्तास जोडलेली पूरक कागदपत्रे ही अस्सल व खरी असून ती खोटी व बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहूत.

*Amshul*  
लिहून घेणार

*Amshul*  
लिहून देणार





13/02/2025 11:39:15 AM

दस्त गोपवारा भाग-2

हवेली 10

दस्त क्रमांक:4979/2025

दस्त क्रमांक :हवेली10/4979/2025

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्यायाचित्र	ठसा प्रमाणित
1	नाव:जमीनमानक दत्तात्रय किमन उर्फ कृष्णा नवले व इतर आणि मान्यता देणार अक्षर प्रॉपर्टीज व अक्षर लॅन्ड डेव्हलपर्स प्रा लि तर्फे कु मु म्हणून व स्वतःकरिता मलिन भिंगारवाला डेव्हलपर्स एल एल पी तर्फे अधिकृत महिधारक श्री. नवनीत बाहेनी तर्फे कसुली जबाबाकरिना कु मु म्हणून व्यंकट मंजय किमवे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 502 ईस्ट कोर्ट, विमाननगर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ABLFM6121A	लिहून देणार वय :-35 स्वाक्षरी:-		
2	नाव:मधुकर तरमिगराव माणेकर - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: हाऊस नं. 1-13-362 दन नगर, पोस्ट- शिवाजीनगर, पोचीमाई मंदिर जवळ, नांदेड, रोड नं: -, महाराष्ट्र, नांदेड. पॅन नंबर:AVYPM1275E	लिहून देणार वय :-41 स्वाक्षरी:-		

वरील दस्तोवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतान.

शिक्का क्र.3 ची वेळ:13/02/2025 11:36:42 AM

ओळख:-

मदर इमम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तोवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख घटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	द्यायाचित्र	ठसा प्रमाणित
1	नाव:योगेश रामटेके - - वय:45 पत्ता:धायरी, पुणे. पिन कोड:411051		

शिक्का क्र.4 ची वेळ:13/02/2025 11:37:12 AM

मदर दुय्यम निबंधक, हवेली-10

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MADHUKAR MANEKAR	eChallan	10000502025021108551	MH015975877202425P	438900.00	SD	0008889915202425	13/02/2025
2		DHC		0225124615184	1460	RF	0225124615184D	13/02/2025
3	MADHUKAR MANEKAR	eChallan		MH015975877202425P	30000	RF	0008889915202425	13/02/2025

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

प्रमाणित करण्यात येते की,

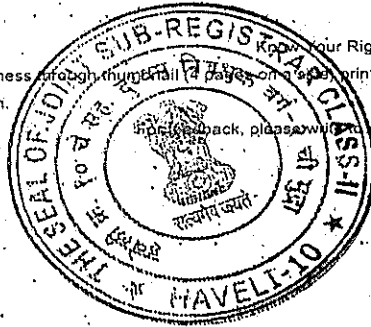
4979/2025

1. Verify Scanned Document for correctness before the payment of stamp duty. Keep your Rights as Registrants
2. Get print immediately after registration.

या दस्तऐवजात एकूण ७३ पृष्ठे आहेत

पहिले नंबराचे पुस्तकाचे

नंबर नोंदला.



पुसह. दुय्यम निबंधक (वर्ग-२) हवेली क.१०  
दिनांक १३/०२/२०२५



Date:-21-02-2025

To,  
Union Bank of India,  
Ashok Nagar,  
Nanded.

Dear Sir,  
Permission to mortgage Unit No.605 in the building 'B' of "Merlin Elementa 2.0"

This is to confirm that we have sold Unit No. B-605 on 6th floor in the building known as "Merlin Elementa 2.0" situated at Survey No. 55, Tathawade, Pune – 411033, to **Madhukar Narsingrao Manekar** (Buyer/s) for a Agreement value of Rs.6269836/- (Rupees Sixty Two Lakh Sixty Nine Thousand Eight Hundred Thirty Six Only) under Agreement for Sale dated 13-02-2025. The carpet area of the said flat No. **B-605** is **51.31 sq. ft.**

We hereby declare that the said unit as well as the said building and the land appurtenant thereto are not subject to any encumbrances, charges or liability of any kind whatsoever. We further declare that we have clear, legal and marketable title to the said property and every part thereof.

We certify that we have obtained finance for this project from **Bajaj Housing Finance Limited**. We have clear, legal and marketable title to the said property and every part thereof

We have obtained all the necessary permissions/approvals/sanctions for construction of the said building from all concerned Competent Authorities and the construction of the building and as well as of the flat is in accordance with the approved plans.

We have no objection whatsoever to the said Buyer/s, at their own costs, charges, risks and consequences mortgaging the said property to UNION BANK OF INDIA as security for the amount advanced to the said Buyer/s by way of loan to them subject to the due and proper performance and compliances of all the terms and conditions of the said agreement by the said Buyer/s.

We will accept UNION BANK OF INDIA as a nominee for the said unit and or enter UNION BANK OF INDIA lien/charge on the captioned flat in our record after creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the your Bank. We shall not allow sale, gift or otherwise transfer or captioned property to anyone else without the prior written consent from bank.

We are aware that **Madhukar Narsingrao Manekar** has approached you for a loan for Buying of the aforesaid unit and we are prepared to register Bank's charge in our books in respect of the said unit and she will not be permitted to transfer, assign, sell off or in any other way deal with the said unit prejudicial to the interest of the Bank without the prior consent of the Bank.

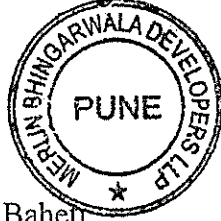
**Merlin** 

MERLIN BHINGARWALA DEVELOPERS LLP  
CIN: AAP-3950



We will not be responsible for repayment of loan/interest/charge to UNION BANK OF INDIA under any circumstances.

Yours faithfully,



Name : Navneet Baheti

Place : Pune

**Merlin** 

MERLIN BHINGARWALA DEVELOPERS LLP

CIN: AAP-3950



Merlin Group, Office No. 502, 5th Floor, East Court, Near Phoenix Market City, Viman Nagar, Pune-411014, Maharashtra, India  
Tel:020 7196 7006 www.pune.merlinprojects.com

## DEMAND LETTER/TAX INVOICE

**MADHUKAR NARSINGRAO MANEKAR**

H.No. 1-13-362, Datta Nagar, Post Shivaji Nagar, Near Pochmai Mandir,  
NANDED-WAGHALA, MAHARASHTRA, INDIA, 431601,  
Co Applicant Name :

Contact No : +91-9850169111  
Email : madhukarmanekar3@gmail.com  
GSTIN : UnRegistered

Invoice No : M8TX/00291/24-25

Invoice Date : 13/02/2025  
Due Date : 13/03/2025  
Project : ELEMENTA 2.0  
Tower/Block : Block-B  
Unit No : 605

Dear Sir/Madam,  
We wish to inform you that your following instalment is due.

HSN	Schedule Name	Revenue Name	Basic Amt	GST Amt	Total Amt
9954	UPON AGREEMENT WITHIN 30 DAYS	UNIT COST	1,253,967.00	62,698.00	1,316,665.00
9954	ON COMPLETION OF PLINTH SLAB	UNIT COST	940,475.00	47,024.00	987,499.00
<b>Total Invoice Amount :</b>			<b>2,194,442.00</b>	<b>109,722.00</b>	<b>2,304,164.00</b>
Previous dues / Received :			<b>-29,666.00</b>	<b>0.00</b>	<b>-29,666.00</b>
<b>Total Payable :</b>			<b>2,164,776.00</b>	<b>109,722.00</b>	<b>2,274,498.00</b>
Late Payment fees :			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total payable with interest :</b>			<b>2,164,776.00</b>	<b>109,722.00</b>	<b>2,274,498.00</b>

Amount in Words : Rupees Twenty Two Lac Seventy Four Thousand Four Hundred Ninety Eight Only

You are requested to remit / Pay the above mentioned amount by the due date as mentioned above to avoid further interest accrual as per the regulatory authority. However interest on previous outstanding shall be payable till the date of payment. Late payment interest payable by the law allottee(s) would also attract GST as prescribed under the prevalent law.

Payment may please be made by Cheque / NEFT / RTGS / IMPS in favour of below mentioned account.

In case of Online payments kindly send the transaction details to us to enable us to account the same and issue the money receipt.

BANK DETAILS	FOR PAYMENT OF BASIC AMOUNT (UNIT COST)	FOR PAYMENT OF GST AMOUNT
Beneficiary Name	Merlin Bhingarwala Developers LLP Elementa 2.0 Collection A/C	Merlin Bhingarwala Developers LLP
Bank Name	Axis Bank	Axis Bank
Branch	Viman Nagar Pune	Viman Nagar Pune
Account Number	922020015541263	919020046622461
IFSC Code	UTIB0001032	UTIB0001032
Amount (Rs.)	<b>2,164,776.00</b>	<b>109,722.00</b>

Note :

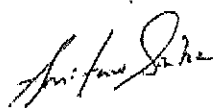
1. The allottee(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of actual payment or credit of such sum to the account of the promoter, as per Section 194IA of the Income Tax Act, 1961. Allottee(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961 (Applicable if Total Consideration is more than Rs. 50 lakh).

Thanking you for your co-operation and assuring you of our best services at all time. For any further assistance kindly contact our Customer Relation Department at customerservice@pune.merlinprojects.com or +91-8087655563/+91-7558681600

For, MERLIN BHINGARWALA DEVELOPERS LLP

GSTIN : 27ABLFM6121A1ZL

PAN : ABLFM6121A

  
Authorized Signatory





# MERLIN BHINGARWALA DEVELOPERS LLP

5th Floor, 502, PHOENIX MARKET CITY,  
LOHAGAON INDIA MAHARASHTRA

## Customer Ledger

01/01/2025

Run Date 20/02/2025

Time 12:47 PM

Page 1 of 2

Name of Project	ELEMENTA 2.0 S.No. 55/1A/1/11 To 14, Tathawade, Pune, Maharashtra, India Pin Code: 411033		
Name of Party	MADHUKAR NARSINGRAO MANEKAR Application no : M8FAPP/0003224-25      Booking No : M8BOOKING/0003024-25      Booking Date: 17-08-2024 Co-Allotees :		
Basic Cost	6,2,6,9,8,3,8.00	Discount : 0.00	Adjustment Amount : 2      Net Basic Cost : 6,2,6,9,8,3,6.00
Cost Breakup	Basic Cost + Extra Charges + Other Charges(Adhoc) + Taxes 6269836 + 140000 + 0 + 321594      Total cost without tax : 6409836      Total cost with tax : 6731430		
Payment Plan	ELEMENTA 2.0-Residential Payment Plan-New		
Due as on 20-Feb-2025	2962498 (44.01%)	Basic : 2821426 + Tax: 141072	
Received till 20-Feb-2025	688000 (10.22%)	Basic : 656650 + Tax: 31350	
Balance as on 20-Feb-2025	2274498 Due		
Total Due (with Future Bills)	6,043,430.00	Basic : 5753186 + Tax: 290244	

Property Details				
Block/Tower	Type	Unit No	Floor	Carpet Area(Sqft.)
Block-B	Unit (Flat)	605	6.00	632
Block-B	Other (Balcony Area)			49
Block-B	Other (Dry Balcony Area)			31
Block-B	Other (Carpet Area)			552
	Vehicle Parking (Independent Basement-2)			

Cost Breakup Without Tax		Gross
Revenue Head		
Unit Cost		300000
Development Charges (Extra)-Lumpsum		300000
Vehicle Parking-4		5000
Society Formation Charges		45000
Maintenance Charges		90000
Corpus Funds		

Detail of Amount Due and Payment Received upto 20-Feb-2025						
Date	Particulars	Doc Type	Debit	Credit	Balance	
18/08/2024	Doc No.:M8TX/00126/24-25 BOOKING AMOUNT Due : 18/09/2024(Total Basic: 100000 Total Tax: 5000)	INV	105,000.00		105,000.00	D
18/08/2024	Doc No.:M8TX/00126/24-25 BEFORE AGREEMENT (WITHIN 15 DAYS) Due : 18/09/2024(Total Basic: 526984 Total Tax: 26350)	INV	553,334.00		658,334.00	D
18/08/2024	Document No.: M8RECEIPT/0037224-25 (Basic: 0 Tax: 4000) , RTGS/NEFT/IMPS No.: 422966567974, RTGS/NEFT/IMPS Date: 16-08-2024, Drawn On: ---- BRS Date: 18/08/2024	RECEIPT		4,000.00	654,334.00	D
18/08/2024	Document No.: M8RECEIPT/0037324-25 (Basic: 39000 Tax: 1000) , RTGS/NEFT/IMPS No.: 422993063631, RTGS/NEFT/IMPS Date: 16-08-2024, Drawn On: ---- BRS Date: 18/08/2024	RECEIPT		40,000.00	614,334.00	D
18/08/2024	Document No.: M8RECEIPT/0037424-25 (Basic: 0 Tax: 6000) , RTGS/NEFT/IMPS No.: 423009148144 , RTGS/NEFT/IMPS Date: 17-08-2024, Drawn On: ---- BRS Date: 18/08/2024	RECEIPT		6,000.00	608,334.00	D
22/08/2024	Document No.: M8RECEIPT/0037124-25 (Basic: 61000 Tax: 0) , RTGS/NEFT/IMPS No.: SBIN324235535326, RTGS/NEFT/IMPS Date: 22-08-2024, Drawn On: STATE BANK OF INDIA BRS Date: 22/08/2024	RECEIPT		61,000.00	547,334.00	D
11/09/2024	11-09-2024 - NEFT/SBIN224255501139/MS MANEKAR PETROLEUM/STATE BANK OF INDIA//ATTN//INB 300000.00 Document No.: M8RECEIPT/0047324-25 (Basic: 300000 Tax: 0) , RTGS/NEFT/IMPS No.: SBIN224255501139, RTGS/NEFT/IMPS Date: 11-09-2024, Drawn On: STATE BANK OF INDIA BRS Date: 11/09/2024	RECEIPT		300,000.00	247,334.00	D
11/09/2024	11-09-2024 - NEFT/SBIN224255652907/MS MANEKAR PETROLEUM/STATE BANK OF INDIA//ATTN//INB 277000.00 Document No.: M8RECEIPT/0047424-25 (Basic: 256650 Tax: 20350) , RTGS/NEFT/IMPS No.: SBIN224255652907, RTGS/NEFT/IMPS Date: 11-09-2024, Drawn On: STATE BANK OF INDIA BRS Date: 11/09/2024	RECEIPT		277,000.00	29,666.00	C
13/02/2025	Doc No.:M8TX/00291/24-25 UPON AGREEMENT WITHIN 30 DAYS Due : 13/03/2025(Total Basic: 1253967 Total Tax: 62698)	INV	1,316,665.00		1,286,999.00	D



# MERLIN BHINGARWALA DEVELOPERS LLP

5th Floor, 502, PHOENIX MARKET CITY,  
LOHAGAON INDIA MAHARASHTRA

## Customer Ledger

01/01/2025

Run Date 20/02/2025

Time 12:47 PM

Page 2 of 2

Date	Particulars	Doc Type	Debit	Credit	Balance
13/02/2025	Doc No.:M8TX/00291/24-25 ON COMPLETION OF PLINTH SLAB Due : 13/03/2025(Total Basic: 940475 Total Tax: 47024)	INV	987,499.00		2,274,498.00 D
<b>Periodic Ledger Total</b>			<b>2,962,498.00</b>	<b>688,000.00</b>	<b>2274498.00 D</b>
			<b>Net Received : 688000</b>		

Late Payment Fee Accrued	Late Payment Fee Waived	Late Payment Fee Paid	Late Payment Fee Outstanding
0.00	0.00	0.00	0.00

Ledger Summary					
Net Received : 688000					
DocType	Debit_Basic	Debit_Tax	Credit_Basic	Credit_Tax	Total
INVOICE CRM	2821426	141072			2962498
MR(RE)			656650	31350	688000
<b>Balance</b>	<b>2164776</b>	<b>109722</b>			<b>2274498</b>

A handwritten signature is written over a circular stamp. The stamp contains the text 'MERLIN BHINGARWALA DEVELOPERS LLP' around the perimeter and 'PUNE' in the center, with a star symbol at the bottom.



# MERLIN BHINGARWALA DEVELOPERS LLI

CUSTOMER COPY

5th Floor, 502, PHOENIX MARKET CITY, LOHAGAON, PUNE,  
MAHARASHTRA, INDIA, PIN:411014

GSTIN : 27ABLFM6121A1ZL

Project: Elementa 2.0 / Block: Block-B / Unit No: 605

## Receipt

Received with thanks from  
First Allottee **MADHUKAR NARSINGRAO MANEKAR**  
H.No. 1-13-362 Datta Nagar, Post Shivaji Nagar Near Pochmai Mandir,  
NANDED-WAGHALA, MAHARASHTRA, INDIA, PIN:431601  
Contact No : +91-9850169111  
PAN : AVYPM1275E  
GSTIN : UnRegistered

Receipt No : M8RECEIPT/0047324-25  
Receipt Date : 11/09/2024  
Project : Elementa 2.0

Co Allottee(s) :

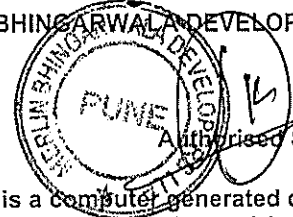
Co Allottee PAN :

Payment in Respect of Unit No.:605,Block-B, at Pune, in ELEMENTA 2.0, S.No. 55/1A/1/11 To 14 , Tathawade, Pune, Maharashtra, India, Pin Code:41

Vide Payment Mode: RTGS/NEFT/IMPS, Instrn. No: SBIN224255501139, Inst Date.11-09-2024, STATE BANK OF INDIA,-

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	BEFORE AGREEMENT (WITHIN 15 DAYS)	UNIT COST	M8TX/00126/24-25	18/08/2024	BEFORE AGREEMENT (WITHIN 15 DAYS).Unit Cost	300,000.00
Total Receipt Amount :							300,000.00
Amount in Words : Rupees Three Lac Only							

For, MERLIN BHINGARWALA DEVELOPERS LLP



Authorized Signatory

This is a computer generated document and does not require seal & signature.

### NOTE:

1. This payment receipt is subject to realisation of cheque/draft.
2. This receipt is non-transferable without written consent of the Company.
3. For any third party rights created by the applicant, the company shall not be liable/responsible.
4. Submission of original receipt is mandatory to claim Refund(if any).
5. Payment of Taxes and Govt. duties/levies/cesses are non-refundable.



# MERLIN BHINGARWALA DEVELOPERS LLI

CUSTOMER COPY

5th Floor, 502, PHOENIX MARKET CITY, LOHAGAON, PUNE,  
MAHARASHTRA, INDIA, PIN:411014

GSTIN : 27ABLFM6121A1ZL

Project: Elementa 2.0 / Block: Block-B / Unit No: 605

## Receipt

Received with thanks from  
First Allottee **MADHUKAR NARSINGRAO MANEKAR**  
H.No. 1-13-362 Datta Nagar, Post Shivaji Nagar Near Pochmai Mandir,  
NANDED-WAGHALA, MAHARASHTRA, INDIA, PIN:431601  
Contact No : +91-9850169111  
PAN : AVYPM1275E  
GSTIN : UnRegistered

Receipt No : M8RECEIPT/0047424-25  
Receipt Date : 11/09/2024  
Project : Elementa 2.0

Co Allottee(s) :

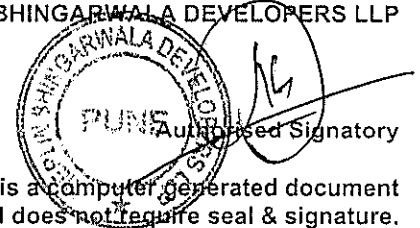
Co Allottee PAN :

Payment in Respect of Unit No.:605,Block-B, at Pune, in ELEMENTA 2.0, S.No. 55/1A/1/11 To 14 , Tathawade, Pune, Maharashtra, India, Pin Code:41

Vide Payment Mode: RTGS/NEFT/IMPS, Instrn. No: SBIN224255652907, Inst Date.11-09-2024, STATE BANK OF INDIA,-

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	BEFORE AGREEMENT (WITHIN 15 DAYS)	UNIT COST	M8TX/00126/24-25	18/08/2024	BEFORE AGREEMENT (WITHIN 15 DAYS).Unit Cost	226,984.00
2	Bill	BEFORE AGREEMENT (WITHIN 15 DAYS)	UNIT COST	M8TX/00126/24-25	18/08/2024	BEFORE AGREEMENT (WITHIN 15 DAYS).Unit Cost.Taxes	20,350.00
3	On Account						29,666.00
Total Receipt Amount :							277,000.00
Amount in Words : Rupees Two Lac Seventy Seven Thousand Only							

For, MERLIN BHINGARWALA DEVELOPERS LLP



This is a computer generated document and does not require seal & signature.

### NOTE:

1. This payment receipt is subject to realisation of cheque/draft.
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# MERLIN BHINGARWALA DEVELOPERS LLI

CUSTOMER COPY

5th Floor, 502, PHOENIX MARKET CITY, LOHAGAON, PUNE,  
MAHARASHTRA, INDIA, PIN:411014

GSTIN : 27ABLFM6121A1ZL

Project: Elementa 2.0 / Block: Block-B / Unit No: 605

## Receipt

Received with thanks from  
First Allottee **MADHUKAR NARSINGRAO MANEKAR**  
H.No. 1-13-362 Datta Nagar, Post Shivaji Nagar Near Pochmai Mandir,  
NANDED-WAGHALA, MAHARASHTRA, INDIA, PIN:431601  
Contact No : +91-9850169111  
PAN : AVYPM1275E  
GSTIN : UnRegistered

Receipt No : M8RECEIPT/0037124-25  
Receipt Date : 22/08/2024  
Project : Elementa 2.0

Co Allottee(s) :

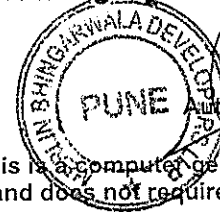
Co Allottee PAN :

Payment in Respect of Unit No.:605,Block-B, at Pune, in ELEMENTA 2.0, S.No. 55/1A/1/11 To 14 , Tathawade, Pune, Maharashtra, India, Pin Code:41

Vide Payment Mode: RTGS/NEFT/IMPS, Instrn. No: SBIN324235535326, Inst Date.22-08-2024, STATE BANK OF INDIA , -

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	BOOKING AMOUNT	UNIT COST	M8TX/00126/24-25	18/08/2024	BOOKING AMOUNT.Unit Cost	61,000.00
<b>Total Receipt Amount :</b>							<b>61,000.00</b>
Amount in Words : Rupees Sixty One Thousand Only							

For, MERLIN BHINGARWALA DEVELOPERS LLP



Authorised Signatory

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# MERLIN BHINGARWALA DEVELOPERS LLI

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5th Floor, 502, PHOENIX MARKET CITY, LOHAGAON, PUNE,  
MAHARASHTRA, INDIA, PIN:411014

GSTIN : 27ABLFM6121A1ZL

Project: Elementa 2.0 / Block: Block-B / Unit No: 605

## Receipt

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H.No. 1-13-362 Datta Nagar, Post Shivaji Nagar Near Pochmai Mandir,  
NANDED-WAGHALA, MAHARASHTRA, INDIA, PIN:431601  
Contact No : +91-9850169111  
PAN : AVYPM1275E  
GSTIN : UnRegistered

Receipt No : M8RECEIPT/0037224-25  
Receipt Date : 18/08/2024  
Project : Elementa 2.0

Co Allottee(s) :

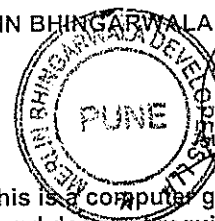
Co Allottee PAN :

Payment in Respect of Unit No.:605,Block-B, at Pune, in ELEMENTA 2.0, S.No. 55/1A/1/11 To 14 , Tathawade, Pune, Maharashtra, India, Pin Code:41

Vide Payment Mode: RTGS/NEFT/IMPS, Instn. No: 422966567974, Inst Date.16-08-2024, ----,--

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	BOOKING AMOUNT	UNIT COST	M8TX/00126/24-25	18/08/2024	BOOKING AMOUNT.Unit Cost.Taxes	4,000.00
Total Receipt Amount :							4,000.00
Amount in Words : Rupees Four Thousand Only							

For, MERLIN BHINGARWALA DEVELOPERS LLP



Authorised Signatory

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# MERLIN BHINGARWALA DEVELOPERS LLI

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5th Floor, 502, PHOENIX MARKET CITY, LOHAGAON, PUNE,  
MAHARASHTRA, INDIA, PIN:411014

GSTIN : 27ABLFM6121A1ZL

Project: Elementa 2.0 / Block: Block-B / Unit No: 605

## Receipt

Received with thanks from

First Allottee **MADHUKAR NARSINGRAO MANEKAR**

H.No. 1-13-362 Datta Nagar, Post Shivaji Nagar Near Pochmai Mandir,  
NANDED-WAGHALA, MAHARASHTRA, INDIA, PIN:431601

Contact No : +91-9850169111

PAN : AVYPM1275E

GSTIN : UnRegistered

Receipt No : M8RECEIPT/0037324-25

Receipt Date : 18/08/2024

Project : Elementa 2.0

Co Allottee(s) :

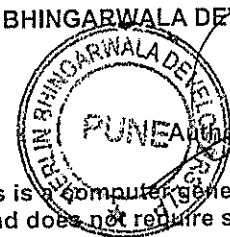
Co Allottee PAN :

Payment in Respect of Unit No.:605,Block-B, at Pune, in ELEMENTA 2.0, S.No. 55/1A/1/11 To 14 , Tathawade, Pune, Maharashtra, India, Pin Code:411014

Vide Payment Mode: RTGS/NEFT/IMPS, Instrn. No: 422993063631, Inst Date.16-08-2024, ----,N/A

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	BOOKING AMOUNT	UNIT COST	M8TX/00126/24-25	18/08/2024	BOOKING AMOUNT.Unit Cost	39,000.00
2	Bill	BOOKING AMOUNT	UNIT COST	M8TX/00126/24-25	18/08/2024	BOOKING AMOUNT.Unit Cost.Taxes	1,000.00
<b>Total Receipt Amount :</b>							<b>40,000.00</b>
Amount in Words : Rupees Forty Thousand Only							

For, MERLIN BHINGARWALA DEVELOPERS LLP



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# MERLIN BHINGARWALA DEVELOPERS LLI

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MAHARASHTRA, INDIA, PIN:411014

GSTIN : 27ABLFM6121A1ZL

CUSTOMER COPY

Project: Elementa 2.0 / Block: Block-B / Unit No: 605

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NANDED-WAGHALA, MAHARASHTRA, INDIA, PIN:431601  
Contact No : +91-9850169111  
PAN : AVYPM1275E  
GSTIN : UnRegistered

Receipt No : M8RECEIPT/0037424-25  
Receipt Date : 18/08/2024  
Project : Elementa 2.0

Co Allottee(s) :

Co Allottee PAN :

Payment in Respect of Unit No.:605,Block-B, at Pune, in ELEMENTA 2.0, S.No. 55/1A/1/11 To 14 , Tathawade, Pune, Maharashtra, India, Pin Code:411014

Vide Payment Mode: RTGS/NEFT/IMPS, Instn. No: 423009148144 , Inst Date.17-08-2024, ----,--

Sl. #	Type	Schedule Name	Revenue Name	Invoice No	Invoice Dt	Particulars	Total Amt
1	Bill	BEFORE AGREEMENT (WITHIN 15 DAYS)	UNIT COST	M8TX/00126/24-25	18/08/2024	BEFORE AGREEMENT (WITHIN 15 DAYS).Unit Cost.Taxes	6,000.00
Total Receipt Amount :							6,000.00
Amount in Words : Rupees Six Thousand Only							

For, MERLIN BHINGARWALA DEVELOPERS LLP



Authorised Signatory

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