329/4097 पावती Original/Duplicate

Friday,February 25 ,2022 नोंदणी क्रं. :39म

8:00 PM Regn.:39M

पावती क्रं.: 4520 दिनांक: 25/02/2022

गावाचे नाव: वडगांव शेरी

दस्तऐवजाचा अनुक्रमांक: हवल11-4097-2022

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुनील ओमप्रकाश धिंग्रा - -

| | |
|---|---|
| नोंदणी फी | रु. 30000.00 |
| दस्त हाताळणी फी | रु. 2700.00 |
| पृष्ठांची संख्या: 135 | |
| एकूण: | रु. 32700.00 |

मूळ दस्त पक्षकारास

सह दुय्यम निबंधक, हवेली-11

बाजार मुल्य: रु.8827933.315 /-

मोबदला रु.9000000/-

भरलेले मुद्रांक शुल्क : रु. 540000/-

सह दुय्यम निबंधक (वर्ग-२)
हवेली क्र ११

1) देयकाचा प्रकार: DHC रक्कम: रु.700/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2202202203712 दिनांक: 25/02/2022
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2202202203616 दिनांक: 25/02/2022
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013643280202122E दिनांक: 25/02/2022
बँकेचे नाव व पत्ता:

Pre-Registration summary(नोंदणी पूर्व गोषवारा )

25/02/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11
दस्त क्रमांक : 4097/2022
नोदंणी :
Regn:63m

गावाचे नाव : वडगांव शेरी

| | |
|---|---|
| (1)विलेखाचा प्रकार | करारनामा |
| (2)मोबदला | 9000000 |
| (3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे) | 8827933.315 |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1) पालिकेचे नाव:पुणे म.न.पा. इतर वर्णन :, इतर माहिती: पालिकेचे नाव: पुणे म.न.पा.विभाग नं.29/442 दर प्रति चौ.मी. 69380/- वडगाव शेरी येथील पुणे म.न.पा.हद्दीतील सर्व्हे नं. 7 हिस्सा नं.1 ते 5,सर्व्हे नं 8 हिस्सा नं.1/1/2,सर्व्हे नं. 38ए हिस्सा नं.1बी/1,सर्व्हे नं. 3 हिस्सा नं 2 यासी ऐकून क्षेत्र 1,05,165.64 चौ.मी. पैकी 1304.43 चौ.मी या मिळकतीवर बांधल्या जाणाऱ्या दि कलेक्शन प्रीमियम या प्रोजेक्ट मधील विंग अे मधील बाराव्या मजल्यावरील फ्लॅट/अपार्टमेंट नं. अे 1201 यासी कार्पेट क्षेत्र 91.36 चौ.मी बाल्कनी क्षेत्र 14.09 चौ.मी. तसेच बेसमेंट लेव्हल वरील एक स्टँडर्ड पार्किंग.( ( Survey Number : सर्व्हे नं. 7 ; ) ) |
| (5) क्षेत्रफळ | 1) 105.45 चौ.मीटर |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मूळ मालक मेसर्स बजाज इलेकट्रीकल्स ली.तर्फे कु मु म्हणून श्री विनोदकुमार ब्रम्हदत्त अग्रवाल यांच्या तर्फे कु. मु. म्हणून व ब्रम्हाकॉर्प लि. तर्फे अधिकृत डायरेक्टर श्री हिमांशु विनोदकुमार अग्रवाल तर्फे दस्त नोंदणीकरिता क.ज.कु.मु. म्हणून शशिकांत पाटील वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेसिडेन्सी क्लब 3 क्वीन्स गार्डन जनरल अरुण कुमार वैद्य मार्ग कॅम्प पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AAFCB0273N |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-सुनील ओमप्रकाश धिंग्रा - - वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी 2 903, वॉटरबे सोसायटी बाय ब्रम्हाकॉर्प, लास्ट बस स्टॅन्ड च्या मागे वडगाव शेरी , पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-AGPPD4414Q<br>2): नाव:-प्रिया सुनील धिंग्रा - - वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी 2 903, वॉटरबे सोसायटी बाय ब्रम्हाकॉर्प, लास्ट बस स्टॅन्ड च्या मागे वडगाव शेरी , पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-AMKPD7574N<br>3): नाव:-विजय सुनील धिंग्रा - - वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी 2 903, वॉटरबे सोसायटी बाय ब्रम्हाकॉर्प, लास्ट बस स्टॅन्ड च्या मागे वडगाव शेरी , पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-CQNPD9395Q |
| (9) दस्तऐवज करुन दिल्याचा दिनांक | 25/02/2022 |
| (10)दस्त नोंदणी केल्याचा दिनांक | 25/02/2022 |
| (11)अनुक्रमांक,खंड व पृष्ठ | 4097/2022 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 540000 |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14)शेरा | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

मी नक्कल वाचली
रुजवात घेतली

अस्सलवर हुकुम नक्कल

दस्ता सोबतची नक्कल
श्री सुनील धिंग्रा
यांना दिली. कम.
दिनांक- 24/2/2022

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

JOINT SUB-REGISTRAR CLASS-II HAVELI-11

हवल-११

४०८७ | ७ | २२८

CHALLAN २०२२

MTR Form Number-6

| GRN | MH013643280202122E | BARCODE | | Date | 24/02/2022-18:35:55 | Form ID | 25.2 |
|---|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Department | Inspector General Of Registration | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | TAX ID / TAN (If Any) | |
| | | PAN No.(If Applicable) | AGPPD4414Q |
| Office Name | HVL1_HAVELI NO1 SUB REGISTRAR | Full Name | SUNIL OMPRAKASH DHINGRA |
| Location | PUNE | | |
| Year | 2021-2022 One Time | Flat/Block No. | THE COLLECTION PREMIUM |
| Account Head Details | Amount In Rs. | Premises/Building | |
| 0030046401 Stamp Duty | 540000.00 | Road/Street | WADGAONSHERI |
| 0030063301 Registration Fee | 30000.00 | Area/Locality | PUNE |
| | | Town/City/District | |
| | | PIN | 4 1 1 0 1 4 |
| | | Remarks (If Any) | PAN2=AAFCB0273N~SecondPartyName=BRAMHACORP LTD~ |
| Total | 5,70,000.00 | Amount In Words | Five Lakh Seventy Thousand Rupees Only |

DEFACED ₹570000.00 DEFACED

| | | | |
|---|---|---|---|
| Payment Details | PUNJAB NATIONAL BANK | FOR USE IN RECEIVING BANK | |
| Cheque-DD Details | | Bank CIN / Ref. No. | 03006172022022401294 / 5076604541 |
| Cheque/DD No. | | Bank Date / RBI Date | 24/02/2022-18:38:02 / Not Verified with RBI |
| Name of Bank | | Bank-Branch | PUNJAB NATIONAL BANK |
| Name of Branch | | Scroll No. , Date | 1 , 25/02/2022 |

Department ID : Mobile No. : 7385400717

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

| Sr. No. | Remarks | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (iS)-329-4097 | 0006651875202122 | 25/02/2022-20:00:00 | IGR018 | 30000.00 |
| 2 | (iS)-329-4097 | 0006651875202122 | 25/02/2022-20:00:00 | IGR018 | 540000.00 |
| | | | Total Defacement Amount | | 5,70,000.00 |



Print Date 25-02-2022 08:00:56

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

हवेली-११
४०९७ | २ | ११९
२०२२

**D**ocument **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

## Receipt of Document Handling Charges

| | | | |
|---|---|---|---|
| PRN | 2202202203616 | Receipt Date | 25/02/2022 |

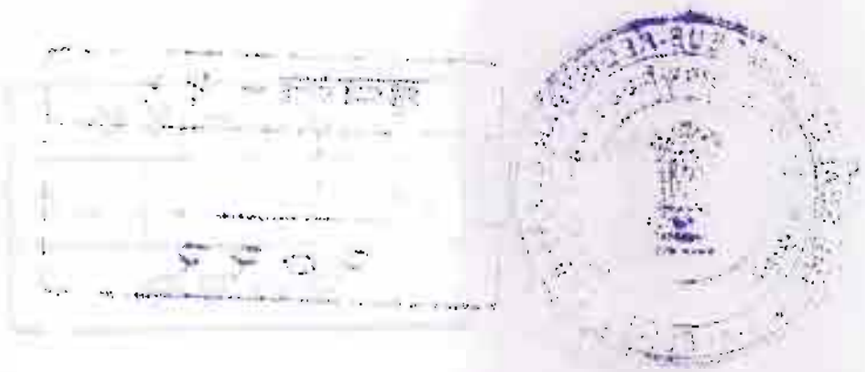
Received from BRAMHACORP LTD, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 4097 dated 25/02/2022 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.

DEFACED
₹ 2000
DEFACED

### Payment Details

| | | | |
|---|---|---|---|
| Bank Name | IBKL | Payment Date | 22/02/2022 |
| Bank CIN | 10004152022022203306 | REF No. | 2745545844 |
| Deface No | 2202202203616D | Deface Date | 25/02/2022 |

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



THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

हवेली क्र. ११ चे सह. दुय्यम निबंधक वर्ग-२ ची मुद्रा

| हवेली-११ | | |
|---|---|---|
| ४०९७ | ३ | ११९ |
| २०२२ | | |

**D**ocument **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

## Receipt of Document Handling Charges

| | | | |
|---|---|---|---|
| **PRN** | 2202202203712 | **Receipt Date** | 25/02/2022 |

Received from BRAMHACORP LTD, Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered on Document No. 4097 dated 25/02/2022 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.

DEFACED
₹ 700
DEFACED

### Payment Details

| | | | |
|---|---|---|---|
| **Bank Name** | IBKL | **Payment Date** | 22/02/2022 |
| **Bank CIN** | 10004152022022203390 | **REF No.** | 2745546766 |
| **Deface No** | 2202202203712D | **Deface Date** | 25/02/2022 |

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

JOINT SUB-REGISTRAR CLASS-II HAVELI-11

| हवल-११ | | |
|---|---|---|
| ४०९७ | ५ | ११९ |
| २०२२ | | |

# AGREEMENT

THIS AGREEMENT FOR SALE MADE AND EXECUTED AT PUNE ON THIS 25 DAY OF February 2022,

**BETWEEN**

I. **BRAMHACORP LIMITED**, a Limited Company incorporated and registered under the provisions of the Companies Act, 1956 and deemed existing under the provisions of the Companies Act, 2013, having its Corporate Identity Number U70101PN2012PLC142705 and having its registered office at 3, QUEEN'S GARDEN, Gen. ARUN KUMAR VAIDYA Marg, PUNE 411001, PAN - AAFCB0273N, represented through its duly authorized signatory and Director MR. KARAN VINODKUMAR AGRAWAL, Age : Adult, Occupation : BUSINESS, and/or authorized signatory and Director MR. HIMANSHU VINODKUMAR AGRAWAL, Age : Adult, Occupation : BUSINESS, and hereinafter referred to as the **"PROMOTERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successors in title, its receivers, assigns, executors, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated etc.)

II. **BAJAJ ELECTRICALS LIMITED**, a Limited Company registered under the Companies Act, 1913, and deemed to be incorporated under the Companies Act, 1956, and having its office at 45/47, Veer Nariman Road, Mumbai 400023 and hereinafter referred to as the **"LAND OWNERS"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the said Company, it's successors in title, its receivers, assigns, executors, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated) represented through their duly constituted attorney MR. VINODKUMAR B. AGARWAL, Age : Adult, occupation : Business, represented through his constituted attorney MR. KARAN VINODKUMAR AGRAWAL, Age : Adult, occupation : Business, and/or MR. HIMANSHU VINODKUMAR AGRAWAL, Age : Adult, occupation : Business, having address at 3 Queen's Garden, Gen. Arun Kumar Vaidya Marg, Camp, Pune 411001.

**... PARTY OF THE ONE PART**

**AND**

**1. MR. SUNIL OMPRAKASH DHINGRA** Age: **57** Years, Occupation: **BUSINESS**,
**2. MRS. PRIYA SUNIL DHINGRA** Age: **50** Years, Occupation: **HOME MAKER**,
**3. MR. VIJAY SUNIL DHINGRA** Age: **25** Years, Occupation: **SERVICE**,
All residing at **B2 903, WATERBAY SOCIETY BY BRAHMACORP, BEHIND LAST BUS STAND VADGAON SHERI, PUNE-411014,** PAN 1. **AGPPD4414Q** 2. **AMKPD7574N**, 3. **CQNPD9395Q,** AADHAR Card No. (1) **6164 5028 0373** and AADHAR Card No. (2) **5342 7094 1040,** AADHAR Card No. (3) **8561 7809 1725,** Email Addresses : **vijaydhingra1003@gmail.com**, Mobile Number : **7385400717**, and hereinafter referred to as the **"ALLOTTEE/S"** (Which expression shall unless it be repugnant to the context or meaning thereof, in case of individual/s, shall mean and include the Allottee/s alone and not his/her/their nominee/s / assigns till complete fulfillment of all terms of the agreement, but in case of death of the Allottee/s, the said expression shall mean and include his/her/their legal heirs, executors, administrators and permitted assigns; In case of a Hindu Undivided Family, the Karta, coparceners and members from time to time of the coparcenary and the survivors or survivors of them; in case of Trust, the Trustees for the time being and from time to time of the Trust and the survivor/s or survivors of them and their successors and permitted assigns; in case of Partnership Firm, shall mean and include all

| Allottee/s | Promoter/s |
|---|---|
| | |

Partners of the firm and their heirs, legal representatives, administrators, executors and successors; in case of Private or Public Limited Company, shall mean and include the said Company, its successors, its receivers, official liquidators, or the Company or Companies in which the said Company may be merged or amalgamated etc.)

**... PARTY OF THE OTHER PART**

The Company and the Purchaser are herein after individually referred to as the "**Party**" and collectively referred to as the "**Parties**".

**WHEREAS** the owners above named 'BAJAJ ELECTRICALS LIMITED' is the land owners of the properties listed at Serial No. (1) to (7) and the Promoters are holding Development Rights in Association of Persons with respective owner for property listed at Serial No. (8) herein below, bearing :

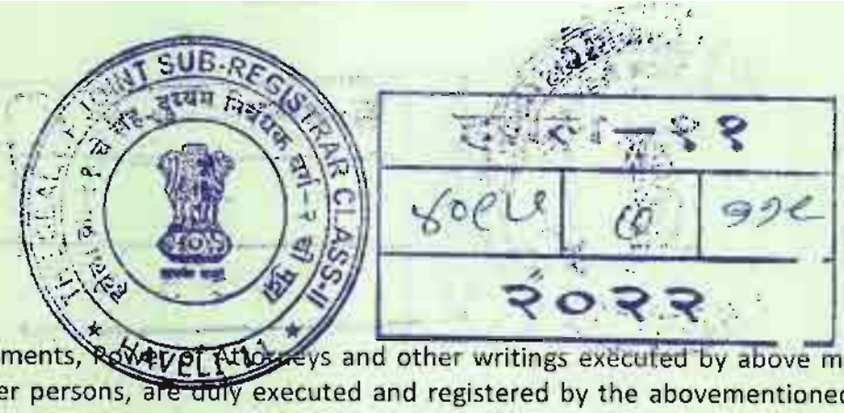
| Serial no. | Survey Numbers | Hissa Numbers | Area (mentioned in Square Meters) |
|---|---|---|---|
| 1. | 7 | 1 | 14,822 |
| 2. | 7 | 2 | 3,024.76 |
| 3. | 7 | 3 | 14,441.75 |
| 4. | 7 | 4 | 14,085 |
| 5. | 7 | 5 | 22,258.13 |
| 6. | 8 | 1/1/2 | 24,427 |
| 7. | 38A | 1B/1 | 6,307 |
| 8. | 3 | 2 | 5,800 |

totally admeasuring 01,05,165.64 Square Meters, and all situated at village Wadgaon Sheri, within the limits of PUNE MUNICIPAL CORPORATION, Taluka Haveli, District Pune hereinafter referred to as the "**said larger land**" and more particularly described in the 'PROPERTY SCHEDULE – I', written hereunder.

**AND WHEREAS** the Land Owners has appointed the Promoter as their Authorized Lawful Representative to Develop and the developers have acquired the lawful Development Rights of the said **larger land** from the Owners above named, vide separate agreements and ancillary writings, duly registered at the office of the Sub-Registrar of Haveli No. 7, Pune, as mentioned below :

| Date of Agreement | Area of Agreement (mentioned in Hectare-Aar) | Registration Number of Development Agreement | Registration Number of Power of attorney |
|---|---|---|---|
| 30/06/2003 | 10 – 52.5 | 2073 | 2200 |
| 05/04/2004 | 02 – 62 | 1395 | 1396 |
| 20/11/2004 | 02 – 62 | 5105 | 5106 |
| 28/06/2005 | 05 – 28.5 | 5471 | 5472 |
| Articles of 'Association of Person' dated 26/09/2008 for the landed properties admeasuring 00 Hectare 58 Aar from Survey No. 3/2. | | | |
| Acknowledgement and Consent Deed dated 16/01/2009, registered in the office of Sub-registrar Haveli No. 11, Pune at Serial No. 421/2009. | | | |

**CHANGE IN THE ENTITY:**




All Agreements, Power of Attorneys and other writings executed by above mentioned owners and other persons, are duly executed and registered by the abovementioned owners and other persons in favour of the Promoters, then named and styled as 'M/s. BRAMHA BUILDERS' a partnership firm registered under the provisions of Indian Partnership Act, 1932. The true extract of the records issued by the office of Assistant Registrar of Firms, Pune, testifies that the name of the partnership firm was changed from 'M/s. BRAMHA BUILDERS' to 'M/s. BRAMHACORP INFRASTRUCTURES' with effect from 27/05/2011. Thereafter, the partnership firm viz. 'M/s. BRAMHACORP INFRASTRUCTURES' was converted and registered into a Private Limited Company and named as 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED', incorporated under Part / Chapter IX provisions of the Companies Act, 1956, as manifested by the certificate of incorporation dated 27/03/2012, issued by Registrar of Companies, Maharashtra, Pune. As such, the change from partnership firm named 'M/s. BRAMHA BUILDERS', subsequently to 'M/s. BRAMHACORP INFRASTRUCTURES' and to a Private Limited Company incorporated under Part / Chapter IX provisions of the Companies Act, 1956, named 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED' be kindly noted. By an Order dated 05/07/2013 of the Hon'ble HIGH COURT, BOMBAY, in COMPANY SCHEME PETITION No. 274 of 2013 and COMPANY SCHEME PETITION No. 275 of 2013, a Group Company namely BRAMHACORP HOTELS & RESORTS LIMITED got merged in BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED. Subsequently vide incorporation certificate dated 04/09/2013, the name of 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED' changed to 'BRAMHACORP PRIVATE LIMITED'. In addition to this, vide incorporation certificate dated 29/10/2013, the name of 'BRAMHACORP PRIVATE LIMITED' changed to 'BRAMHACORP LIMITED'. In the narration above, the firm, which was referred to as said 'M/s. BRAMHA BUILDERS', and said 'BRAMHACORP LIMITED' as it existed at this relevant point of time should be referred in the context of all documents concerned.

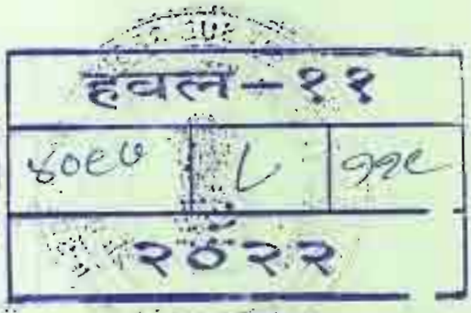
**LAYOUT POTENTIAL OF SAID LARGER LAND AND PHASE WISE DEVELOPMENT BY PROMOTERS:**

By virtue of the aforesaid Development Agreements and Power of Attorneys and related deeds and documents, the Promoters alone has the sole and exclusive right to construct the separate Project Buildings within sanctioned layout of said larger land after taking appropriate sanctions, revised sanctions, permissions and revised permissions from the Competent Development Authority and other Statutory Authorities. Under above mentioned Development Agreements and Power of Attorneys, AOP, the Promoters are entitled to develop said **larger land** totally admeasuring 21 Hectares 93.04 Ares, bearing Survey Numbers 7/1, 7/2, 7/3, 7/4, 7/5, 8/1/1/2, 38A/1B/1, 38B and 3/2(Part) all situated at village Wadgaon Sheri, Taluka Haveli, District Pune. As per their planned development of said **larger land** in various stages and Phases, the Promoters undertook the Development of subject entire layout of **larger land** in different Phases and various Separate Projects under such Phases.

**GRANT OF NON AGRICULTURAL USE PERMISSION:**

The Hon'ble Collector of Pune, Revenue Branch vide order dated 14/02/2006 bearing No. PRH/NA/SR/444/2005 permitted non-agricultural use of the said larger land for residential/commercial purposes under section 44 of the Maharashtra Lands Revenue Code, 1966. The copy of same is attached herein with and marked as **'ANNEXURE H'**.

**DEVELOPMENT OF FIRST AND SECOND PHASE:**




The Promoters implemented FIRST PHASE as the separate project named and styled as "BRAMHA SUNCITY". The said First Phase is developed by constructing total 23 Buildings over defined portion of land underneath said buildings and those Buildings are identified as Building Nos. A1, A2, CL-1, CL-2, L-1, L-2, L-3, E-1, E-2, E-3, E-4, E-5, E-6, E-7, D-1, D-2, D-3, D-4, D-5, D-6, C-1, C-2 and C-3, consisting of stilt, Basement and part Podium consuming an aggregate FSI/FAR out of total FSI Potential arising out of said **larger land** layout. After completing the construction of all above mentioned FIRST PHASE, the Promoters procured the Completion Certificates and handed over possession of all Flats / Apartments to respective Flat / Apartment Purchasers as per terms and conditions of respective Agreements and complied with their obligations under FIRST PHASE. The Promoters have completed said First Phase and after completion, a separate Independent Cooperative Housing Society is also formed and registered under provisions of The MAHARASHTRA CO-OPERATIVE HOUSING SOCIETIES ACT, 1960, under name of 'BRAMHA SUNCITY CO-OPERATIVE HOUSING SOCIETY LIMITED', being a 'Tenant Co-Partnership Co-Operative Housing Society', which is registered on 03/10/2011, under registration number PNA/PNA(4)/HSG/(TC)/11377/2011-12. The SECOND PHASE is called as 'BRAMHA SUNCITY SIGNATURE' comprising of THREE Buildings identified as Building Nos. A-3, C-4 and C-5 consisting of stilt and part Podium consuming an aggregate FSI/FAR out of total FSI Potential arising out of the layout of said larger land. After completing the construction of all above mentioned Second Phase Buildings, the Promoters procured the Completion Certificates and handed over possession of all Flats / Apartments to respective Flat / Apartment Purchasers as per terms and conditions of respective Agreements and complied with their obligations under SECOND PHASE. The Flat / Unit purchasers from Second Phase became members of 'BRAMHA SUNCITY CO-OPERATIVE HOUSING SOCIETY LIMITED'. The Jurisdiction of said Housing society is limited for the defined land area from the layout of larger land, having sanctioned 1274 constructed Flats /Apartments from First and Second Phase and defined limited common areas of the layout. To complete the obligation and responsibility prescribed under Section 11 of Maharashtra Ownership Flats Act, 1963 and the Rules made thereunder, the Promoters under CONVEYANCE DEED dated 24/10/2018, registered on 29/10/2018 in the office of Sub-Registrar Haveli No. 8, Pune at Serial No. 7901/2018, transferred and conveyed land admeasuring 69,222.18 Square Meters carrying total and fixed FSI Potential admeasuring 95,520.54 Square meters used and consumed for construction of Building No. A1, A2, CL-1, CL-2, L-1, L-2, L-3, E-1, E-2, E-3, E-4, E-5, E-6, E-7, D-1, D-2, D-3, D-4, D-5, D-6, C-1, C-2, C-3, A-3, C-4 and C-5, along with the Refugee Areas admeasuring 473.96 Square Meters from the above mentioned Buildings and along with the proportionate JOINT OWNERSHIP of the Multi Purpose Hall situated on the Ground Floor of 'F Building' admeasuring 675.76 Square Meters and all immovable property described therein in the Conveyance Deed shall not carrying any additional FSI Potential from layout of said larger land. Upon conveying the above mentioned land in favor of 'BRAMHA SUNCITY CO-OPERATIVE HOUSING SOCIETY LIMITED', the Society accepted, confirmed and ratified that they shall be only entitled for the ownership of total 95,994.50 Square Meters FSI Potential from the larger layout consumed over the land parcel admeasuring 69,222.18 Square meters and the balance entire Inherent FSI of larger layout, along with entire TDR Potential arising out of the land sold to Society and alongwith the TDR Potential from the balance larger layout alongwith the enhanced FSI Potential as per amendment in Development Control Rules, alongwith rights of Fungible FSI Potential are completely owned and possessed by the Promoters alone and Promoters alone shall have exclusive right and ownership for such entire FSI Potential, except the part FSI Potential sold and conveyed to Society. Thus the Promoters are holding the lawful development rights over balance layout land and also hold the lawful rights to use entire FSI Potential including TDR Potential of entire larger layout. The part portion of larger land layout showing development of FIRST and SECOND Phase are marked in the **'ANNEXURE - N'**, attached herein with.

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**SALE / CONVEYANCE OF LAND BY BAJAJ ELECTRICALS LIMITED IN FAVOR OF BRAMHACORP LIMITED:**

It is well disclosed by the Promoters that, vide the Articles of Agreement dated 10/03/2006, registered in the office of Sub-registrar Haveli No. 11, Pune at Serial No. 1886/2006, read along with a SALE DEED / CONVEYANCE DEED dated 15/09/2010, registered in the office of Sub-Registrar Haveli No. 10, Pune at Serial No. 8606/2010, and read alongwith the CORRECTION DEED dated 14/02/2012, registered in the office of Sub-Registrar Haveli No. 11, Pune at Serial No. 1413/2012, the said BAJAJ ELECTRICALS LIMITED sold transferred and conveyed in favour of BRAMHACORP LIMITED (previously known as BRAMHA BAZAZ HOTELS LIMITED), a well bounded plot admeasuring 1,64,758.52 Square Feet along with with exclusive use of a 25 Feet wide road admeasuring 1550 Square Meters, from sanctioned layout of the said property described in the 'Property Schedule I' written herein below.

As per the Commencement Certificate dated 13/01/2005 bearing No. CC/3836/04 and revised Commencement Certificate dated 19/09/2008 bearing No. CC/1780/08, the said BRAMHACORP LIMITED (previously known as BRAMHA BAZAZ HOTELS LIMITED) constructed four independent bungalows on the said plot, identified as Bungalow Numbers 'R1', 'R2', 'R3' and 'R4'. The completion certificate is issued by the Competent Authority of Pune Municipal Corporation vide Certificate dated 29/09/2008 bearing No. BCO/YWO/035. Thus, those bungalow properties alongwith the land mentioned herein above, are allowed for use and occupation. And from that date, the **said defined land along with Bungalows standing thereon are exclusively owned and possessed by BRAMHACORP LIMITED and said piece of land in not part of any development phases as described in this entire Agreement.** This separate Plot which is owned by the Bramhacorp Limited is shown in the **'ANNEXURE N'** attached to this Agreement.

As per details mentioned in the **'ANNEXURE N'**, the SEVEN Phases of Development within larger layout are shown separately and also the Plot owned by the BRAMHACORP LIMITED is shown separately, and which is not part of any of those SEVEN Phases of Development. This portion of land which is already conveyed in favour of BRAMHACORP LIMITED admeasures 1,64,758.52 Sq. Fts. along with exclusive use of a 25 Feet wide road admeasuring 1550 Sq. Mtrs. is bounded as below :

On or Towards East :- By the Clubhouse from the larger layout for First 4 Phases,
On or Towards South :- By S. No. 8/1 (P),
On or Towards West :- By the proposed 24 Meter wide DP Road,
On or Towards North :- By portion of side margin of proposed future Development of SIXTH PHASE.

**Thus, it is made explicitly clear that, the above-described land portion (along with its present and future entire development potential and the unconsumed balance FSI potential remained after development of all SEVEN Phases of larger layout, admeasuring approximately 01,06,747.67 Square Meters) is not part of any of the SEVEN Phases shown the 'ANNEXURE N' and as well mentioned by the Architect in the 'ANNEXURE L' and thus the exclusive land and bungalows owned by BRAMHACORP LIMITED along with above mentioned balance FSI Potential is not shown part of any of the Seven Phase Developments.**

**DEVELOPMENT OF THIRD PHASE:**

| Allottee/s | Promoter/s |
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The THIRD PHASE is identified as 'BRAMHA SUNCITY PLATINUM' comprising of Four Buildings identified as Building Nos. A-4, C-6, CL-3 and D-7 consisting of Part stilt and Part Podium consuming an aggregate FSI/FAR of 18,089.77 square meters out of total FSI Potential arising out of the layout of said larger land and situated over the identified land area admeasuring 10763.06 Square Meters. After completing the construction of Third Phase the Promoters procured the Completion Certificates and handed over possession of all Flats / Apartments to respective Flat / Apartment Purchasers as per terms and conditions of respective Agreements and complied with their obligations under THIRD PHASE. The Promoters have completed said Third Phase as Separate Project and after completing the said Third Phase Project, a separate Independent Housing Society is also formed and registered under provisions of The MAHARASHTRA CO-OPERATIVE HOUSING SOCIETIES ACT, 1960, under name of 'BRAMHA SUNCITY PLATINUM CO-OPERATIVE HOUSING SOCIETY LIMITED', which is registered on 18/09/2018, under registration number PNA/PNA(5)/HSG/(TC)/18706/2018-19. The Management of the said Society is handed over to Management Committee of said Society. The part portion of larger land layout showing development of THIRD Phase is marked in the **'ANNEXURE - N'**, attached herein with.

**DEVELOPMENT PLAN MARKED RESERVATIONS IN THE LARGER LAYOUT:**

It is well informed by the Promoters that, the land area admeasuring 37,480 Square Meters bearing Survey No. 38A/1B/1 from the layout of said larger land is reserved for GARDEN RESERVATION (G-20) by the Competent Development Authority. The promoters are fully entitled to the entire Benefits arising after handing over said portion to Pune Municipal Corporation. As per provisions laid under Development Control Rules, the Promoters have shifted the Amenity Space Area of entire layout admeasuring 24,333.15 Square Meters over said Garden Reservation Area and thus used and utilized the FSI Potential of Amenity Space admeasuring 24,333,15 Square Meters within the Layout for developing the various Phases. The Promoters are fully entitled to use and Utilize balance benefits / FSI Potential / TDR arising from the G-20 Garden Reservation Balance area admeasuring 13146.85 Square Meters from Survey No. 38A/1B/1 and Garden Reservation Balance area admeasuring 924 Square Meters from Survey No. 38B. It is also informed by the Promoters that the land area admeasuring 3000 Square Meters bearing Survey No. 38A/1A from the entire layout is partly reserved for GARDEN RESERVATION (G-20) and partly for Primary School (PS-93) by the Competent Development Authority. The promoters are fully entitled to receive entire Benefits arising therefrom, from the Pune Municipal Corporation (PMC) and which right shall always remain with the Promoters. It is well informed by the Promoters that as said properties are reserved for the Public Purposes and partly handed over and partly to be handed over to PMC. The title and ownership of said lands shall vest with PMC and same shall never be part of Final Conveyance in favor of any Society / Apartment / Company or APEX Body / Federal Society. The portions of layout of said larger land are also reserved for Development Planning Roads (D. P. Roads) and those Road Widening Portions are already handed over to the PMC. The benefits of FSI will be used and consumed by the Promoters in development of various Phases in the Layout or the TDR in form of DRC will be transferred to any third person.

**DEVELOPMENT OF FOURTH PHASE:**

After completing the THREE PHASES within the layout of said larger land and common amenities and facilities for said Phases, as mentioned herein above, the Promoters proceeded with the next FORTH PHASE identified as 'F RESIDENCES'. This Separate Forth PHASE is further divided in various separate Projects. This Fourth PHASE is proposed over defined portion from the layout and earmarked of land admeasuring 21,555.72 Square Meters having defined

Inherent FSI and TDR Potential admeasuring about 73,056.96 Square Meters from the entire layout. The part portion of larger land layout showing development of FOURTH Phase is marked in the **'ANNEXURE – N'**, attached herein with.

**THE SEPARATE COMMON AMENITIES AND FACILITIES FOR FIRST FOUR PHASES:**

While developing the above mentioned FOUR PHASES within the Layout, the Promoters have developed various Common Amenities, facilities and Club House for above mentioned Projects ONLY and which are separately operational within the above described part layout. The said operational Club House shall be the common amenity and facility for above mentioned Phases. THE FACILITY OF EXISTING OPERATIONAL CLUB HOUSE AND OTHER AMENITIES AND FACILITIES FROM COMPLETED LAYOUT ARE LIMITED FOR ABOVE MENTIONED FOUR PHASES AND NOT AVAILABLE FOR THE PROJECT UNDER THIS AGREEMENT OR FOR THE PROPOSED PHASES WITNIN BALANCE LAYOUT OF THE SAID LARGER LAND. The part portion of larger land layout showing development of CLUB HOUSE Area for first FOUR PHASES is marked in the **'ANNEXURE – N'**, attached herein with.

**DEVELOPMENT OF FIFTH PHASE:**

After development of above mentioned FOUR PHASES, the Promoters proposed a **FIFTH PHASE** to construct over the defined land, out of **larger land** layout. The FIFTH PHASE is subdivided in Two Separate Projects. A separate COMMERCIAL PROJECT identified as "**FIFTH 'A' PHASE**" is named and styled as BRAMHACORP BUSINESS PARK and a RESIDENTIAL and COMMERCIAL MIX USE BUILDING Project identified as "**FIFTH B PHASE**" is named and styled as **"THE COLLECTION PREMIUM"** comprising of Shops, Offices and Residential Apartments, to be situated over Lower Ground Floor, Ground Floor, Upper Ground Floor and above up to 30 Habitable Floors of the entire proposed project and having the limited rights over parking from the common Basements, Podium Levels and other Parking Floors of Basements and Podium. The Promoters have disclosed that there will be multiple separate projects to complete the entire proposed project/s under "**FIFTH 'A' PHASE**" and "**FIFTH 'B' PHASE**". The subject project for this Agreement is the **"FIFTH B PHASE",** named and styled as **"THE COLLECTION PREMIUM"**. The ongoing separate project of "FIFTH A PHASE" or the next separate phases from the proposed project under "FIFTH A PHASE" or "FIFTH B PHASE" are not made subject matter under this Agreement. The part portion of larger layout land showing "**FIFTH 'A' PHASE**" and "**FIFTH 'B' PHASE**" is marked in the **'ANNEXURE – N'**, attached herein with.

**DEVELOPMENT OF THE SIXTH PHASE:**

After completing the first Four Phases, the Promoters commenced development of FIFTH A PHASE, FIFTH B PHASE and also the SIXTH PHASE within the layout of said larger land. The development of the SIXTH PHASE consists of various separate High-Rise Buildings / Towers. Presently Promoters have got part High Rise Buildings / Towers registered with MAHARERA Authority and development of same is going on. The Promoters have proposed next separate High-Rise Buildings within the SIXTH PHASE and such new Projects will get registered as separate Real Estate Projects in SIXTH PHASE. The common amenities and facilities for said SIXTH Phase and FIFTH B PHASE, are proposed on the Podium Level of the SIXTH PHASE and will be developed and completed till the last Building within SIXTH PHASE gets completed. The Land Area and FSI Potential of the SIXTH Phase is mentioned in the Architect Certificate annexed with the Agreement. The part portion of larger land layout showing development of SIXTH Phase is marked in the **'ANNEXURE – N'**, attached herein with.

**DEVELOPMENT OF SEVENTH PHASE:**

Upon development of FIFTH AND SIXTH PHASE, as mentioned in this Agreement, the Promoters proposed to construct a separate Project BUILDING, as a **SEVENTH PHASE** over the defined land, out of **larger land** layout. The part portion of larger land layout showing proposed SEVENTH Phase is marked in the **'ANNEXURE – N'**, attached herein with.

**DEVELOPMENT OF "FIFTH B PHASE":**

**AND WHEREAS** the Promoters proposed a real estate project under **"FIFTH B PHASE"** over identified portion of land from the larger layout, being annexed part / portion of SIXTH PHASE named and styled as ***'THE COLLECTION PREMIUM'***, comprising of separate RERA Projects in different Vertical and Horizontal Floors consisting of :

**(A)** The entire proposed Project under 'FIFTH B PHASE', being annexed part / portion of SIXTH PHASE, will be having High-Rise Building/s, divided in 'WING A' and 'WING B', together and collectively named and styled as ***'THE COLLECTION PREMIUM',*** having common Basements and Podium for Building / Wings, and each building / Wing having Multiple Floors not exceeding 30 habitable Floors or up to the maximum height of the project building permissible by the Competent Authority and other Statutory Authorities from time to time in each Building / Wing. Each separate Building / Wing or part of such building / Wing could be developed as separate project, having mixed or residential or commercial use.

**(B)** The development of ***'THE COLLECTION PREMIUM'*** will form annexed part / portion of the SIXTH PHASE for various purposes as enumerated in this Agreement.

**(C)** The entire FSI Potential and the project land of the ***'THE COLLECTION PREMIUM'*** is described in the PROPERTY SCHEDULE – II written herein under in this Agreement.

**(D)** There will be two WINGS of ***'THE COLLECTION PREMIUM'*** identified as **'WING A'** and **'WING B'**. For the management purposes, the access between these two wings will be controlled and managed by the Promoters, and after formation of the 'Associated Entity' as defined in this Agreement, the same will be managed and controlled by such 'Associated Entity'. The entire 'FIFTH B PHASE', i.e. ***'THE COLLECTION PREMIUM'*** is registered as a Separate RERA Project with the Competent Authority and same is hereinafter referred as the **'said / subject project'** in this Agreement.

**(E)** All parking floors, including Podium and multilevel basements for "FIFTH 'A' PHASE", "FIFTH 'B' PHASE" and SIXTH Phase shall be connected / annexed and as shown in the **'ANNEXURE - O'**.

**(F)** All various projects to be developed under "FIFTH 'A' PHASE", "FIFTH 'B' PHASE" and SIXTH Phase shall get phase-wise parking zones allocated within common undivided levels of parking from "FIFTH 'A' PHASE", "FIFTH 'B' PHASE" and SIXTH Phase. The Entry and Exit Points for all such parking floors will be managed by the Promoters and the right of allotment of parking spaces shall be the sole right of the Promoters, subject to 'allotment on first come first serve' basis.

**(G)** The restricted / allocated Parking Zones for respective proposed projects under "FIFTH 'A' PHASE", "FIFTH 'B' PHASE" and SIXTH PHASE could be identified upon completion of entire development of parking levels / floors of "FIFTH 'A' PHASE", "FIFTH 'B' PHASE" and SIXTH Phase.

**(H)** The approach / entry / exit, for and from Podium and Basements, for Parking and various other Services, including Fire Tender Purposes shall be common for "FIFTH 'A' PHASE", "FIFTH 'B' PHASE" and SIXTH PHASE and shall be controlled by the Managers /

Agents / Agency appointed by the Promoters and as per various terms written in this Agreement.

**(I)** The Promoters commenced the development of the said project, which comprise sanctioned and proposed floors of **said project** Building, having 2 separate Wings identified as **'WING A'** and **'WING B'** and shall consist following development potential :

***'THE COLLECTION PREMIUM'*** Building / Tower will be developed by Promoters by using an aggregate FSI Potential admeasuring approximately 39,809.29 Square Meters (which includes Basic / TDR / Paid / Ancillary FSI but excluding Free FSI etc.) out of total FSI Potential of FIFTH PHASE. Out of same, a FSI Potential admeasuring approximately 2,818.30 Square Meters will be used to develop COMMERCIAL FLOORS from the **said project** Building / Tower, upto the first 3 floors starting from normal Ground Level and is marked in the **'ANNEXURE – P1', AND** a FSI Potential admeasuring approximately 36,990.99 Square Meters will be used to develop Habitable Residential Floors from the proposed project Building / Tower, starting from the 3rd floor and not exceeding up to the 29th Habitable floor and is marked in the **'ANNEXURE – P2'**, attached herein with. It is well informed by the Promoters that a Separate Real Estate Project will be registered above 29th Floor and building height not exceeding 30th Floor.

**(J)** The **'said project'** will be standing on the Plinth area for **said project** within the **"FIFTH B PHASE"**, connected / annexed to THE SIXTH PHASE, to be situated over the part land described in Property Schedule - II written herein below. The proportionate land below the Plinth of the **said project** Building / Tower is to be considered as entire Project land for **'said project'** and which is as follows :

The Plinth Area / Project land for the ***'THE COLLECTION PREMIUM'*** totally admeasures 1304.43 Square Meters. Out of said entire Project land, the part undivided plinth area admeasuring 95.60 square meters is to be considered as land Area for the Commercial Floors from said project and the remaining land / plinth are admeasuring 1208.83 Square Meters is the land area for the Residential Floors from said project. The same details of land area are well disclosed and shown in respective project registration with MAHARERA Authority.

**(K)** The **said project** is registered with MAHARERA under Project Registration No. **P52100032719** and a copy of the Certificate is attached herein and marked as **'ANNEXURE - M'**.

**(L)** The Allottees of the **said project** will get allotted parking areas from specified levels of parking zones from "FIFTH 'A' PHASE" or "FIFTH 'B' PHASE" or SIXTH Phase. However, final possession-handover of such allotted parking areas is scheduled separately in context to the completion of development for all parking level floors as stated herein above and as mentioned in the **Clause 8.1** mentioned in the Agreement. Till Allottees get possession of earmarked parking area mentioned in the respective PROPERTY SCHEDULE – III under registered Agreements, they will be facilitated with Temporary Parking Areas within the completed Basements of "FIFTH 'A' PHASE" or "FIFTH 'B' PHASE" or Sixth Phase.

**(M)** It is well informed that that entrance for the SIXTH PHASE, including **FIFTH B PHASE** is proposed from the Entry and Exit Gate below High-Rise Development of "FIFTH 'A' PHASE" and "FIFTH 'B' PHASE". Till the time promoter completes the balance development of "FIFTH 'A' PHASE" and "FIFTH 'B' PHASE", the alternate temporary Entry and Exit Gate for SIXTH PHASE, including **said project**, will be made available.

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**(N)** It is well informed by the Promoters that, they have proposed development of ***'THE COLLECTION PREMIUM'***, not exceeding 30 habitable Floors or up to the maximum height of the project building permissible by the Competent Development Authority and other Statutory Authorities from time to time and at the time of Project Registration, Promoters disclosed this kind of development to the Maharashtra Real Estate Regulatory Authority (MAHARERA). Out of proposed total Floors of **said project** Building, the Promoters have got commencement certificate to construct the subject building for sanctioned Floors and they shall be taking revised sanction for balance upper floors in due course of development. Upon getting the revised building sanctions from Competent Development Authority, from time to time, for constructing Upper Floors, the Promoters shall be revising the RERA registration and thus completing the subject development of **said project** Building in Phase-wise manner.

**(O)** The Promoters have disclosed that there will be multiple separate Projects to complete the entire proposed ***'THE COLLECTION PREMIUM'*** and those proposed separate projects from the "FIFTH B PHASE" or the "SIXTH PHASE" are not made subject matter under this Agreement.

**(P)** It is well informed and disclosed by the Promoters to all Allottees that, the recreational facility of Club House, its connected Common Areas, Amenities and Facilities etc. for RESIDENTIAL BUILDINGS of the "FIFTH B PHASE" and "SIXTH PHASE" shall be provided and developed in phase wise manner and will be completed till the development of last Project Building within SIXTH PHASE. The same recreational facilities as the Club House, its connected Common Areas, Amenities etc. shall NOT BE AVAILABLE for the Commercial Units / Floors of the **said project** Building and the Apartments / Units from the Commercial Units from **said project** Tower / Building will be sold with this condition only.

**(Q)** The entire terms governing the **'said project'** are enumerated in this Agreement herein below.

**AND WHEREAS** it is clarified and reiterated by the Promoters that the entire Larger Project under "FIFTH B PHASE" or "SIXTH PHASE" (of which said project is an annexed part), is not offered for sale under this Agreement or under any advertisement and promotional correspondences. The promoters only offered for sale the sanctioned floors of the **said project, *'THE COLLECTION PREMIUM'***, which is registered as separate Real Estate Project on record of Maharashtra Real Estate Regulatory Authority (MahaRERA) and this Agreement shall remain restricted and limited for **'said project'** as enumerated in this entire Agreement.

**AND WHEREAS** the Promoters as aforesaid, further propose to subsequently in due course, construct and develop the other parts of the said project and annexed project under SIXTH PHASE by utilizing the entitled, allowable and unconsumed FSI potential out of larger layout written herein under and each such further part construction will constitute a separate independent project under prevailing law. All separate projects shall have right for only sharing common areas and facilities from the said project and the SIXTH PHASE, as may be made available by the Promoters.

**THUS, TO CONCLUDE THE FINAL DESCRIPTION OF THE SUBJECT PROJECT FOR THIS AGREEMENT, IT IS CLARIFIED, EXPLAINED AND INFORMED BY THE PROMOTERS THAT THE 'SAID SEPARATE PROJECT' IDENTIFIED AS *'THE COLLECTION PREMIUM'* FROM THE "FIFTH B PHASE", FORMING ANNEXED PART OF THE "SIXTH PHASE" IS TO BE CONSIDERED AS 'SAID PROJECT FOR THIS AGREEMENT' AND WHICH IS SPECIFICALLY DESCRIBED IN THE PROPERTY SCHEDULE – III WRITTEN HEREIN BELOW.**

| Allottee/s | Promoter/s |
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**AND WHEREAS** the Apartments designed in the sanctioned building plans for **'said project'** are having specified / for limited carpet area for respective Apartment / Unit, as planned and allotted to every Apartment in the sanctioned plan and shall not carry any additional future FSI Potential EVEN AFTER SAID PROJECT BUILDING GETS TRANSFERRED TO SOCIETY / ASSOCIATION OF APARTMENT HOLDERS / COMPANY / FEDERAL SOCIETY / APEX BODY, AS PER AGREED AND SPECIFIED TERMS OF THIS AGREEMENT UNDER CLAUSE 13, herein below. The Balance Inherent / Basic FSI alongwith rights to use and utilize the entire Permissible TDR and Fungible / Paid / Ancillary FSI etc. of the said **larger land** is mentioned in the Architect's Certificate attached herein with and which shall be construed as proper and true discloser of 'entire Consumable Development Potential' of Promoters for the balance development. It is also clarified and well informed by the Promoters to the Allottees that the Architect's Certificate attached herewith is based upon the FSI Norms relating the prevailing Development Control Rules and Regulations and said certificate will be considered deemed revised / amended, if the relevant Development Control Rules gets revised / amended. Till final completion of the **said project**, in future if these Development Control Rules and Regulations gets amended / changed and if any additional FSI / TDR entitlements gets available to Promoters from the said **larger land**, the same shall be the sole and absolute entitlement of the Promoters and they shall be solely entitled to use and utilize the same for their own purposes as disclosed in the Agreement.

**AND WHEREAS** it is well disclosed and informed by the Promoters to the Allottees that they have availed a Project Finance from the **PNB HOUSING FINANCE LIMITED** (hereinafter referred to as the **"PNBHFL"**) for said Project by creating Mortgage Charge over said project land and Unsold Apartments and proposed Apartments from said project. The Promoters have duly obtained / procured No Objection Letter from the said PNBHFL for sale of the subject Apartment and have provided the same to the Allottee/s herein prior to the execution hereof.

**AND WHEREAS** it is well disclosed and informed by the Promoters to the Allottees that they have availed a Project Finance for said project and SIXTH PHASE by creating Mortgage Charge over said project and Unsold Apartments and proposed Apartments from said project and SIXTH PHASE. The Promoters have duly obtained / procured No Objection Letter from the said for sale of the subject Apartment and have provided the same to the Allottee/s herein prior to the execution hereof.

**AND WHEREAS** the Promoters are in possession of the project land and the completed unsold Apartments.

**AND WHEREAS** the Pune Municipal Corporation (PMC) has sanctioned the building layout and the plans for construction of the **said project** vide Commencement Certificate No. CC/1923/21 dated 04/10/2021 and a copy of same is attached herein with, marked as **'ANNEXURE G'**.

**AND WHEREAS** for the Development of the **said project**, the Promoters have entered into a Standard Agreement described by the Council of Architects with a Principal/Design Architect **M/s. SUNIL VARTAK & ASSOCIATES**, who is registered with the Council of Architects. The Promoters have appointed **SIDDHIVINAYAK MEP CONSULTANTS** as MEP Consultants for the preparation of the MEP design and drawings of **said project**. The Promoters has appointed M/s. **MAHIMTURA CONSULTANTS PRIVATE LIMITED**, as structural Engineer and RCC Consultants for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architects, Structural Engineer and Consultants till the completion of the **said project** and "SIXTH PHASE". In case of need and for

betterment of **said project** and "SIXTH PHASE", the Promoters have retained exclusive right to discontinue the services of abovementioned Consultants and to appoint new Consultants of their own choice for balance Project and other Wings.

**AND WHEREAS** the promoters have obtained approval of Environment Department, Government of Maharashtra bearing no. SEAC-2013/CR-444/TC-II, dated 27/11/2018 duly revised vide EC No. SEIAA-EC-0000002226, dated 01/01/2020.

**AND WHEREAS** while sanctioning the layout and building plans, the concerned local authority and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the **said project** and upon due observance and performance of which only the completion and occupation certificate in respect of the **said project** shall be granted by the concerned local authority, as per their rules, working time schedule and procedures. The Promoters has accordingly commenced the construction of the **said Project** in accordance with the sanctioned building plans and specifications.

**AND WHEREAS** the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the **said project** and has to obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

**AND WHEREAS** the Allottee/s demanded from the Promoters and the Promoters have given inspection to the Allottee/s, of all title documents relating to the said **larger land** and **said project**, i.e. the said Orders, the Agreements, Power of Attorneys, Sale Deeds, Affidavits, Indemnities, Declarations, Undertakings, FMC Agreement Drafts, D.C. Rules and Regulations, Apartment User Manuel and the plans, designs and specifications etc. prepared by the Promoter's Architects, Consultants and of such other documents as are specified under THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 (said RERDA) read along with the various prescribed MAHARASHTRA RULES, 2017, for the RERDA, and also as prescribed under the MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1963, (hereinafter referred to as the "said MOFA") and the prescribed RULES made under MOFA, being the Local Laws of STATE OF MAHARASHTRA. As per provisions made under said RERDA and MOFA, and all Rules made thereunder, the Promoters have made full and true discloser of the nature of their lawful rights to the said **larger land**, and the Project land on which the **said project** is to be developed. A copy of Title Certificate issued by Advocate of the Promoter and the Title Document Set for the **said Project**, provided by the Promoters is duly verified by the Allottee/s through their own Legal Consultants / Advocate, and it is upto their own satisfaction. The entire details of the **said project** are well available on the MAHARERA Website and same are also checked by the Allottee/s on their own.

It is well informed by the Promoter that they have disclosed, shown and given inspection of all plans and specifications of **said project** to be built on said Project land within **larger land**, which are approved by the Competent Local Authority. In case in future, if required by the Allottee/s to inspect the same again, he/she/they is/are required to give Seven Days Prior Written Intimation to Promoter and in such situation Promoter will provide all such details for inspection and perusal. The copies of the same shall be provided to the Allottee/s by charging the required fees and xerox / coping charges etc. for the same. The Promoters have also disclosed the nature of Fixtures, Fittings, Facilities and Amenities to be provided in **said project** and also clarified the provisions for LIFTs for **said project**, which is well shown on the

Building Plan and Floor Plan of said project. Thus, the Allottee/s has been disclosed all required details, permissions and orders under which said project is commenced and he/she/they is/are satisfied with the contents, being stated as per prevailing legal provisions.

**AND WHEREAS** it is well informed by the Promoters that as required under provisions of prevailing Statutes and Acts, **(1)** the copy of **CERTIFICATE OF TITLE** issued by the ADVOCATE of the Promoters is annexed herein and marked as **ANNEXURE 'A'**, **(2)** copies of **PROPERTY CARDS / REVENUE RECORD OF RIGHTS** issued by Competent Revenue Office showing the nature of the Title / rights of the Owners / Promoters to the said **larger land** on which the **said Project** and Apartments are to be constructed/constructed are annexed herein and marked as **ANNEXURE 'B'**, **(3)** authenticated copies of the Building plan in the Layout over said **larger land** as proposed by the Promoter and according to which the construction of the building and open spaces are proposed to be provided for on the said **larger land** have been annexed hereto and marked as **ANNEXURE 'C'**, **(4)** the authenticated copy of the **FLOOR PLAN OF THE APARTMENT/s** agreed to be purchased by the Allottee/s and which is approved by the concerned local authority have been annexed hereto and marked as **ANNEXURE 'D'**, **(5)** the Details of **SPECIFICATIONS AGREED TO BE PROVIDED FOR THE APARTMENT/s / UNIT/s UNDER THIS AGREEMENT** are annexed hereto and marked as **ANNEXURE 'E'**, **(6)** the Details of **DESCRIPTION OF COMMON FACILITIES AND AMENITIES** to be provided for the layout of said **larger land** and for all proposed Phase projects within the larger layout are annexed hereto and marked as **ANNEXURE 'F'**, **(7)** the copy of **COMMENCEMENT CERTIFICATE** for **said project**, where subject Apartment is to be constructed is annexed hereto and marked as **ANNEXURE 'G'**, **(8)** the copy of **NON-AGRICULTURAL USE PERMISSION** issued by the Competent Authority for the said **larger land**, whereon **said project** is proposed, is annexed herein and marked as **ANNEXURE 'H'**, **(9)** The Copy of Draft / final **AFFIDAVIT /UNDERTAKING /INDEMNITY** to be submitted by the Promoters before Competent Development Authorities for making WATER SUPPLY ARRANGEMENTS for the said project is annexed herein and marked as **ANNEXURE 'I'**, **(10)** the Copy of list of services to be provided by the Promoter or the appointed FMC as per Clause No. 21, 21.1, 21.2, 21.3, 21.4 and 22 of this Agreement is annexed herein with and Marked as **ANNEXURE 'J'**, **(11)** the copy of the list for Costs and charges to be paid by the Allottees and which are not covered under the Agreement or any Arrangement under Clause No. 21, 21.1, 21.2, 21.3, 21.4 and 22 of this Agreement, is attached herein with and marked as **ANNEXURE 'K'**, **(12)** A copy of **CERTIFICATE ISSUED BY THE ARCHITECT** of Promoter, showing Utilized FSI Potential for the **said project** along with balance remaining FSI Potential along with rights to use maximum permissible TDR and Other FSI which is exclusively retained by the Promoters for next PHASES / PROJECTS or development of entire layout of said **larger land**, is annexed herein with and marked as **ANNEXURE 'L'** and **(13)** the copy of MAHARERA Registration of the said Project is attached herein with and marked as **ANNEXURE 'M'**, **(14)** The copy of Map (Not to Scale) showing PHASE Development of said **larger land** layout is attached herein with and marked as **ANNEXURE 'N'**, **(15)** The copy of Map (Not to Scale) showing connected slabs of Podium and multilevel basements of FIFTH and SIXTH PHASE is attached herein with and marked as **ANNEXURE 'O'**, **(16)** The copy of Map (Not to Scale) showing Vertical Sectional and Horizontal Sectional Plan for said project is attached herein with and marked as **'ANNEXURE – P1 and P2'**, and **(17)** the copy of MAP (Not to Scale) showing the internal layout road map as described in clause 31.1 in this agreement is attached herein with and marked as **'ANNEXURE - Q'**.

**AND WHEREAS** prior to signing the ALLOTMENT LETTER and before execution of this Agreement, it is well informed by the Promoters to the Allottee/s that the Promoters have planned the development of Apartments / Units within subject project in two VERSIONS identified as 'STANDARD' and 'PREMIUM' and both versions are having different specifications



**Allottee/s** **Promoter/s**

and interior works, which carries the cost of both Versions. The show apartment at said project Site is a PREMIUM VERSION Apartment having extra upgraded Interior Works, Furniture Items, Furnishing Items, Extra Electrical Fittings, Appliances, Decorative Items and optional Furniture etc. and SHALL NOT be considered as STANDARD VERSION Apartment. The STANDARD VERSION Apartment shall be having those specifications as listed in the 'ANNEXURE E', attached to this Agreement. At the time of booking of Apartment / Unit within subject Project, the Promoters provided to the allottee/s, the payable Consideration Details for STANDARD and PREMIUM Versions. After going through the detailing of both versions and after considering his/her/their own comfort, the Apartment Allottee/s have chosen, selected and decided to buy a STANDARD VERSION APARTMENT and they have NOT CHOSEN TO SELECT and buy a Premium Version Apartment. Thus, after confirmation of the Allottee/s for buying a 'STANDARD VERSION APARTMENT' as stated herein above the Promoters agreed to sale said STANDARD VERSION Apartment / Unit to Allottee/s.

**AND WHEREAS** the Allottee/s applied to the Promoters for allotment, exclusively to the Allottee/s, **APARTMENT / UNIT NO. A - 1201**, admeasuring **91.36** SQUARE METERS to be situated on the **12TH FLOOR** in the Building / Tower No. **"A WING"** of the said project ***'THE COLLECTION PREMIUM'***, along with Mezzanine Floor admeasuring **0.00** SQUARE METERS, along with attached / Enclosed Balcony admeasuring **14.09** SQUARE METERS and along with attached Loft admeasuring **0.00** SQUARE METERS, and along with **ONE** COVERED PARKING SPACE to be situated / located at **BASEMENT** Parking Level of said project / SIXTH PHASE and collectively hereinafter referred to as the **"said Apartment/Unit"**. *(It is well informed by the Promoters to the Allottee/s that the Development of the said project along with SIXTH PHASE described in this Agreement is very vast and due to which the Numbering and Identification Process of Parking Spaces will be done in context to the development of entire parking floors from each proposed project under FIFTH and SIXTH PHASE. The Promoters agreed for selling the above mentioned parking space to Allottee, subject to completion of process of Numbering and Identifications of Parking Spaces from parking levels / floors and the Allottee/s also acknowledged and accepted same).* The description of the **subject / said Apartment/unit** is mentioned in the **PROPERTY SCHEDULE NO. III** written herein below and marked on the FLOOR PLAN of the **said project**, as shown in **ANNEXURE 'D'**.

The total Carpet Area of the said Apartment is mentioned above and ***"carpet area"*** means the net usable floor area of the **said apartment / unit**, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area (wherever continuously attached to such Apartment/s and if agreed to be allotted under the agreement) and exclusive open terrace area appurtenant to the said Apartment / Unit, but includes the area covered by the internal partition walls and columns of the subject Apartment / Unit. The internal partition walls, would mean walls which may be constructed of reinforced cement concrete (RCC) or plain concrete, plain bricks, reinforced bricks, clay terracotta, drywall concrete or any material and shall include as those being walls that are the partition within the internal area of the Apartment and also include the areas covered by the internal columns attached to the walls / pillars. For the purpose of this clause the exclusive balcony/ terrace/ veranda etc. as the case may be which is appurtenant to the net usable area of an Apartment meant for the exclusive use of the Allottee/s.

And relying upon the application, declaration to honor, comply and fulfill all terms and conditions of the ALLOTMENT LETTER dated **25-01-2022** and this Agreement, the Promoter agreed to sale to Apartment Allottee/s the subject Apartment at the price and on the agreed terms and conditions appearing in this Agreement.

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**AND WHEREAS** after confirming the purchase of the said Apartment/s, being a STANDARD VERSION APARTMENT, the Apartment Allottee/s herein, prior to the execution of these presents has/have paid to the Promoters an amount of **Rs.90,000/- (Rupees Ninety Thousand Only)**, being part payment of the sale consideration of the said Apartment/s agreed to be sold by the Promoter to the Allottee/s, as an Advance Payment or Application Fee (the payment and receipt whereof the Promoter do hereby admit and acknowledge) and the Allottee/s has /have agreed to pay to the Promoter the balance sale consideration in the strict and uninterrupted manner hereinafter appearing.

**AND WHEREAS** to clarify the agreed transactional understanding between the parties, it is stated that this Agreement is made, entered and executed under provisions of THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 (herein referred to as **'said RERDA'**), along with the MAHARASHTRA RULES, 2017, made under RERDA. The entire REAL ESTATE SECTOR is governed by said RERDA being the Central Government of India's Act and the State Rules made therefor. In addition to same, being LOCAL LAWS of STATE OF MAHARASHTRA, this Agreement is also governed by the provisions laid under the MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1963 (herein referred to as **'said MOFA'**) and MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) RULES, 1964 (herein referred to as **'said MOFA Rules'**). In addition to this the said agreement is also governed by the provisions made under MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 and the RULES made thereunder, wherever applicable. In addition to this, wherever applicable, as per provisions laid under SECTION 88 of RERDA and the SECTION 16 of MOFA, the relevant provisions of TRANSFER OF PROPERTY ACT, 1882, and prevailing provisions of The REGISTRATION ACT, 1908, The INDIAN CONTRACT ACT, 1872, and the MAHARASHTRA STAMP ACT, along with applicable provisions of INDIAN STAMP ACT, all applicable TAX LAWS, DEVELOPMENT CONTROL RULES AND REGULATIONS (prevailing as well as amended/changed from time to time) of PUNE MUNICIPAL CORPORATION read along with THE MAHARASHTRA MUNICIPAL CORPORATION ACT, read along with provisions of MAHARASHTRA REGIONAL TOWN PLANNING ACT, 1966, THE MAHARASHTRA LAND REVENUE CODE, shall also govern the terms and conditions of this Agreement, wherever applicable. All provisions of the said Acts, Statues, Amendments, Repeals and various Rules and Regulations shall govern this Agreement for all meanings and interpretations, as stated and defined therein. The terms and words mentioned or defined in this Agreement shall have same meanings as defined in said Acts, Statues and said Rules, mentioned herein above.

**AND WHEREAS**, under section 13 of the said RERDA and as per section 4 of the MOFA, the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee/s, being in fact these presents. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the said APARTMENT / UNIT. The parties are required to execute this Agreement for Sale and also need to register this Agreement within four months from the date of execution under provisions of the Registration Act, 1908 at the required additional cost and expenses, to be exclusively paid by the Allottee/s.

**AND WHEREAS**, the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;



| Allottee/s | Promoter/s |
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**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :**

**1.** The Promoters propose to construct the **said project** consisting of Multiple Basements, Parking Areas, Ground, Stilt and High Rise Upper floors, over the said land described in the Property Schedule – II written herein below and **said project** is commenced in accordance with the plans, designs, specifications approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications **which may adversely affect the Apartment of the Allottee/s, and not otherwise, except** any alterations or additions or modifications required by any Government authorities or due to change in law. The Allottee/s is/are hereby made well aware that there is proposed development of further separate Project/Wings of **said project** for all unutilized FSI potential to be constructed over and above the **said project** in terms of the sanctioned / revised plans hereafter and no permission in that regard is required to be sought therefor from any Allottees in the present Phase / **said Project** and the Allottee/s has/have on due perusal given his/her/their ***"informed"*** consent thereto. The Allottee/s accepted and understood that the **said project** is an annexed part of the proposed larger SIXTH PHASE and therefore they have given their written consent for revision of all Building Plans, Floor Plans for remaining portion of the **said project** and the SIXTH PHASE Buildings and which shall be irrevocable and unconditional, as the same is not affecting the agreed carpet area and specifications of the **said Apartment / Unit** agreed to be purchased by the Allottee/s under this Agreement.

**2.** The Allottee/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s, the **'said Apartment / unit'**, being a **Standard Version Apartment** as mentioned in the **PROPERTY SCHEDULE – III** herein below and as shown in the floor plan annexed and marked **'ANNEXURE D'**, for the agreed consideration of **RS.90,00,000/- (RUPEES NINETY LAKH ONLY),** including the proportionate price of the common areas and facilities of the **said project** appurtenant to the **said apartment / unit**, *but excluding the cost of the restricted and extra amenities, periodically / monthly payable services and facilities that may be provided over and above the normal standard amenities and additional facilities (not part of common amenities and facilities) appurtenant to the said Apartment.* The nature, extent and description of the common areas and facilities are more particularly described in the **ANNEXURE 'F'**. Upon the request of Apartment Allottee/s, the Promoters have also agreed to sell to the Allottee/s, **ONE** PARKING SPACE (if mentioned in the Property Schedule - IV), situated on the **BASEMENT** Floor of the Parking Area of the LARGER LAYOUT of FIFTH and SIXTH PHASE, which is to be strictly used and utilized by the Apartment Allottee/s along with the said Apartment / Unit, upon fully paying the agreed consideration. As the Parking Area Allotment is to be done subsequently, as agreed herein above in the Agreement, the payable consideration of the parking area is added in the possession payment installment.

THUS, the total aggregate consideration amount for the **said apartment,** being **Standard Version Apartment** is thus **RS.90,00,000/- (RUPEES NINETY LAKH ONLY).** The said total consideration is EXCLUDING all required additional expenses separately mentioned herein below and expenses for STAMP DUTY and REGISTRATION FEES, LOCAL BODY TAX, GOODS AND SERVICE TAX or any such TAXES etc. levied by the Local Body / State Government / Central Government upon transaction of Sale under this Agreement SHALL BE PAID BY THE ALLOTTEE/S SEPARATELY and ADDITIONALLY whenever demanded by the Promoters or by the concerned Tax authorities from the Promoter, in presence or anytime in future.

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The carpet area of the said Unit (inclusive of the carpet area of the Mezzanine Floor therein, if any) bearing No. A - 1201 shall be 91.36 square meters. For the purposes of this Clause and this Agreement, "carpet area" shall have the same meaning ascribed / defined to it in Section 2(k) of the said RERDA and shall mean the net usable floor area of the said Unit, excluding the area thereof covered by the external walls, exclusive balcony, areas under service shafts (if any) but includes the area covered by the internal unfinished partition walls and internal unfinished columns of the said Unit/s. The carpet area of the said Unit shall be subject to a variation of plus and minus 3%.

**2.1.** The Allottee/s has/have paid on or before execution of this agreement a sum of **Rs.90,000/- (Rupees Ninety Thousand Only)** (not exceeding 10% of the total agreed consideration) as an advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of **Rs.89,10,000/- (Rupees Eighty Nine Lakh Ten Thousand Only)** for said apartment in the following manner :

i. Amount of **Rs.7,22,590/- (Rupees Seven Lakh Twenty Two Thousand Five Hundred Ninety Only)** to be paid to the Promoter after the execution of this Agreement. Received **Rs.5,40,000/-** vide direct transfer, Dated.24/02/2022 and **Rs.1,82,590/-** vide direct transfer, Dated.24/02/2022.

ii. Amount of **Rs.23,39,260/- (Rupees Twenty Three Lakh Thirty Nine Thousand Two Hundred Sixty Only)** to be paid to the Promoter on completion of the raft of the said project building or wing in which the said Apartment is located.

iii. Amount of **Rs.23,39,264/- (Rupees Twenty Three Lakh Thirty Nine Thousand Two Hundred Sixty Four Only)** to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located and the same is subdivided in stages as below :

(a) Second Slab – Second Basement of building – **Rs.2,92,408/- (Rupees Two Lakh Ninety Two Thousand Four Hundred Eight Only)**
(b) Fourth Slab – Lower Ground Floor of building – **Rs.2,92,408/- (Rupees Two Lakh Ninety Two Thousand Four Hundred Eight Only)**
(c) Sixth Slab – P-1 Parking Floor of building – **Rs.2,92,408/- (Rupees Two Lakh Ninety Two Thousand Four Hundred Eight Only)**
(d) Eighth Slab – P-3 Parking Floor of building – **Rs.2,92,408/- (Rupees Two Lakh Ninety Two Thousand Four Hundred Eight Only)**
(e) Twelfth Slab – Sixth Floor of building – **Rs.2,92,408/- (Rupees Two Lakh Ninety Two Thousand Four Hundred Eight Only)**
(f) Sixteenth Slab – Tenth Floor of building – **Rs.2,92,408/- (Rupees Two Lakh Ninety Two Thousand Four Hundred Eight Only)**
(g) Twentieth Slab – Fourteenth Floor of building – **Rs.2,92,408/- (Rupees Two Lakh Ninety Two Thousand Four Hundred Eight Only)**
(h) Thirty Third Slab – Twenty Seventh Floor of building – **Rs.2,92,408/- (Rupees Two Lakh Ninety Two Thousand Four Hundred Eight Only)**

iv. Amount of **Rs.5,84,815/- (Rupees Five Lakh Eighty Four Thousand Eight Hundred Fifteen Only)** to be paid to the Promoter on completion of the block/brick work of the said Apartment.



| Allottee/s | Promoter/s |
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v. Amount of **Rs.5,84,815/- (Rupees Five Lakh Eighty Four Thousand Eight Hundred Fifteen Only)** to be paid to the Promoter on completion of the internal plaster of the said Apartment.

vi. Amount of **Rs.5,84,815/- (Rupees Five Lakh Eighty Four Thousand Eight Hundred Fifteen Only)** to be paid to the Promoter on completion of the Flooring work of the said Apartment.

vii. Amount of **Rs.5,84,815/- (Rupees Five Lakh Eighty Four Thousand Eight Hundred Fifteen Only)** to be paid to the Promoter on completion of fitting of the Door(s) / Shutter(s) excluding fittings, of the said Apartment.

viii. Amount of **Rs.2,33,926/- (Rupees Two Lakh Thirty Three Thousand Nine Hundred Twenty Six Only)** to be paid to the Promoter on completion of fixing of the Sanitary Fittings of the said Apartment.

ix. Amount of **Rs.3,50,889/- (Rupees Three Lakh Fifty Thousand Eight Hundred Eighty Nine Only)** to be paid to the Promoter on completion of the installation of Lift(s) of the Building or Wing in which the said Apartment is located.

x. Balance Amount of **Rs.5,84,811/- (Rupees Five Lakh Eighty Four Thousand Eight Hundred Eleven Only)** UPON receipt of occupancy certificate or completion certificate for said Apartment, or at the time of handing over of the possession of said Apartment along with the allotted parking space to the Allottee/s, whichever is earlier. **IT IS EXPRESSLY AGREED THAT FOR EACH OF THE ABOVE PAYMENTS, TIME IS THE ESSENCE OF THE CONTRACT.**

Note: Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/podiums/floors in case of multi-storied building/wing.

**2.2.** The mutually agreed consideration is escalation-free, save and except escalations / increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottees for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottees, which shall only be applicable on subsequent payments.

**2.3.** The Allottee/s shall make payment to the Promoters by Demand Draft or Local Cheques or an Authenticate mode of Money Transfer like RTGS or Online Money Transfers. If the Allottee makes the payment by outstation cheques, then the date of payment shall be treated as and when the amount is duly credited to the account of the Promoters and to the extent the amount as is left for the credit after deduction of the commission/service charges of the bank, if any.

**2.4.** The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottees by discounting such early payments at certain percentage per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Allottees by the Promoter.

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**2.5.** It is clarified and the Allottee/s accords his/her/their ratified assured consent to the Promoters to appropriate payment made by him/her/them, notwithstanding any communication to the contrary, in the following manner:

i) FIRSTLY towards any cheque bounce charges in case of dishonor of cheque or any other administrative expense incurred by the Promoters towards Allottee's booking and such expenses will also attract service tax / GST as per prevailing provisions.

ii) SECONDLY towards agreed and accepted interest applicable on delayed payments.

iii) THIRDLY towards costs and expenses for enforcement of this Agreement and recovery of the Unpaid Consideration, dues and taxes payable in respect of the said Apartment / Unit.

iv) FOURTHLY towards outstanding dues including total consideration in respect of the said Apartment under this Agreement.

Under any circumstances and except in the manner as aforesaid, any express intimation or communication by the Allottee/s, with regard to appropriation/application of the payments made hereunder shall NOT be valid and binding upon the Promoters.

**2.6.** The Allottee, IF RESIDENT OUTSIDE INDIA, shall be solely responsible for complying with the necessary formalities as laid down in applicable Act and Rules made and amended thereunder or any statutory amendment(s)/modifications/revisions/substitutions made thereof, from time to time and all other Applicable Laws, Notifications and Circulars including that of remittance of payment, acquisition / sale / transfer of immovable properties in India etc. and provide to the Promoters with such permission, approvals which would enable the Promoters to fulfill its obligations under this Agreement.

**2.7.** The Allottee/s shall not let, sublet, transfer, assign or part with the Allottee/s interest or benefit factor of this Agreement or part with the possession of the said Apartment/s until all the dues alongwith applicable taxes payable by the Allottee/s to the Promoters under this Agreement are fully paid up and only if the Allottee/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee/s has intimated in writing to the Promoters and paid necessary administration charges, etc. to the Promoters and obtained prior WRITTEN CONSENT of the Promoters for the same which consent the Promoters in his absolute discretion may grant or refuse, subject to conduct and approach of the Allottee/s.

**2.8.** The Allottees hereby agree to pay all amounts due and payable under this Agreement within 7 days from the date of receipt of intimation by way of E-mail on the email id provided in this Agreement or under Registered Post/ Private Courier at the address provided in this Agreement and Telephonic Messages on the cell phone number of the Allottees mentioned in this Agreement. In case information / communication is sent through e-mail id / cell phone mentioned herein above shall be presumed to be delivered on the same day. In case of information / communication is sent through post / courier it shall be presumed to be delivered after 48 hours from it is sent. It is hereby agreed that the time for payment of all dues under this Agreement by the Allottees to the Promoter is the essence of the contract. It is hereby expressly agreed that if, for any reason whatsoever, the Allottees fail or delay to make payment of any of the said dues within a period of seven days from the date of receipt of intimation given by the Promoter, then Allottees agree to pay interest as specified in the Rules made under the said Act (2% + State Bank of India highest Marginal Rate of Interest) on all the delayed payments from the date the said amount is payable till the date of payment. However, if the Allottees commit three defaults of any such payment of installments, the Promoter shall



| Allottee/s | Promoter/s |
|---|---|
| | |

at its own option, may terminate this Agreement. Provided that, Promoter shall give notice of fifteen days in writing to the Allottees, by E-mail on the email id provided in this Agreement or under Registered Post /Private Courier at the address provided in this Agreement and Telephonic Messages on the cell phone number of the Allottees mentioned in this Agreement of the Promoter's intention to terminate this Agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottees fail to rectify the breach or breaches mentioned by the Promoter within the period of notice, then at the end of such notice period, Promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund without interest, within a period of thirty days of such termination, to the Allottees the amounts paid by Allottees, after deducting therefrom a sum equivalent to 10% of the total agreed consideration in respect of the said Unit hereby agreed to be purchased by the Allottees [being the agreed quantum of liquidated damages which shall stand forfeited]. However, the Promoter shall be liable to make such refund only after the Allottees have joined the Promoter in the execution and registration of a Deed of Cancellation in respect of this Agreement. The Stamp Duty, Registration Fees and Charges paid on or in respect of this Agreement and also GST or any other taxes paid till date on the installments shall not be taken into account while calculating the amounts paid by the Allottees to the Promoter. The Allottees shall only have a money claim simplicitor on the Promoter for refund of all such amounts due to the Allottees from the Promoter. On such termination, the Promoter shall be fully entitled to deal with and dispose of the said Unit in such manner as the Promoter deems fit and proper without recourse or reference to the Allottees.

**2.9.** The Allottees have been expressly made aware by the Promoter of the fact that the Promoter has made and will be required to make a substantial investment in the said Project as part of the said Whole Project and for due completion thereof and that relying, inter-alia, on the assumption that the Allottees herein and the purchasers of other units in the said Project will make payment of the installments towards the balance purchase price of their respective units at the times stipulated for payment therefor, the Promoter has undertaken statutory and contractual liabilities towards the Allottees herein and the purchasers of other units in the said Project. The Allottees have been fully made aware of the fact that if the Allottees herein seek to rescind the proposed purchase of the said Unit (except on account of any delay on the part of the Promoter in completing the said Project and the said Unit), such rescission shall adversely affect the said Project being implemented by the Promoter. Keeping the above facts and circumstances in mind, it has been agreed by and between the Promoter and the Allottees that in the event of the Allottees not being desirous of purchasing the said Unit and, as a consequence, the Allottees seeking to rescind these presents, the Promoter shall be obliged to refund without interest the amounts paid by the Allottees to the Promoter under the terms hereof after deducting therefrom a sum equivalent to 10% (Ten percent) of the agreed lump sum price/consideration of the said Unit which shall stand forfeited. The Stamp Duty, Registration Fees and Charges paid on registering this Agreement and also the Central Goods and Service Tax and the State Goods and Service Tax or any other taxes paid till date on the installments shall not be taken into account while calculating the amounts paid by the Allottees to the Promoter and the Promoter shall be in no way responsible for obtaining refund (if so available) of the same from the concerned authorities. The Allottees shall only have a money claim on the Promoter to the extent of the amount to be refunded by the Promoter to the Allottees.

**2.10.** It is hereby clarified that the Promoter shall be at liberty to vary the chronological order of the various stages of construction/ Items of Work of the said Project in which the said Unit is housed and of the said Unit itself and the Promoter shall also be at liberty to simultaneously

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undertake two or more stages of construction items of Work set out in the Payment Schedule hereinabove written and to demand from the Allottees the aggregate of the installments towards the agreed consideration amount along with the applicable Taxes as mentioned in the Payment Schedule hereinabove written. . It is hereby agreed that the **TIME FOR PAYMENT AS SPECIFIED ABOVE IS THE ESSENCE OF THIS CONTRACT** and upon any failure of the Allottee/s to pay the same on due dates, it shall be deemed that the Allottee/s has committed intentional material breach of this agreement and the Promoters shall be entitled to take such action/s, as is entitled to take in case of breach of the Agreement, as agreed between the parties in this Agreement. The Promoter shall have a first charge/ lien on the said Unit to the extent of all amounts receivable by the Promoter from the Allottees under the terms hereinabove

**2.11.** In case the Allottee/s obtain/s loan from any bank/financial institution, it shall be the sole responsibility of the Allottee/s to ensure that the bank/financial institution makes the payment of each installment in full and in agreed time span as mentioned herein above. Any delay caused to pay the agreed installments on fault of such bank or Allottee/s shall attract interest for delayed payment and Allottee/s agreed to pay interest on such fault on the part of delay caused by Bank/s. In case of any shortfall amount in consideration payment over and above the Bank Loan amount, the Allottee/s agree/s pay the deficit amount on his/her/their own, without any delay or demure.

**2.12.** In applicable cases (present limit being 50 lakh and above) the Allottee needs to deduct TDS @ 1% in terms of Sec 194 IA of Income Tax Act 1961 and furnish the details of payment to the Promoter within 7 days from the applicable date.

**2.13.** The Allottee/s hereby accords/grants his/her/their irrevocable consent to the Promoters to securitize the total consideration and/or part thereof and the amounts receivable by the Promoters under this Agreement and to assign to the banks / financial Institutions the right to directly receive from the Allottee/s the total Consideration/or part thereof. The Allottee/s upon receipt of any such intimation in writing from the Promoters agrees and undertakes to pay without any delay, demur, deduction or objection to such Bank/Financial Institutions, the total Consideration or part thereof and/or the amounts payable herein. The Promoters covenants that the payment of such balance total consideration or part thereof in accordance with the terms hereof, by the Allottee/s to the Bank/Financial Institutions, shall be a valid payment of consideration or part thereof and discharge of his obligations hereunder.

**2.14.** The Allottees shall make payment to the Promoter of Central and State Goods and Services Tax ("GST") payable on the sale of the said Unit by the Promoter to the Allottees herein as applicable who shall thereupon make payment of the same to the Government as prescribed by Law. If, however, at any time hereafter, the rates of such GST are increased or decreased by the Government, the amount payable by the Allottees to the Promoter under this Clause shall vary accordingly. In addition to the above, the Allottees shall be liable to bear and pay all and any other taxes, duties, charges, premia, levies, cesses, surcharge and other Taxes as are or as may be levied by the State or Central Government or any other Authority and arising from or incidental to the sale of the said Unit by the Promoter to the Allottees before or after taking the possession of the said Unit as and when such taxes, duties etc. become due and such payment shall be effected within seven days of demand and the Allottees shall exclusively be liable for any delay in payment thereof. If any of such taxes, duties etc. shall have already been paid by the Promoter, the Allottees shall be liable to reimburse the same together with interest accrued thereon to the Promoter and the Allottees hereby agree to indemnify and keep indemnified the Promoter from or against all loss or damage suffered or incurred by the Promoter as a result of non-payment by the Allottees of any such taxes, duties etc. It is hereby



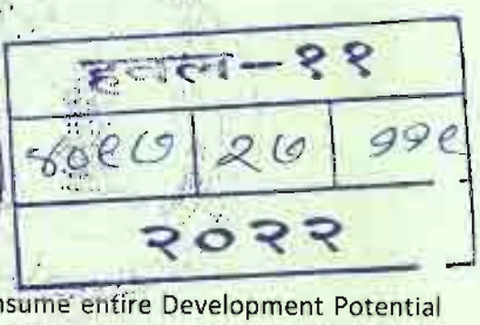
**Allottee/s** **Promoter/s**

specifically agreed by the parties hereto that the responsibility of the Allottee/s to pay the all TAXES, GST, LBT or any such other direct / indirect taxes, shall remain in force even after the Promoter/s have handed over the possession of the said Apartment to the Allottee/s and at no point of time the Promoters shall be held responsible to bear or pay the same in any manner whatsoever. It is acknowledged by the Allottee that, delay in payment of such direct or indirect taxes by Allottee/s, imposed/charged by the concerned local / Government Authority, may cause Promoters to pay fines, penalties and interest thereon. So, to avoid the unnecessary burden on the Promoters, it is assured by the Allottee/s that, if Allottee/s fails or neglects to pay the said amounts within seven days, from demand, then Allottee/s shall be liable to pay interest as provided under applicable GST laws for GST till actual payment and at the same rate as applied by such Tax Authorities to Promoters. Also in the said event there shall be lien of the said unpaid amounts on the said Apartment and income there from and until payment of said dues, Allottee/s shall not be entitled to assign, sell or transfer the said Apartment in any manner. The Allottee/s shall keep the Promoters indemnified and safeguarded from all such liabilities, responsibilities and payments, forever. THE ALLOTTEE/S HAS HEREBY AGREED TO EXECUTE SEPARATE INDEMNITY BOND/S FOR VARIOUS SUCH PURPOSES, BEFORE TAKING POSSESSION OF THE SAID APARTMENT.

**3.** The Promoter 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 Premises to the Apartment Allottee/s, obtain from the concerned local authority OCCUPATION and/or COMPLETION CERTIFICATES in respect of the Apartment.

**3.1.** TIME IS ESSENCE for the Promoter as well as the Allottee/s. The Promoters shall abide by the time schedule for completing the said project and handing over possession of the said Apartment to the Allottee/s after receiving the Occupancy Certificate/Completion Certificate.

**4.** The Promoter/s hereby declares that the Floor Space Index available in respect of **said larger land** LAYOUT (from Phase I to Phase VII) is of **2.75** as per existing Unified Development Control Rules having total FSI Potential admeasuring approximately 6,08,992.49 Square Meters (which includes Basic FSI/ Paid FSI/ TDR / Ancillary FSI etc.) and out of this total available FSI Potential, Promoters have planned to utilize part FSI Potential admeasuring approximately 39,809.29 Square meters (which includes Basic FSI/ Paid FSI/ TDR / Ancillary FSI etc.) for **said project** and as mentioned in the 'PROPERTY SCHEDULE – II' written hereunder. All prevailing Unified Development Control Rules and amended rules, regulations, norms, conditions for use, guidelines for use and occupation, changes, amendments, deletions, modification, as may be applicable, and Promoters exclusive rights to consume the entire unconsumed balance FSI Potential from the larger layout, shall govern this Agreement and all appurtenant rights thereto. The Promoters shall develop **said project** by availing TDR, FSI and fungible FSI, or FSI available as Ancillary FSI / Paid FSI etc. The Allottee/s has/have agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the part FSI and on the understanding that the declared unconsumed/unused FSI shall always belong to Promoter ONLY and Promoters have exclusive right to consume such balance unused FSI Potential over the amalgamated Plot owned by BramhaCorp Limited as shown in the 'ANNEXURE N'. As per prevailing Development Control Rules, and with proposed/expected amendment and modifications the Promoters have got exclusive right to consume and use entire TDR (Regular + Slum) Potential along with right to consume additional/Fungible FSI/Paid/ Ancillary FSI and increased FSI etc. due to change and amendment in Development Control Rules and Regulations of the Competent Development




Authority. Thus the Promoters are entitled to use and consume entire Development Potential inclusive of Inherent FSI + TDR + Additional Eligible + Ancillary FSI + Paid FSI (herein after conclusively referred as **'entitled FSI'**) for the NEXT separate Projects/Wings within "SIXTH PHASE" and within **said larger land** layout for next Phases or New Phases. The Promoters have retained the exclusive right to develop all Amenity Space/s from the said larger land Layout or to use the FSI of same for Next separate Phase/s, being part of the said larger land Layout, excluding subject project under this Agreement. The unconsumed Residual **entitled FSI** in the layout of said larger land shall be always available to the Promoter till its final consumption and though not consumed shall be under exclusive and defined ownership of the Promoters alone. It is well explained and informed to the Apartment Allottee/s that the balance and unused **entitled FSI** shall never get transferred or conveyed in favor of any of the Society / Apartment Association / Federation of Society / Apex Body, to be formed within layout of said larger land. As well defined under Real Estate Act, 2016, the balance unconsumed/unutilized **entitled FSI** shall be owned by the Promoters for all times and, the same shall be required to be mentioned in the conveyance deed, which will be executed as per Clause 13 of this Agreement. The Promoters shall be entitled to utilise any part of **entitled FSI**, which is available and/or allowed to be utilized on the said larger land or any adjoining amalgamated land as the case may be and till the entire proposed **said project** or the "SIXTH PHASE" Phase and proposed SEVENTH PHASE gets completed, as described in this Agreement. The **entitled FSI** along with increased/enhanced F.S.I. Potential due to the subsequent changes / amendments / modifications in Development Control Rules in future is to be fully and duly utilized by the Promoters only. The Promoters alone shall be entitled to claim and receive compensation for any portion of the larger land layout that may be notified for Road setback or any Public Purpose Reservation and as a pro-rata benefit arising therefrom, can claim the F.S.I./T.D.R and/or Monetary Compensation etc. available for same.

**4.1.** The Project Land Area and the FSI Potential proposed to be consumed for the **said project** is mentioned in the 'PROPERTY SCHEDULE – II' written hereunder. It is well informed by the Promoters to the Apartment Allottee/s that said project (***'THE COLLECTION PREMIUM'***) is to be developed and completed as per disclosed FSI potential and completion of work of **said Project** shall not be considered or construed as final completion of *FIFTH B PHASE* or *SIXTH PHASE* or entire layout potential. The Allottees understood and accepted the clear meaning of the term stated herein above. In addition to this, as per requirements of the promoter and their future planning of next development of *FIFTH B PHASE* or *SIXTH PHASE*, the Allottee/s has given his/her/their written consent as contemplated under RERDA and MOFA and the prescribed Rules thereunder and under this agreement for utilization of the **entitled FSI** for completing all Proposed projects under said project and annexed "SIXTH PHASE" and the balance layout and for which the Promoters are not required to take any further consent of the Allottee/s as per provisions of RERDA and MOFA and the prescribed Rules thereunder. The balance **entitled FSI** of the said larger land layout, not consumed and utilized shall be available exclusively to the Promoters at all times, till they get the last permissible revision / sanction and amendment of the building plan over the said larger land as per consent provided herein by the Apartment Allottees under provisions of RERDA and MOFA. The Allottee/s under this agreement has/have given their irrevocable written consent for the building plan revision/s for next separate Projects/Phases/wings of said project. The Promoters shall also without any let, hindrance or objection on any account from the Allottee/s be entitled to avail and utilize anywhere on the said larger land layout or any newly amalgamated property or any adjacent property, in/upon the proposed next separate phase and present or future available F.A.R. / T.D.R. which they may acquire and obtain at their own cost and responsibility. This condition being of the essence and shall remain binding on Allottee/s, forever and the consent given under this agreement shall be as per provisions of said Acts and said Rules.

**4.2.** The Allottee/s hereby acknowledged that the Promoters are entitled for redesigning and realigning the next Phase(s)/Project/s / Wings (not being part of present RERA Registered Project) and attached/annexed building and wings within the ***'THE COLLECTION PREMIUM'*** and also the common areas and facilities, including lifts and elevators, which the promoters may desire to realign and re-design.

**5.** Subject to what is stated in the next succeeding Clause, in the event the Promoter fails and/or neglects to complete the said Unit / Apartment and hand over possession thereof to the Allottees within the stipulated period and if the Allottees do not intend to withdraw from the Project, then the Promoter agrees to pay interest as specified in the Rules (i.e. 2% + State Bank of India highest Marginal Rate of Interest) on the aggregate of all amounts paid by the Allottees to the Promoter pursuant to this Agreement and such interest shall commence from the date of scheduled completion mentioned under this agreement in Clause and upto actual completion of the said Unit and handing over of possession thereof to the Allottees. The Promoter shall be entitled to set off any amount payable by the Allottees to the Promoter as and by way of interest on any delayed installment from the aggregate of the amounts payable by the Promoter to the Allottees towards interest as aforesaid. The Allottees also needs to pay same rate of interest as mentioned hereinabove on delayed payments of consideration.

**5.1.** The amounts of interests on delayed payments shall be informed to the Allottee/s on specified Payment Installments or before handing over of possession of the said Apartment. As a contractual obligation, the Allottee/s shall not be entitled to claim or demand possession, without paying said amount/s along with applicable interests, penalties, damages, if any, thereon entirely. If any amounts found to be unpaid balance, then the Promoters has absolute right to demand the same from the Allottee/s, and Promoters shall have lawful right to hold the process of handing over the possession of the said Apartment to Allottee/s, till such period taken by Allottee/s to pay the entire dues. Such unpaid balance amounts, if found after handing over possession shall be considered as lien/Charge over the said Apartment, till Allottee/s pays the same entirely and in such situation the Promoters shall have lawful right to recover the same along with expenses required, from the Competent Court of Law or appointed Authority under prevailing Laws.

**6.** Without prejudice to the right of Promoter to charge interest in terms of Clause 5 above, on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority along with applicable penalties and fines and other entire outgoings agreed under this Agreement) and on the allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement :

**6.1.** Provided that, Promoter shall give notice of FIFTEEN days in writing to the Allottee/s, by Registered Post AD at the address provided by the allottee/s and/or by forwarding E-mail at the e-mail address provided by the Allottee in this Agreement, of their intention to terminate this Agreement for the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

**6.2.** Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to adjustment, recovery and deduction of agreed

amounts for liquidated damages equivalent to TEN percent of the total agreed consideration for sale of the said Apartment and any other amount which may be payable to Promoter as stated herein) within a period of THIRTY DAYS of the termination. This amount is just and fair pre-estimated liquidated damages agreed between the Promoter and the Allottee/s and the Allottee shall not object or in any way question the basis on which the said TEN percent amount has been arrived at and hereby consent to the same irrevocably and unconditionally. *(The amount of liquidated damages and compensation payable by the Allottee/s to the Promoters are fixed as above, and not limited or restricted to, but also includes the complete wastage of expenses paid by the Promoters for all taxes payable on this Agreement upto the date of termination and all such Taxes, which cannot be reversed by such Tax Authorities, amounts paid for the promotion and advertisement of the said apartment, costs for payments to real estate brokers and the proportion of the 'losses / loss of opportunity cost' suffered by the Promoters due to / not limited to, not selling the said Apartment to genuine buyers, to whom Promoters avoided and agreed to allot the said apartment to Allottee/s herein etc.)* Upon final termination of this Agreement as above, the Promoters shall not be responsible or liable to reimburse or repay the amount of Stamp Duty and Registration charges or other expenses paid by the Allottee/s for this Agreement. If possible for the Allottee/s, he/she/they can claim the refund from such Competent Authorities and shall do the required procedures on their own responsibility, efforts and costs.

**6.3.** On a termination of this Agreement by promoters in accordance with the provisions of this Clause 6, the booking / allotment of the said Apartment shall stand immediately terminated and the Purchaser/ Allottee shall have no right whatsoever with respect to the said Apartment, save and except the right to receive the Refund Amount in accordance with Clause 6.2. The Allottee/s understood and acknowledged the clear unambiguous meaning of this clause and agreed for the same.

**6.4.** The Allottee/s shall make aware of this clause to his/her/their Bank, financial Institution/NBFC/Company etc., from where he/she/they will be taking the Housing Loan/Loan for paying the part purchase amount of said Apartment by submitting separate specific letter, on his/her/their own responsibility and efforts. The Apartment Allottee/s, on his/her/their own responsibility, is/are required to submit a Comprehensive Indemnity for this Clause to such Bank/Financial Institution/Company, from where he/she/they intend to procure a Housing Loan/Loan. Failure of Allottee/s to submit such Indemnity to such Bank financial Institution/NBFC/Company etc. shall not make Promoters liable to face any consequences, which may be raised by such Bank/Financial Institution/NBFC against Apartment Allottee/s in future.

**6.5.** Provided further that upon termination and cancellation of this Agreement as aforesaid, the Promoters shall not be liable to pay to the Allottee/s any interest or damages or compensation along with the amount so refunded and the Promoter/s, shall be at liberty to dispose of and sell the said Apartment to such person and at such price as the Promoters may in its absolute discretion think fit. The Allottee/s has acknowledged this right of promoter and irrevocably and unconditionally agreed to the same.

**6.6.** The Promoters at its option, discretion and choice, without terminating or cancelling this Agreement, shall be entitled for demanding specific performance thereof and to recover the amounts due along with interests thereon and in addition the Promoters shall also be entitled to damages, compensation and losses suffered because of the delay in payment of the balance consideration, by the Allottee/s or his/her/their legal heirs and successors. In the event of Promoters opting, not to terminate the Agreement, then Promoters shall not be liable to

refund any amount to Allottee/s or any interests. Also the Promoters may exercise the option either to terminate or not to terminate the agreement at any time, after default and especially when the Promoters receives concrete offer for re-sale of the said Apartment, so that after termination, Promoters will be able to execute the Agreement with the new Allottee/s, and refund the amount to the Allottee/s after deduction of amount as mentioned in this Agreement and amount of reduction in price and only after receipt of the payment from the new Allottee/s. The Allottee/s is aware that depending upon various promises, commitments and assurances given by the Allottee/s, the Promoters has incurred and shall incur the expenditure and costs and will make commitments to third parties like contractors and material suppliers and therefore in the event of failure to honor the mandatory terms and conditions of the Agreement by the Allottee/s for any reason whatsoever, the Promoters in addition and without prejudice to other remedies and rights and towards reimbursement and damages, shall suffer great loss and hardship and their development and construction work may get affected. Therefore, in the event of this Agreement being terminated by the Allottee/s for his/her/their own fault, the Promoters shall be entitled to retain, withhold and forfeit the amounts mentioned herein above in clause 6.2 and the Promoters shall be liable to repay only the balance amount (if any) from the amount received by the Promoters on resale of the said Apartment.

**6.7.** It is hereby expressly agreed that, notwithstanding the Allottee/s approaches/has approached any Banks/Financial Institutions for availing of a loan in order to enable the Allottee/s to make payment of the total consideration or part thereof in respect of the said Apartment to the Promoters, the Promoter assures the Allottee/s that a No Objection Letter in favour of such Banks/Financial Institutions will be issued with the sole purpose of facilitating the Allottee/s for obtaining loan for payment of the total consideration or part thereof in respect of the said Apartment under this Agreement. Further, the Promoters shall not be liable or responsible for the repayment to such Banks/Financial Institutions of any such loan amount or any part thereof taken by the Allottee/s. All costs in connection with the procurement of such loan and mortgage of the said Apartment for availing such loan and payment of charges to banks, institutions, shall be solely and exclusively borne and incurred by the Allottee/s withstanding the provisions hereof, and it is clarified that until all the amounts (including total consideration, other charges, any other costs, expenses, penalties, compensations payable hereunder) have not been paid by the Apartment Allottee/s, the Promoters shall have a lien on the said Apartment to which the Allottee/s has acknowledged and hereby waives his/her/their right to raise any grievance in that regard.

**6.8.** The Allottee/s hereby expressly agrees that so long as the aforesaid loan remains unpaid/outstanding, the Allottee/s subject to the terms hereof, shall not sell, transfer, let out and/or deal with the said Apartment in any manner whatsoever without obtaining prior written permission of such Banks/Financial Institutions. The Promoters shall not be liable for any of the acts of omission or commission of the Allottee/s which are contrary to the terms and conditions governing the said loan agreement between Allottee/s and such Bank/Financial Institution/NBFC. It shall be the responsibility of the Allottee/s to inform the condominium of apartment / society holders about the lien/charge of such Banks/Financial Institutions and the Promoters shall not be liable or responsible for the same in any manner whatsoever.

**6.9.** The Allottee/s shall indemnify and keep indemnified the Promoters and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Promoters and/or its successors and assigns may suffer or incur by reason of any action that such Banks/Financial institutions may initiate on account of repayment of such loan or for the recovery of the loan amount from Allottee/s or any part thereof or on account of any breach by

the Allottee/s of the terms and conditions governing the said loan in respect of the said Apartment.

**6.10.** The Allottee/s hereby grants to the Promoters the unequivocal and irrevocable consent to recover/set off/adjust the amounts payable by the Allottee/s to the promoters including the total consideration, the Condominium and other charges, interest and/or Liquidated Damages from the amounts if any. The Allottee/s agrees and undertakes not to raise any objection or make any claims with regard to such adjustment/set off and the irrelevant and wrong claims if any, of the Allottee, in that regard, shall be deemed to have been waived.

**7.** The fixtures and fittings with regard to the flooring, sanitary fittings of said apartment and facilities and amenities with particular brand, or price range to be provided by the Promoter in the said project and the Apartment as are set out in **ANNEXURE 'E'**, annexed hereto.

**7.1.** The Promoter by following the prescribed guidelines, rules, regulations and procedure, shall comply with requirements of the Municipal Corporation of Pune for getting sanction for required WATER CONNECTIONS of the standard capacity for the said Project. It is made explicitly and unambiguously clear to the Allottee/s and specifically disclosed that as the Water Supply Pipeline Infrastructure/Network of Competent Statutory Authority is not fully completed yet, a Circular is issued by the designated Competent Statutory Authority under Pune Municipal Corporation to clarify the terms of supply of Water in its Limits / Jurisdiction. As per mandatory terms of said Circular, the promoters are required to submit an Undertaking/Indemnity for making Temporary Water Arrangement, till Statutory Authority(ties) regularize the adequate Water Supply from their part. A copy of said Draft Undertaking / Undertaking is attached herein with and marked as **'ANNEXURE I'**. The said Temporary Arrangement for Water Supply shall be made by the Promoters at the consolidated/collected fund/corpus from all Apartment Allottee/s of said Project. The Allottee/s herein has been made expressly aware by the Promoter that till the adequate water supply is available from Statutory Authority for the said Project, the requirement of water for the said Project Building shall be met from other sources, including procurement of water from Water Tanker Agencies and that a proportionate share incurred for such purchase of required water shall be borne and paid by the Allottee/s, alongwith the other Apartment Allottees, without any delay or demure. It is well understood by the Allottee/s that under this Agreement, the Promoters have agreed to sell said Apartment/s and never agreed for any service of providing water or any such other required essential commodities, as the same statutory duty and responsibility is vested with/upon the Statutory Body like Pune Municipal Corporation. THE REQUIREMENT FOR THE APARTMENT ALLOTTEE/S INCLUDING WATER SHALL BE FOR THEIR OWN PURPOSE AND FOR THE SAME, ONLY THEY THEMSELVES ARE REQUIRED TO PAY, EITHER TO PUNE MUNICIPAL CORPORATION OR TO SUCH PRIVATE WATER SUPPLYING AGENCIES AND SUCH RESPONSIBILITY OF PAYMENT SHALL NEVER BE WITH PROMOTERS. In case the necessary arrangement of water is required to be done from outside sources either through tankers or from any other source, then in such case the Allottees shall bear all costs and expenses of water tankers (i.e. cost of transport and water) and the same will NOT BE THE INCLUSIVE PART of common maintenance charges as per terms enumerated in Clause No. 21, 21.1, 21.2, 21.3, 21.4 and 22 herein below. The Promoter or any person on behalf of Promoters shall not be liable or responsible to pay any amount towards water charges or towards expenses for procuring water. From the date of taking possession of the said Apartment, the Allottees or the Organization shall have to pay the said cost of water supply in addition to management and maintenance charges.

**7.2.** The Allottee undertakes to preserve ambience, hygiene, efficient control and management of the Common Areas, Amenities and Facilities. The Promoters have framed Guidelines, Rules and Regulation pertaining to day to day occupation of the said Apartment and carrying out of their activities therein and the use of the Apartment in the said project and also pertaining to the Common Areas and Facilities and Limited/ Restricted Areas and Facilities of the said larger land layout. Such Rules and Regulations are in the form of a "USER/UNIT MANUAL" which is shown to the Allottee/s prior to the execution hereof and has been given full support and ratification by the Allottee/s. The Allottee/s confirm/s that he/she/they will duly sign/formally confirm the same at the time of taking possession of the said Apartment and shall thereon be deemed to be part and parcel of these presents and shall bind the Allottee/s herein as if the same were contractual conditions agreed upon between the Promoters and the Allottee/s and failure to adhere to such user manual will tantamount to breach of contract and resultant consequences including but not limited to termination of this Agreement or compensation by way of damages.

**7.3.** It is also confirmed and declared by the Promoters that some amenities and facilities in the **said project** building / wings and "SIXTH PHASE" have been structured, planned and installed in the said project in the context of specific requirements for a specific category of Apartment holders and shall be made available to the Allottee/s on such specific need or requirement basis and is not for Allottees who have no requirement or arrangement thereto. To cite an example, Parking Area requires use of a management staff which is only for those Allottees who have purchased the right to use Parking Areas. However, notwithstanding the same the management and maintenance charges etc. payable by each Allottee shall be on AT PAR basis and no Allottee shall be entitled to claim any rebate or discount or relief on the basis of not using or requiring any such facility. THIS CONDITION BEING OF THE ESSENCE.

**8.** The Promoter shall give possession of the Apartment/s to the Allottee/s **on or before 31ST DECEMBER, 2026** with an agreed grace /extension period of further 6 months and subject to receipt of entire agreed consideration along with all applicable amounts, charges, penalties and taxes, from Apartment Allottee/s prior to this Possession Timeline. If the Promoter fails or neglects to give possession of the Apartment/s to the Allottee/s on account of reasons beyond his control and of his agents by the aforesaid date (subject to default on part of Apartment Allottee/s), then the Promoters shall be liable, on demand to refund to the Allottee/s the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the 'CLAUSE 5' herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. It is acknowledged by the Apartment Allottee/s that, from the date of raising a written '*money refund demand*' to the Promoters, he/she/they shall ceases to claim any further right, title or interest against said Apartment or any part thereof and in such written '*money refund demand*', he/she shall be required to mention his/her/their written intention to cancel the Agreement executed for sale of subject Apartment.

Provided, it is well acknowledged by the Allottee/s that the Promoters shall always be entitled to reasonable extension of time for giving delivery of Apartment/s on the aforesaid Possession date, if the completion of Project building in which the Apartment/s is to be situated is delayed on account of :

i. non availability / shortage of sufficient quantity of steel, cement, other building materials, due to any uncontrollable reason / market crisis.

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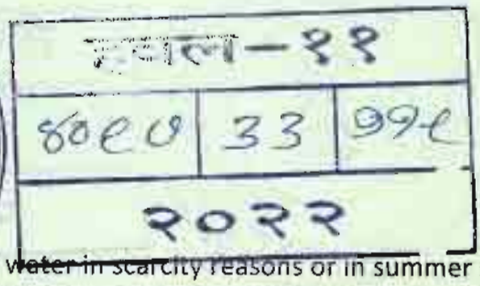


ii. water shortage or restriction on use of water in scarcity reasons or in summer season as may be restricted by the Statutory Authority / or any reason, if any or shortage of electric supply from concerned department.

iii. war, flood, cyclone, civil commotion, Pandemic/ Epidemic Situations, or Lock Down / Part Lock down declared by Central / State Government / Local Body / Authority and any Act of God etc.

iv. any notice, order, rules, notification of the Government and/or other public or Competent Authority / Judicial Authority / Court of Law.

v. Changes in any Rules, Regulations, by-laws of various statutory bodies and authorities from time to time then affecting the development and the project.

vi. Delay in grant of any NOC/permission/license/connection/installation (provided that the Promoter has complied with their obligation) of any services such as tree cutting, tree re-plantation, lifts, electricity and water connections and meters to the scheme / unit / road NOC or completion certificate from Appropriate Authority.

vii. Non availability / shortage of the required and skilled / unskilled laborers / employees.

viii. Any additional work in the said Apartment undertaken by the Promoter at the instance of the Allottees.

ix. Any Delay or default by the Allottees in making payments as per terms and conditions of this Agreement (without prejudice to the right of the Promoter to terminate this agreement under Clause 6 mentioned hereinabove).

x. Any other reasons beyond the control of the Promoter.

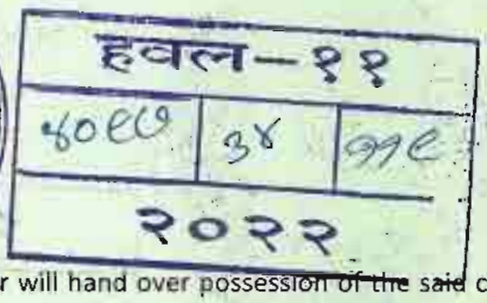
**8.1.** As well informed to Allottees and as well mentioned in the recitals of this Agreement, the possession of Parking Area mentioned in the PROPERTY SCHEDULE – IV, will be handed over after completion of the concerned Parking Zone from respective Parking Level. Till the agreed parking area is finally allotted, the Promoters will make a Temporary Parking Arrangement for Allottees and Allottees can use the said temporary Arrangement till the time construction of agreed parking area gets completed. Once the construction of agreed parking area gets completed, the Promoter will hand over the possession of same to Allottee and at same time, the above-mentioned arrangement of temporary parking will come to an end. This arrangement is duly acceptable to the Allottees and they acknowledged the same.

**8.2.** It is well explained and disclosed by the Promoter to the Allottee/s that above-mentioned date of possession is mentioned in this Agreement, subject to getting Completion Certificate from the Development Authority under Pune Municipal Corporation. As per prescribed procedures, the concerned Competent Departments like Maharashtra State Electricity Distribution Company Limited (MSEDCL), who provides the Electricity Connections for said Apartment, accepts the applications for New Electricity Meter Connections, ONLY AFTER getting Completion Certificate for said Apartment. The Promoters will submit the required application in the office of MSEDCL for getting Electricity Supply Meter Connection Meter for said Apartment. The MSEDCL, being the third independent person may cause delay for issuing new meter connection, and any such delay cause by MSEDCL shall not be considered as delay on part of the Promoter for handing over possession of said Apartment.

**8.3.** The promoter herein is developing said project alongwith the SIXTH PHASE which consists of various separate projects/wings having various common amenities and facilities. It is clearly informed to the Allottee/s that such common amenities and facilities for the said project along with the 'SIXTH PHASE' shall be common and all Allottees from all RESIDENTIAL projects/wings shall be entitled to have Right of Use for such common amenities and facilities proposed within the said project and the SIXTH PHASE. The construction and development of such common amenities and facilities will be completed before completion of the last Project



| Allottee/s | Promoter/s |
|---|---|




within 'SIXTH PHASE'. The promoter will hand over possession of the said completed common amenities and facilities, only upon completion of last project/wing of 'SIXTH PHASE'. The Allottee/purchasers/s herein agrees and confirms that he/she/they shall not be entitled to refuse to take the possession of the **said Apartment** on the ground of non completion of any of the common amenities and facilities. That the Allottee/purchasers further agree that even where 'substantial completion of works' has been done and after receiving Part Occupation Certificate/Completion Certificate from the competent authority, the possession of the said apartment shall be given. That substantial completion would mean works done that do not affect his use or occupation of his/her/their said Apartment and Allottees can cohabit in the said Apartment.

**8.4.** The Allottees are hereby expressly made aware that at the time of giving possession of their respective Unit / Apartment, the remainder work of "FIFTH 'A' PHASE" and "FIFTH 'B' PHASE" and SIXTH PHASE might be going on and related construction work could create disturbance / noise.

**8.5.** DISCLOSER OF ONGOING /ANNEXED / ATTACHED AND HIGH RISE DEVELOPMENT within FIFTH AND SIXTH PHASE AND DISCLOSURE OF VARIOUS ISSUES RELATING TO CONSTRUCTION ACTIVITY : All allottees made aware of above mentioned 'development work related issues' and which are well within the knowledge of Allottees being purchaser of said Apartment/s. The allottees are buying said Apartment/s with all due detailed knowledge of above disclosed factors and proposing to acquire ownership of the said Apartment from such vast ongoing development of said project, FIFTH A PHASE and SIXTH PHASE and they acknowledged all those proposed development and construction activity related issues. The Allottee/s are made well aware about above mentioned expected disturbances or nuisances and the same shall not be considered as a cause of action or reason for the Allottee/s to claim or demand any kind of compensation or damages or rebates from the Promoters and Allottee/s also agreed for not proceeding in any such direction for any reason whatsoever. The Allottee/s indemnified and kept harmless the Promoters against any such claims, demands or issues, either from them or their assigns or successors.

**9.** It is well understood by the Allottee/s that, the construction work of said Apartment is required to be completed by the Promoters, by using and utilizing the consideration payments and other charges agreed to be paid by the Allottee/s, strictly in accordance with the Payment Schedule Plan and other agreed and binding terms under this Agreement. On completion of the specified stage of construction, the Promoters shall raise the 'Payment Demand Letter' to Allottee/s, as prescribed in this Agreement The prescribed period for payment of required amounts shall be 7 days from receipt of 'Payment Demand Letter' by any of the either media mentioned herein. Any period of delay beyond these 7 days shall be considered as delay on part of Allottee/s for paying the consideration amounts. It is also understood by the Allottee/s that it is his/her/their sole obligation and lawful duty to pay the agreed consideration, strictly as per prescribed schedules, as it is well understood by the Allottee/s that non-payment of agreed consideration on agreed time may delay the construction work schedule of Promoters and it will also take more time for regularizing the disturbed work schedule caused due to delay in payments by the Allottee/s. The date of possession mentioned in the Para (8) herein above in this Agreement is completely based upon the assurance of timely payments by the Allottee/s, along with all the applicable charges and taxes. It is well understood and acknowledged by the Allottee/s that any delay in payment of any prescribed payment schedule shall automatically postpone the period of possession, by such period of delay in payment on part of the Allottee/s and this cause shall be considered as automatic postponement of Possession Period of this Agreement. This delay would be the minimum time taken however, this could further delay

possession period due to disruption of construction activities arising out of non-availability of funds. **Such delay in possession caused due to fault/default on part of Allottee/s shall never be considered as fault/default on the part of the Promoters. The period of possession of Apartment/s shall gets automatically postponed / extended as per number of days for delayed payment of due and payable consideration amounts, by the Allottee/s. In case of any delay in any payments by Allottee/s under this Agreement, the Allottee/s shall solely responsible to face the consequences of delay in construction arising there from** and in such case the Allottee/s shall be solely responsible for paying the damages and compensations to Promoters, if losses suffered by the Promoters, due to non-performance and negligence on part of Allottee/s. THIS TERM BEING ESSENCE OF THE AGREEMENT.

**10.** The Promoter shall offer possession of the Unit to the Allottees in terms of this Agreement on receipt of Occupation Certificate and the Allottees shall take possession within fifteen days of the Allottees receiving such intimation. The Promoter shall give possession of the Unit to the Allottees only after the Allottees have paid to the Promoter all amounts along with all applicable taxes and deposits under this Agreement. The Allottees shall take possession of the said Unit after inspecting the same and satisfying themselves that the same has been constructed in accordance with the Building Plans sanctioned in respect thereof, that the carpet area thereof is as mentioned herein (subject to a variation of plus and minus 3%) and that the same has been provided with the specifications agreed upon and that the quality of the workmanship and material used is of the requisite quality. Subject to what is stated above, save and except any latent defects which become visible during the defect liability period as mentioned herein, the Promoter shall not be obliged to entertain any complaint or claim made by the Allottees in respect of the said Unit after possession thereof has been handed over to the Allottees. After receiving the written intimation from the Promoters for taking possession, if Allottee/s fails or neglects or delays to take possession of said Apartment, the Allottee/s shall be liable to pay Rs. 250/- per day as upkeepment and Maintenance Charges to the Promoters, till the date they takes actual physical possession of said Apartment.

**10.1.** If within a period of 5 (five) years from the date of intimation to take possession of the said Unit to the Allottees, the Allottees bring to the notice of the Promoter any structural defect in the said Unit or the said Wing in which the same is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at its own cost. That the Allottees have been made aware and the Allottees expressly agree that the regular wear and tear of the said Unit/Wing/said Project include minor hairline cracks on the external and internal walls excluding the RCC Structure which occur due to variation in temperature of more than 20 degrees Celsius and which do not amount to structural defects and hence cannot be attributable to either bad workmanship or structural defect. The Allottees shall not, without the prior written consent of the Promoter carry out any alterations of whatsoever nature in the said Unit or make any alterations in any of the fittings, pipes, water supply connections as this may result in seepage of water. The Allottees shall also not chisel or cause damage to the columns, beams, walls, slabs, R.C.C. members and other structural members or damage the water proofing of the flooring of the said Unit. If any of such works are carried out without the written consent of the Promoter, the liability of the Promoter under the said Act to rectify defects automatically shall become void and Allottees shall be liable to pay all costs and damages towards restoration, repairs etc. arising from such unauthorized works. The word "Defect" shall not mean defect/s caused by normal wear and tear and by negligent use of said Unit by the Allottees, Occupants, vagaries of nature etc. It shall be the responsibility of the Allottees to maintain the said Unit in a proper manner and take all due care needed including but not limited to the joints in the tiles in his/her/their Unit are regularly filled in with white cement/epoxy to prevent water seepage.

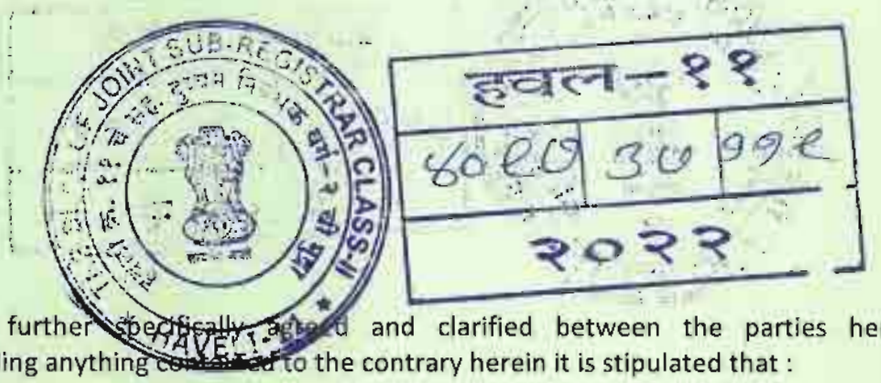
Notwithstanding anything to the contrary contained herein, the Promoter's liability for any manufacturing defects regarding Items/ Goods/ Systems such as Lifts, Fire-Fighting Equipment, Solar Heating System, Sewage Treatment Plant, Organic Waste Converter, Sanitary Fittings, C.P. Fittings and appliances etc. to be provided by the Promoter in the said apartment or in the said Project, shall be concurrent with and be limited to the period of Warranty given by the respective Manufacturers of such Items/ Goods/ Systems and shall not extend beyond such periods. Further, such warranties pertaining to such Items/ Goods/ Systems which require periodic maintenance shall become null and void if such periodic maintenance in manner and by the entity prescribed by such Manufacturer is not attended to by the Society formed of the purchasers of units in the said Project.

**10.2.** Provided that, within the various locations of the said Project, wherein glass / delicate railings / doors / partitions / decorative articles are provided, and if any damage to such glass / delicate railings / doors / partitions / decorative articles is caused by the Allottee or the occupants/ residents of the said Apartment/s, the same shall be repaired / replaced immediately by the Allottee/s or occupants /residents of the said Apartment/s. Moreover, if any accident or mishap takes place / happens due to such damage, the Promoters shall not be held responsible for any such accident or mishap or the negligent acts of the Allottee/s or the persons on his/her/their behalf.

**10.3.** To ensure adherence to the Unit/User Manual or instructions contained in the Unit/User Manual / other policies framed time to time, Allottee/s of Residential Apartments shall pay Rs. 50,000/- and Allottee/s of Commercial Apartments shall pay Rs. 75,000/-, as refundable Security Deposit which shall be refunded after One year from the date of deposit after deducting damages of cost if any.

**11.** The Allottee/s shall use the Apartment/s or Parking or any part thereof strictly in accordance with the Sanctioned terms. The said Unit hereby agreed to be sold is intended and shall be used for permissible Commercial purposes only. The Allottees shall not enclose the Parking Spaces appurtenant to the said Unit or to utilize the same for any purpose other than for Parking of Vehicles. The said Parking Spaces shall be deemed to be appurtenant to the said Unit.

**12.** On 51% of the Units in the said Project being agreed to be sold by the Promoter to prospective allottees UNDER REGISTERED AGREEMENTS thereof, the Promoter herein shall take steps to form a Commercial / Residential Premises Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 of the allottees of units in the said Project or Lease and/or Declaration U/s. 2 of the Maharashtra Apartment Ownership Act, 1970 as the case may be (herein after referred as the '**Associated Entity**'). The allottees of all units in the said Project, including the Allottees herein, shall become members of such Associated Entity. The allottees of all units in the said Project, including the Allottees herein, shall become members of such Associated Entity. The Allottees shall, within seven days from the Promoter calling upon them to do so, execute all deeds, documents and papers for or in connection with the formation and registration of the Associated Entity and Bye-laws thereof or other papers to be submitted in connection therewith even subsequent to the same being signed or approved by the Allottees as may be required by the authorities concerned or as may be desired by the Promoter to protect the rights and interest of the Promoter and the Allottees agree to be bound by the said additions and alternations and hereby covenant and undertake not to take any objection or action in the matter or to do anything whereby the rights and interest of the Promoter and Allottees of the Apartment / Unit may be affected, prejudiced and endangered in any manner or likely so to be.




It is further specifically agreed and clarified between the parties hereto that notwithstanding anything contained to the contrary herein it is stipulated that :

i. the Promoters may form and register separate **'Associated Entity'** for each class of Apartments or Phase/Wing building in the **said project** for better and smooth and proper administration and each **'Associated Entity'** shall maintain the Apartments and the Phase/Wing building of the respective class of Apartments or Phase/Wing building;

ii. the said **'Associated Entity'** of individual class of Apartments or Phase/Wing building shall form and register an Apex Body or Federal Society/limited company in which all **'Associated Entity'** formed for individual class of Apartments or Phase/Wing building shall become members and the Owners/Promoters shall get the conveyance executed in favour of the Apex and or the Federal Society/limited company or in the name of each such **'Associated Entity'** as agreed under Clause 13 herein below;

iii. It is well informed to all Allottees from **said project** and SIXTH PHASE that, the separate Associated Entity for separate RERA Projects within single Building or Wing in the Building will be formed by Promoters as prescribed under REAL ESTATE ACT, 2016 and the relevant RULES made thereunder. Upon completion of such entire Building, there might be two or more Associated Entities formed for single Building within said project or SIXTH PHASE. The common areas, facilities and amenities will be common for such entire Building / Buildings but will required to be managed and maintained by Two or More Associated Entities in such single Building / Buildings. If required, to avoid the further complications or confusions or unwarranted issues between two or more Associated Entities within single / Multiple Building/s, the Promoters have retained absolute and sole right to merge Two or more Associated Entities in a single Associated Entity / Society / Apartment Association. Such decision of the Promoters shall be binding upon the Associated Entity formed for **said project** and Allottees under this Agreement irrevocably accepts and acknowledge the same.

iv. in case if such Apex or Federal society /limited company/ legal entity is not permissible or practicable then in such an event the Owners/Promoters shall execute conveyance in favour of each individual **'Associated Entity'** as agreed under Clause 13 herein below, but for the common administration and expenses the **'Associated Entity'** shall form an Association of Persons / suitable legal entity and the Allottee hereby agrees to accept the same.

**13.** Based upon the crystal clear specified terms and conditions agreed between the parties and well interpreted and unambiguously and clearly understood by the parties, that as per the mandatory provisions laid under Rule 9 of the said MAHARASHTRA OWNERSHIP FLATS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) RULES, 1964 (referred in entire agreement as **'said MOFA Rules'**), read along with Provisions laid under Section 11 of said MAHARASHTRA OWNERSHIP APARTMENTS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1963, read along with the provisions of Section 17 of THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 (said RERDA), read along with the Rule 9 of THE MAHARASHTRA REAL ESTATE (REGULATION AND DEVELOPMENT) (REGISTRATION OF REAL ESTATE PROJECTS, REGISTRATION OF REAL ESTATE AGENTS, RATES OF INTEREST AND DISCLOSER ON WEBSITE) RULES, 2017, the parties has mutually specified and accorded irrevocable consent for fixing the AGREED TIME



**Allottee/s** **Promoter/s**

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FRAME PERIOD for execution and registration of FINAL CONVEYANCE in favor of Society / Ultimate Body / Apex Body / Federal Society (Associated Entity). IT IS SPECIFICALLY UNDERSTOOD, AGREED AND ACCEPTED BY THE APARTMENT ALLOTTEE/S THAT THE OPTION OF CHOOSING PERIOD OF THREE MONTHS FOR CONVEYANCE OF PROMOTER'S AND OWNER'S INTERESTS FROM SAID PROJECT BUILDING, FROM DATE OF ISSUANCE OF OCCUPATION CERTIFICATE OR AFTER PAYING THE ENTIRE CONSIDERATION BY FIFTY ONE PERCENT APARTMENT ALLOTTEE FROM THE PROJECT, IS **NOT AGREED** BETWEEN THE PARTIES FOR THE EXECUTION OF **FINAL CONVEYANCE** OF THE SAID PROJECT BUILDING. The Promoters, from inception of the development of the said larger land Layout has proposed to form more than one **Associated Entity** and have also decided to form a Parent / Apex Body like Federal Society to govern and manage all common areas and facilities of all **Associated Entities** within the larger land Layout of said project and SIXTH PHASE. AS THE DEVELOPMENT OF THE SAID PROJECT ALONGWITH SIXTH PHASE IS PROJECTED BY PROMOTERS IN VARIOUS SEPARATE PHASE PROJECTS / WINGS, THE CONVEYANCE OF SAID PROJECT, BEING THE UNDIVIDED PROPORTIONATE PROJECT BUILDING STANDING THEREON SHALL BE EXECUTED AS PER BELOW SPECIFIED AND AGREED TIME FRAME.

It is specifically agreed by and between the parties hereto that the Promoters shall, AFTER 03 MONTHS from the date of issuance of FINAL COMPLETION CERTIFICATE of last sanctioned Apartment of the Last proposed Project within 'FIFTH B PHASE', existing and revised from time to time, as aforesaid, cause to be transferred to the Condominium of Apartment Holders / Society / Company etc., all rights, title and the interests of the Owner and Promoters for the allocated part of the **said Project** described in the Property Schedule - II herein below, by retaining with Promoters Perpetual Right of Easement from the access, roads of layout of the said project for developing adjoining Next Projects/Wings/Phases and adjoining lands and also along with other rights appurtenant to said project land, together with the buildings by obtaining or executing the necessary DECLARATION / LEASE/ CONVEYANCE of the said Project building Only in favour of such **Associated Entity** / Apex Body, as the case may be.

It is specifically agreed that the said project being undivided property or any part thereof along with building being constructed or to be constructed thereon shall be submitted to the provisions of Maharashtra Apartment Ownership Act, 1970 or to form a Co-Operative Housing Society as may be prescribed under provisions of said MOFA, and Apartments along with said Project, SHALL BE CONVEYED BY THE OWNERS AND THE PROMOTERS HEREIN AFTER 03 MONTHS FROM AND AFTER,

**(i)** Completion of construction of entire **'FIFTH B PHASE'** Buildings/ Wings and utilization of entire entitled FSI and TDR Potential, permissible to be utilized on the said larger land as per prevailing Development Control Rules (sanctioned and revised from time to time) by Promoters and/or their successors/assignees, as per Promoter's Development Potential described in the Architect's Certificate annexed to this Agreement,

**(ii)** Entire Sale of all Apartments in the Project on the terms of Agreements,

**(iii)** Acceptance of the draft of Deed of Declaration and Deed of Apartment or the Lease Deed or Conveyance Deed by the land owners,

**(iv)** After handing over physical possession of all Apartment in the **'FIFTH B PHASE'** to respective Apartment Allottees and

**(v)** After receipt of all consideration amount dues, other amounts and considerations including stamp duty, maintenance charges, outgoings, LBT, GST, future applicable Taxes and Charges imposed by Competent Government

Authority etc. by all Apartment / Unit Allottees from all Projects within 'FIFTH B PHASE',

**WHICHEVER IS LATER, and**

Such Conveyance under RERDA or MOFA or Lease and/or Declaration U/s. 2 of the Maharashtra Apartment Ownership Act, 1970 as the case may be shall be subject to the exclusive, limited common, etc. rights of the Apartment Allottee/s and commitments of Promoter. The Promoter shall be entitled to amend/frame the Bye laws, Rules etc. of the Associated Entity as per the terms of this Agreement and also with a view to maintain decorum, beautification of the Project building, open ground/areas and common amenities.

**13.1.** The Allottee/s shall pay to the Promoters a sum of Rs. 10,000/- for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Promoter in connection with formation of the said Associated Entity, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease, as the case may be.

**13.2.** At the time of registration of conveyance or Lease of the building structure only of the said Project building, the Allottee/s shall pay to the Promoter, the Allottee's share of stamp duty and registration charges payable, by the said Associated Entity on such conveyance or lease or any document or instrument of transfer in respect of the said project Building. And also, at the time of registration of Conveyance or Lease of the Project Building, the Allottee/s shall pay to the Promoter, the Allottee's share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the project building structure to be executed in favour of the Associated Entity / Apex Body or Federation.

**14.** Subject to payment of entire agreed consideration under this Agreement and all agreed periodical / monthly / quarterly / annually Management and Maintenance Charges, payable for use and enjoyment of common amenities and facilities (subject to the provisions laid under Clause No. 21, 21.1, 21.2, 21.3, 21.4 and 22 herein below), the Allottee/s has/have agreed to acquire the said Apartment on what is known as **"OWNERSHIP BASIS".**

**15.** The Promoter hereby represents and warrants to the Allottee/s as follows :

i. The Promoter has clear and marketable title with respect to the said larger land; as declared in the Title Report annexed to this agreement and has the requisite rights to carry out development upon the said larger land and also has actual, physical and legal possession of the said larger land for the implementation of the said Project;

ii. The Promoter has lawful rights and requisite approvals from the Competent Authorities to carry out development of the said Project and shall obtain requisite approvals, revised sanctions, permissions from time to time to complete the development of the said project;

iii. There are no encumbrances upon the said project land or the said Project except those disclosed in the Title Report and Encumbrance Certificate;

iv. There are no litigations pending before any Court of law with respect to the said larger land or said Project;

v. All approvals, revisions, modifications, licenses and permits issued by the Competent Authorities with respect to the said Project, said larger land and said annexed project under SIXTH PHASE buildings are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the Competent Authorities with respect to the said Project, said larger land and said SIXTH PHASE Building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the said Project, said larger land, SIXTH PHASE Buildings and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to performed any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;

vii. The Promoter 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 larger land, including the said Project and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement;

viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement;

ix. At the time of execution of the CONVEYANCE DEED / LEASE OF THE SAID PROJECT BUILDING STRUCTURE ONLY to the Associated Entity of allottees, as per agreed terms under this Agreement under Clause 13 herein above, the Promoter shall handover lawful, vacant, peaceful, physical possession of the specified building Structure under said project to the Associated Entity of the Allottees;

x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Apartment, said Project, said larger land buildings to the competent Authorities, till completion of the said Project. After taking possession of the subject Apartment by the Allottee/s, the respective Allottee of each Apartment from the **said Project** shall pay his/her/their proportionate share along with the Promoter;

xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said larger land) has been received or served upon the Promoter in respect of the said larger land and/or the said Project except those disclosed in the Title Report.

**16. The said Apartment/s is/are agreed to be sold by the Promoters to the Apartment Allottee/s and subject to :**

**16.1.** Any scheme or reservation affecting the said project or any part or parts thereof made or to be made by any Authority concerned including the terms covenants stipulations and conditions contained in the Agreement/s relating to the said larger land, after commencing the development.

THE SUB-REGISTRAR CLASS-II
JOINT SUB-REGISTRAR CLASS-II
HAVELI-11
हवेली क्र. ११ चे सह. दुय्यम निबंधक वर्ग-२ ची मुद्रा
हवेली-११
४०९७ | ४१ | ११९
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**16.2.** That the Allottee/s shall not make, use, cook consume or vend any alcoholic drinks / products and/or conduct business of vehicle service center and repairing garage in his/her/their respective Apartment and parking space/s.

**16.3.** That Allottee/s shall have no objection to the Promoters forming more than one Apartment Condominium / Ultimate Body / Societies and/or amalgamate the same with the adjoining future project formed by the Promoter and/or their associates and the Allottee/s shall abide by such decision without demur.

**16.4.** All rights of water, drainage, water course, light and other easements and quasi or reputed easements and rights of adjoining land owner/s (if any), affecting the same and to any liability to repair or contribute to the repair of roads, ways, passages, sewers, drains, gutters, fences and other like matters.

**16.5.** All the covenants and conditions ensuring for the benefit of the said person/s as contained in the Agreement/s made between them and/or the Promoters, the said Order/s passed under the Ceiling Act, Order of layout and/or sub-division / amalgamation relating to the said larger land, Order of conversion and all terms and conditions stipulated by the Promoters in respect of the common areas and facilities and amenities to be provided for the benefits of the said larger land or any part/s thereof.

**16.6.** For the aforesaid purpose and all purposes of and incidental thereto, and/or for the more beneficial and optimum use and enjoyment of the various portions of the said larger land and/or any part/s thereof of the Promoters in such manner as may be desired by the Promoters, the Promoters shall be entitled to grant, over, upon or in respect of any portion/s of the said larger land, all such rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, water electricity telephone connections and/or installations and other services in the said project and/or any part/s thereof, right of use and enjoyment of all amenities and facilities provided and/or agreed to be provided in the said project and/or any part/s thereof for the more beneficial and optimum use and enjoyment of the same in such manner as may be planned by the Promoters.

**16.7.** Notwithstanding anything contained to the contrary herein, the parties hereto specifically record and agree that the Development of Real Estate Project being implemented by the Promoters on the said larger land is being undertaken in separate phases. The Allottee/s has/have been specifically informed and has particularly agreed and acceded to the stipulation and condition that it shall be the sole option and prerogative of the Promoters alone to,

**16.8.** either promotes the Residential and Commercial projects jointly and/or severally,

**16.9.** at Promoters sole discretion amalgamate the balance portions from Layout or keep them as distinct lots and/or further sub-divide and/or amalgamate balance portions thereof with adjoining lands to promote separate and independent project.

**16.10.** Undertake the promotion of common Association of Allottee/s together with the adjoining Future Phase of subject project, which may be acquired by the Promoters and/or its sister concern/s and enjoin the segregation and/or the share of the common amenities uniformly and/or distinguish the use and benefits at the Promoters sole option as per their contractual undertakings.



| Allottee/s | Promoter/s |
|---|---|
| | |

**16.11.** The Club House, Amenities and common facilities for, SIXTH PHASE including the Residential Wings of the **said Project** are planned over the annexed Podium Level of FIFTH B and SIXTH PHASE and shall be under sole Management of Promoters. It is not to be considered as free common amenity for the **said Project**. Nowhere in this Agreement, the facility of Club House or other connected amenities and facilities are termed as Free of Cost Facility (Subject to contents mentioned in Clause No. 21, 21.1, 21.2, 21.3. 21.4 and 22 of the Agreement). It is a Chargeable Facility and charges for the same shall be informed by the Promoters or the Appointed FMC upon completion of the Club House and other common amenities and facilities in the said Project and within the SIXTH PHASE. The management and entire control over Club House and common facilities shall be with the Promoters, till final completion of all proposed Projects within the FIFTH B PHASE and SIXTH PHASE, including the said Project under this Agreement and it will be conveyed/transferred in favor of the Federation of Societies / Apex Body, to be formed after completion of the all separate Phase projects from the 'FIFTH B PHASE' and the SIXTH PHASE and as per agreed terms of this Agreement. It is well informed to all Allottees that the CLUB HOUSE IS NOT PLANNED FOR THE APARTMENTS / UNITS FROM COMMERCIAL UNIT WING/FLOORS FROM THE SAID PROJECT.

**16.12.** This Agreement is on the express condition that certain of the Apartments comprised in the said project to be constructed, have or are being allotted subject to the mutual rights of such Allottee/s.

**16.13.** In case the external wall of the Allottee faces parking of another Allottee, in such circumstances the Allottee can install external unit of Air condition at the height of 6 feet and above and the Allottee of the parking must not object to installation of external Air conditioning unit of another Allottee.

**16.14.** It is clarified between the Promoters and the Allottee/s that after completion of the said project buildings / Wings, the title and management rights to the common areas from the larger layout of all Phases shall vest with the Apex Body / Ultimate body / Federation of Societies.

**16.15.** The Promoters have specifically informed the Allottees that the said project and entire SIXTH PHASE buildings comprises of several project/wings and uniquely on a multilevel concept in one single structure and the next annexed project/wing to said project alongwith SIXTH PHASE shall accordingly be planned and developed at the Promoters discretion and in view of certain sanctions in respect of the additional slabs and /or upper floors in each of the Project/s / Wing/s being constructed separately and/or proposed to be constructed, will receive sanctions from time to time and thereupon duly implemented accordingly. The Allottee/s have accorded their specific and irrevocable consent and concurrence thereto and further agree that they shall not object or interfere or hinder in the said separate Project/Wing development within the said project or SIXTH PHASE, which shall be a separate and independent project development and Allottees shall indemnify and keep harmless the Promoters from and against any loss or damage suffered by the Promoters as a consequence of the Promoters being denied or deprived of such lawful and legitimate rights. The project/wing wise development of the said project and SIXTH PHASE within the said larger land layout has been made for the convenience of the Promoters/Owners and Allottee/s. No separate fencing and gate will be allowed for separating any particular phase/project/wing or Projects within the said larger land. All Allottee/s in all Project phases/wings shall have free access to all Project project/wings.

**THE ALLOTTEE/S HAS/HAVE GIVEN THEIR EXPRESS CONSENT HERETO AND THESE CONDITIONS IS THE ESSENCE OF THE CONTRACT.**

**16.16.** It being made expressly clear that the ultimate body's / Federation of Society's transfer / lease deed/s in respect of the said larger land and/or any undivided interest thereof with separate phase/wing thereon shall contain such provisions which shall be accordingly framed and the burden thereof shall run with the land and shall be binding upon all the persons who are the holders of their respective Apartment/s comprised in the said larger land as the Promoters may reasonably require for giving effect to and/or enforcing the said restriction covenants and stipulations.

**17.** The name of the **said project** under construction is and shall always remain as stated in this Agreement and the name of the **associated entity** formed for **said project** shall bear the name ***'THE COLLECTION PREMIUM'*** being annexed phase of ***"SIXTH PHASE".*** The Allottee/s from the **associated entity** as the case may be shall not change, alter or modify the said name without the prior written consent of the Promoters at any time in future. The Allottee/s shall keep the elevation and façade of the said project building or other structures in which the said Apartment/s is/are situated in the same position only as the Promoters construct and shall not at any time alter the position of the said elevation in any manner whatsoever without the consent in writing of the Promoters. If the Allottee/s or any other Allottee/s of the other premises desire/s to put any safety grills or any windows on other places and/or desires to put Air Conditioners or any Outer AC Units or Dish Antenna, the same shall be according to the design / guidelines supplied by the Promoters and in such places or in such manner as may be directed by the Promoters.

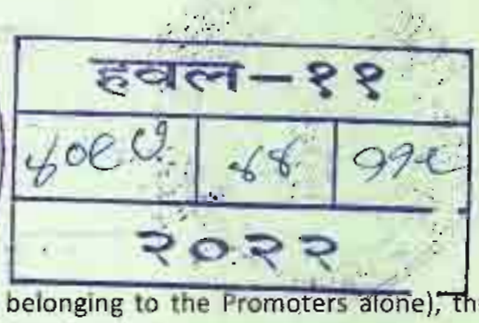
**18.** In the event of the **associated entity** of Apartment Allottees being formed and registered before the sale of all Apartments by the Promoters in the said project, the power and authority of the **associated entity** so formed or of the Apartment holders and the Allottees of the other Apartments in the said project and ***"SIXTH PHASE"*** shall be subject to the overall authority and control of the Promoters in respect of any of the matters concerning the said Project and ***"SIXTH PHASE"***, the construction and completion thereof and all amenities and facilities pertaining to the same and in particular the Promoters shall have absolute authority and control as regards the unsold Apartments and other premises and the disposal thereof. In the event of Formation of **associated entity** for the said Project/or part thereof or in respect of said project and ***"SIXTH PHASE"*** it shall have limited Jurisdiction of FSI Potential mentioned in Property Schedule – II, written herein below. The **associated entity** shall be formed for limited Purpose of Management and Maintenance of Completed Portion of the **said Project** under this Agreement. The Right to Claim / demand Conveyance of the **said Project** shall be as per agreed and confirmed terms of Clause No. 13, mentioned in this Agreement, being the most clarified and well disclosed essence condition of this Agreement.

**19.** In the event of formation of the **associated entity** has been formed, the unsold Apartments will remain locked, unused and unoccupied, the promoter for these unsold Apartments shall pay to the **associated entity** the token sum of Rs. 11/- (Rupees eleven only) per month towards the non-occupancy charges including other outgoings in respect of the unsold Apartments. The Promoters shall not be liable to pay any kind of transfer or admission charges for the membership of the **associated entity** for the unsold Apartments.

**20.** In case the Deed of Conveyance/ Lease/ Declaration is executed in favour of the **associated entity**, as per Clause 13 of this Agreement and before the disposal by the Promoters of all the Apartments and other premises in the **said Project**, then and in such case the Promoters shall join in as the Promoter Member in respect of such unsold Apartments and as and when such Apartments are sold, to the persons of the choice and at the discretion of the



**Allottee/s** **Promoter/s**

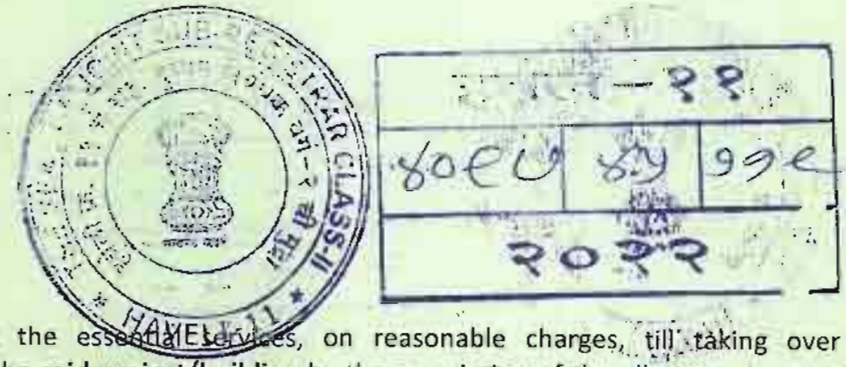



Promoters, (where the realizations belonging to the Promoters alone), the **associated entity** shall admit as members the Allottee/s of such Apartments without charging any premium or any other extra payment or charges, under any heads.

**21.** It is hereby agreed that Common Areas, Amenities and Facilities mentioned in **ANNEXURE 'F'**, hereunder shall be the common facilities for betterment of the **said project** and proposed **associated entity** / Federal Society for ***"SIXTH PHASE"*** and next phases.

**21.1.** As agreed between the Promoter and the Allottee/s, the Promoters shall incur the limited costs and expenses required for managing and maintaining the Common Areas, Services and facilities, as listed in the **ANNEXURE 'J'** for the **said Project** for FIRST 48 MONTHS on their own, from the date of getting First Completion Certificate for the **said Project** and no extra cost shall be charged or claimed or taken by the Promoters for the agreed purposes under this Agreement for said FIRST 48 MONTHS. The services and facilities which shall be managed and maintained by the promoters or the FMC appointed by them will includes, the services as specified in the **ANNEXURE 'J'** ONLY. To avoid the ambiguity and to state clear agreed understanding between the parties, it is well informed by the Promoters that all services and facilities, agreed to be provided AS ABOVE for initial 48 Months from the date of First Completion Certificate for the **said Project**, are for the Common areas and Common service areas of **said Project** and ***"SIXTH PHASE"*** and shall not include any inside / internal carpet area of any of the Apartment/s, agreed to be sold to any of the Apartment Allottees from **said project**. All internal maintenance of the respective Apartments of all allottees are required to be managed and maintained by them as per their own responsibility and requirement, at their own cost, efforts and which shall not form part of the management and maintenance responsibility of the Promoters, as agreed above. It is also well informed by the Promoters to all Allottees of the **said Project** that any other required services or facilities, which are not listed in **'ANNEXURE J'** shall attract additional expenses and which are listed in **'ANNEXURE K'. It is to make it further clear that ANNEXURE K is not an exhaustive one. Any activity / service not mentioned in 'ANNEXURE J' will form part of paid / changeable services and shall always considered to be a part of 'ANNEXURE K'.** In respect of paid services Every Apartment Allottee of **said project** shall be required to pay proportionately from the day of taking possession of respective Apartment or from the date of written intimation of possession received from the Promoters or from the date of demand for such services/ such additional and other services or facilities. **After expiration of the abovementioned period of 48 Months from the first Completion Certificate of the said Project**, or subject to contents of the Clause 21.2 written herein below, the promoter shall fix quantum of maintenance changes (Monthly/Quarterly/Annually) for subsequent period. The Allottee/s agrees that till the Allottee's share is not determined the Allottee/s shall pay to the Promoters or the Appointed FMC, the provisional maintenance charge contribution along with applicable taxes, towards the outgoings, which will considered as the purchasers provisional monthly / annual contribution towards the outgoing for subsequent period. The same amounts shall remain with Promoters or the Appointed FMC and the same shall be maintained by the Promoters or the Appointed FMC in a separate Account. After formation of the Management Committee for the Apartment Association/Society/ or the Ad-HOC Body for the subject Project, the Apartment Allottee shall pay the required provisional monthly contribution of Management and Maintenance Expenses, to Appointed FMC or either to Promoter or to the Ad-HOC or Management Body of the Society / Apartment Association / Federal Society, without any delay or demure, in advance and shall not withhold the same for any reason whatsoever.

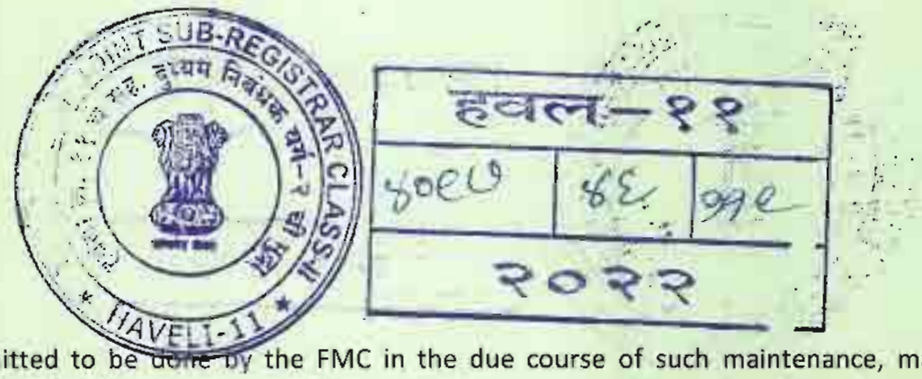
**21.2.** As per provisions laid under Section 11, Sub-Section (4)(d) of the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016, the Promoter will be responsible for providing



and maintaining the essential services, on reasonable charges, till taking over of the maintenance of the **said project/building** by the association of the allottees. As agreed under this agreement and as well detailed herein above in Clause No. 21, 21.1, 21.3, 21.4 and 22 and other sub-clauses of this Agreement, the Promoters are not charging any amount for first 48 Months from date of first Completion Certificate for the subject Project, for providing the agreed services and facilities as listed in 'ANNEXURE – J'. As Promoters has not charged or received any management and maintenance charges for the said apartment under this Agreement, the Promoters are not required to repay any amounts or corpus or refund or reimbursement to such **associated entity** / Federal Society or any of the allottees including allottee under this Agreement. After formation of the Management Committee of such **associated entity** / Federal Society for said project, and also within the period of first 48 months as stated above, if the Management Committee desires and decides to take over charge of 'Management and Maintenance', of the **said Project** as per their own desire and planning, they can do the same at their own responsibility, costs, efforts and expenses and in such situation, the Promoters or the FMC shall be considered to be absolved and relieved from the responsibility of managing and maintaining the said project as per Clause No. 21, 21.1, 21.3, 21.4 and 22 other sub-clauses and all references given in this Agreement in context to Clause No. 21, 21.1, 21.2, 21.3, 21.4 and 22. To make it further clear it is reiterated that promoters shall not be obliged to reimburse any kind of expenditure relating to maintenance and upkeep (including allied services/charges) of said project /building.

**21.3.** The Allottees agree that, after above mentioned **initial period** of 48 Months from the date of obtaining of completion /occupation certificate, the Building Maintenance and upkeep of the Common Areas, Amenities and Facilities of the **said Project** shall be managed either by Promoters or by a Facility Management Company (**FMC**) appointed by Promoters for a period of upto 07 (Seven) Years after the expiry of Initial 48 months as mentioned above. The FMC shall be entitled to receive Management Fees / Charges equivalent to 20 percent over and above of the costs at actual required for management and maintenance for the facilities and services mentioned in **'Annexure J'** and **'Annexure K'**, along with applicable Taxes. The allottee alongwith the other allottees in the **said Project** shall undertake and cause the **associated entity** / Federal Society to ratify the appointment of the FMC as aforesaid. THIS TERM IS THE ESSENCE OF THE AGREEMENT. On the expiry of the aforesaid period of first 07 (Seven) years after the expiry of Initial 48 months as mentioned above, the **associated entity** / Federal Society may appoint and/or continue with the Appointed FMC for a further term or choose to appoint any other facility management company or body.

**21.4.** By executing this Agreement, the Allottee/s agrees and consents irrevocably and unconditionally to the appointment by the Promoters of any competent agency, firm, corporate body, organization or any other person as **Facility Management Company (FMC)** to manage, upkeep and maintain the **said Project** facilities as listed in the **'ANNEXURE J'**, together with "SIXTH PHASE" buildings and the said larger project (Fifth B Phase and Sixth Phase). The FMC shall also be entitled to collect the outgoings, provisional charges, taxes, levies and other amounts in respect of the **said project** and ***"SIXTH PHASE"*** Buildings (including the Allottee's proportionate share of the outgoings). Before execution of this Agreement, a copy of Agreement to be entered in with the FMC is shown to the Allottee/s and after getting the details from the same, the Allottee/s hereby irrevocably grants his/her/their consent confirming such agreement /contract / arrangement that the Promoters has/have or may have to enter into with the FMC. It is further expressly understood by the Allottees that the Promoters shall not in any manner be accountable, liable or responsible to any person including the Allottee/s and/or **associated entity** / Federal Society for any act, deed, matter or thing committed or




omitted to be done by the FMC in the due course of such maintenance, management and control of the **said project** and/or common areas, amenities and facilities thereto.

**22.** The Allottee/s agree(s) to pay the necessary fees/charges as may be determined by the Promoter / Facility Management Company (FMC). The FMC shall be entitled to end its services by giving an advance written notice of 3 (three) months to the Allottees / **associated entity** / Federal Society in the event,

**a.** The period of FMC's appointment has not been renewed at least 3 (three) months before expiry thereof; or

**b.** The BCAM (Building Common Area Maintenance Charges) and FCAM (Federation Common Area Maintenance Charges) as applicable, have not been paid by 100 percent of the Apartment Allottees from **said project** / **associated entity** / Federal Society at the due date (with a grace period of 30 days).

**c.** The FMC not received their agreed fees and management charges as mentioned above.

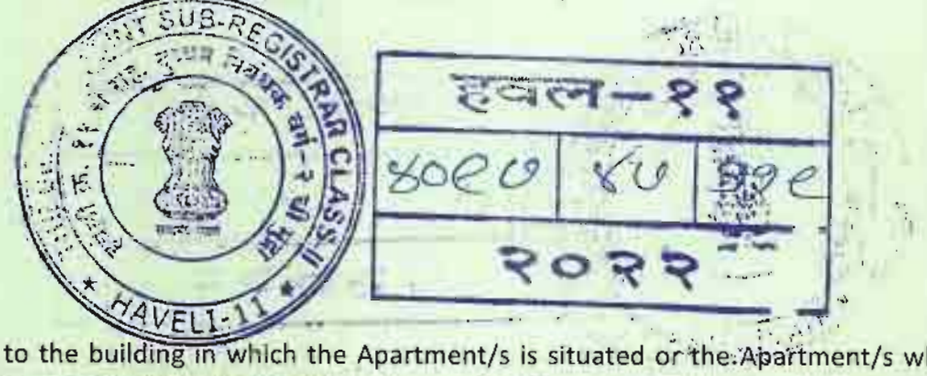
**23.** It is hereby agreed by and between the parties that the Promoters shall become member of the **associated entity** / Federal Society for unsold Apartments and spaces appurtenant to it. If the Promoters transfers, assigns, allots and dispose off the said Apartments along with appurtenant spaces attached to it, including parking, at any time to anybody the assignees, transferee and/or the Allottee/s thereof shall be admitted as member/s of the **associated entity** / Federal Society. The other Allottee/s will have no right to raise any objection to admit such assignee or transferee or allottee or Allottee/s as member of **associated entity** / Federal Society.

**24.** The Allottee/s himself with intention to bring all person into whosoever hands the Apartment / unit/s may come doth hereby covenants with the Promoters as follows :

**24.1.** To maintain the Apartment at the Allottee's own cost and efforts in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change / alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, wherever required.

**24.2.** Not to store in the Apartment any goods which are of hazardous, combustible or dangerous or explosive nature or are so heavy as to damage the construction or structure of the subject Apartment or said Project building in which the Apartment is situated and/or adjacent Apartments or adjacent phase or storing of which goods is objected/restricted 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 structures of the said Project building or the ***"SIXTH PHASE"***, including entrances of the said Project building in which the Apartment is situated and in case any damage is caused by the Allottees to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach and shall be liable to restore the damage caused.

**24.3.** To carry out at his/her/their own costs, efforts and responsibility all internal repairs to the said Apartment/s and maintain the said Apartment/s in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done




anything in or to the building in which the Apartment/s is situated or the Apartment/s which may be contrary to the rules and regulations and bye-laws of **associated entity** / Federal Society or of the concerned local authority or other public authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof.

**24.4.** Not to demolish or cause to be demolished the Apartment/s 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 Apartment/s or any part thereof, nor any alteration in the elevation and outside color scheme of the said Project buildings and shall keep the portion, sewers, drains and pipes in the Apartment/s 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 said Project buildings in which the Apartment/s is/are situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC structures and Pardis or other structural members/portions in the Apartment/s without the prior written permission of the Promoter and/or the Society or the Limited Company and without the prior written permission from the Competent Development Authority.

**24.5.** Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said project building in which the Apartment is situated and said project buildings, or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

**24.6.** Not to spit, throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment/s in the compound or any portion of the said Project or the said larger land, said project and the ***"SIXTH PHASE"*** buildings.

**24.7.** Pay to the Promoters within 07 days of demand by the Promoters, their share of security deposit demanded by concerned local authority or government or for giving water, electricity or any other service connection to the building in which the Apartment and parking space/s is/are situated. Such deposits will lie with the Promoters interest free for the utilization of above purposes. Delay in such payments by the Apartment Allottee/s shall cause them liable to pay the damages and compensation as enumerated in specified clause of this agreement.

**24.8.** To bear and pay increase in local taxes, water charges (payable to the Statutory Authority / Competent Government Authority and also the Private Agencies appointed for Temporary Water Supply and other Arrangements), 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 use of the Apartment by the Allottee/s for any purposes other than for purpose for which it is sold.

**24.9.** The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment/s until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up.

**24.10.** The Allottee/s shall observe and perform all the rules and regulations which the **associated entity** / Federal Society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Project Building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee/s shall also observe and

perform all the stipulations and conditions laid down by the **associated entity** / Federal Society regarding the occupancy and use of the Apartment/s in the said Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

**24.11.** Not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, gardens attached to other Apartments or terraces and the same are retained by the Promoters as restricted amenities. The Allottee is aware that certain parts of the Building shall be allocated for exclusive use of certain users / residents / allottee/s. The price of the Apartment has been determined taking this into consideration and the Allottee waives his/her/their right to raise any dispute in this regard. The Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said Project or any part thereof to view and examine the state and condition thereof.

**24.12.** The Allottee/s also agree and affirm with the Promoters that in the event of any claim or demand being made or raised as regards the applicability or liability to pay any Goods and Service Tax, Local Body Tax or related levy, Cess or Charge, ancillary or related thereto pertaining to this contract or any other related arrangement between the Promoters and the Allottee/s then the burden of any such Tax, levy, Cess or charge arising out of this agreement / contract shall be solely and exclusively upon the Allottee/s and who shall forthwith pay and tender the same immediately on demand by any such authority and/or by the Promoters without delay or demur and the Allottee/s shall further keep the Promoters indemnified and harmless against any loss or damage suffered or incurred by the Promoters as a result of non-compliance or delay in compliance of the Allottee/s hereof.

**24.13.** The Promoters informed the Apartment Allottees that the Competent authority has provided its sanction for the said project and also agreed to provide the Water Connections as per prescribed norms and the Water Supply to said Project shall be done by said Statutory Authority like Pune Municipal Corporation and it shall be charging to Apartment Allottees against use and consumption of Water along with applicable Taxes. The Promoters hereby make aware the Allottee/s that due to natural calamities and due to water scarcity issues and mismanagement/ improper management of distribution of water amongst the citizens of all over Pune city, there is/may be insufficient/ inadequate water supply to said project by Pune Municipal Corporation (PMC)/Competent Statutory Authority appointed under Statutory Provisions. The Promoters may give/has given prescribed and demanded undertaking/declaration to PMC regarding water supply to said project and the Allottees are made well aware about the same. The Promoters is applying to the concerned statutory authorities for giving separate adequate water connections for the said Project as per prescribed norms. It is well understood and acknowledged by the Apartment Allottee/s that Water supply is the Statutory Duty and responsibility of PMC and same shall never shift with / upon the Promoters. If there is any delay in providing the water connections and/or to regularize the water supply from the concerned departments under PMC or incase of insufficient / inadequate supply of water by PMC, the Promoters, in the beneficial interest of Apartment Allottee/s from the said Project, may arrange for Temporary Water Supply by way of Water Tanker Supply, at the Common Contribution Cost of all Apartment Allottee/s from the said Project. However, in case if the necessary arrangement of water is required to be done from outside sources either through tankers or from any other source of Water Boring, then in such case the Allottees shall bear and pay all costs and expenses of water tankers (i.e. cost of transport and water/ electrical connections/power supply/generator supply) and also for extracting water from Water Boring. The Allottees or **associated entity** / Federal Society will

have to pay the said cost of water supply as Additional Management charges and not by Promoters. The amounts agreed to be borne by the Promoters under Clause No. **21, 21.1, 21.2, 21.3, 21.4 and 22** and also under 'Annexure J' SHALL NOT INCLUDE the amounts required for Water supply and the Promoter shall not be liable to pay any amount towards water charges or towards expenses for procuring water.

**25.** Subject to contents of Clause No. **21, 21.1, 21.2, 21.3, 21.4 and 22** herein above, the Promoter or the Appointed FMC Agency shall maintain a separate account in respect of sums received by them from the Allottee/s as advance or deposit, corpus, periodical maintenance amounts, and other sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

**26.** Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Apartment/s or of the said Project or any part thereof. The Allottee/s shall have no claim save and accept in respect of the Apartment/s hereby agreed to be sold to him/her and all open spaces, parking spaces, lobbies, staircase, terraces, recreation spaces etc. will remain the property of the Promoters until the said property and building is transferred / conveyed to the associated entity / Federal Society as herein before mentioned in Clause No. 13 of the Agreement and which shall be done only as mutually decided by the parties.

**27.** After the possession of the said apartment is handed over or after getting the completion certificate of the said project from the concerned local authority, if any work thereafter is required to be carried out by the Government or Municipality or any statutory authority, the same shall be carried out by the Allottee/s in co-operation with the Allottees of the other Apartments in the said project, at their own costs and the Promoters shall not be in any manner liable or responsible for the same.

**27.1.** It is well informed and agreed between the parties that, said apartment is sanctioned for the permitted residential use only and the Allottee/s shall not use the same for any commercial / professional use, and if it is found that said premises is used for any permissible / allowable commercial / professional use, the Allottee/s agreed to pay the management and maintenance charges double the amount payable for residential purpose, till such use is practice. This arrangement shall be irrevocable and shall be treated as all-time binding over the Allottee/s.

**28.** The Allottee/s hereby gives his/her/their consent and has no objection for use of the remaining Apartments wholly or in parts for office and/or any commercial purpose or any such other permitted use as may be permitted by the Promoters / P.M.C.

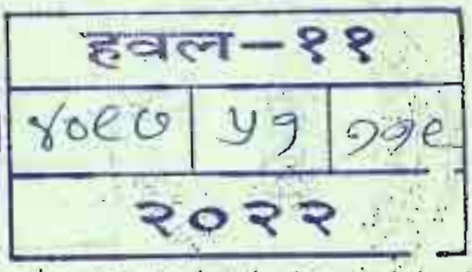
**29.** The original of this agreement is given to the Allottee/s. The Allottee/s shall present this agreement as well as any other deeds, documents etc. which are to be executed by the Parties hereto in pursuance of these presents, at the proper registration office for registration within four months from the date of execution of this agreement and on intimation thereof by the Allottee/s, the Promoters will attend such office and admit execution thereof. The Promoters shall not be responsible if the Allottee/s fails to register the agreement as mentioned above. The procedures which are required to be complied and done under Maharashtra Stamp Act, if this agreement is not registered in prescribed time, is agreed to be performed and complied by the Allottee/s on their own cost, risk and responsibility and the promoters shall not be required to do such procedures.

**30.** In case of any dispute between the Promoters and the Allottee/s regarding any of the terms of this Agreement then such dispute shall be resolved by mutual discussion, consents and settlement, wherever possible. It is hereby agreed by and between the parties hereto that, in case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**31.** The Allottee/s has read and understood all the terms and conditions of the Development Agreement and other agreements, documents / indemnity bonds / undertaking submitted to local bodies / authorities etc. in between the Promoters and Owners / Consenting Party / Collector / Pune Municipal Corporation / MAHARERA or any other person / authority, etc. and the Allottee/s agrees that this agreement is subject to the said terms and are also binding on him/her/them. It is well explained by the promoters to the Apartment Allottee/s that in context to the existing, as well as revised sanctions and permissions for the said project, if required and if demanded by the concerned local authorities, the promoters are required to submit additional documents / indemnity bonds / undertakings / declarations / affidavits etc. The said subsequent submissions by the promoters to various local and government authorities shall be in continuance with the existing sanctions and permissions or due to subsequent changes and amendments to existing provisions which governs the development of the said project and which shall form part and parcel of this agreement and always shall be considered as supplemental to this agreement and shall be binding on all the parties to this Agreement.

**31.1.** It is well informed by the Promoters to all Allottees from the said / subject project that there is a proposed 24-Meter-wide DP road passing from the Western Side Boundary of the said larger layout (adjacent to the 'FIFTH B PHASE'). The said DP road is not yet ready for use and the process of Acquisition of land and provision of DP Road will be completed by the Competent Development Authority in Due Course, as per their convenient time schedule. To avoid the Road Access for all Phase Projects from SIXTH PHASE and "FIFTH 'A' PHASE" and "FIFTH 'B' PHASE", the Promoters have proposed an Internal layout Road adjacent to separate Phases identified as "FIFTH 'A' PHASE" and "FIFTH 'B' PHASE", SIXTH PHASE. This Internal layout Road shall be always available for all Phases from the Larger Layout identified as "FIFTH 'A' PHASE" and "FIFTH 'B' PHASE", TOWER W1, TOWER W2, TOWERS W3, TOWERS W4, TOWERS W5, TOWERS W6, TOWERS W7, TOWERS W8. And, in addition to same, the said Internal Layout Road Access shall always and perpetually be available, without any hindrance, disturbance or restrictions to the 'BRAMHA SUNCITY CO-OPERATIVE HOUSING SOCIETY LIMITED', 'BRAMHA SUNCITY PLATINUM CO-OPERATIVE HOUSING SOCIETY LIMITED' (to connect and pass via proposed road below buildings of SIXTH PHASE) and the independent development of land owned by BRAMHACORP LIMITED land along with 'BUNGALOWS' identified as Bungalow No. R1, R2, R3 and R4. The road access for the above mentioned 2 societies will be from the road below SIXTH PHASE buildings as shown in the **'ANNEXURE Q'** attached herein with. These abovementioned perpetual rights of use for above mentioned Internal Layout Road shall be irrevocable and unrestricted. The Associated Entities formed under Clause 12 of this Agreement shall need to honor, obey, and ratify the same for all times in future, without any condition, interpretation or restriction. This is an essence term of this Agreement and needs to be incorporated in the Conveyance Deeds to be executed as per the Clause No. 13 of this Agreement or any arrangement or agreement or deed by such associated entity in future.

**32.** The Allottee/s hereby irrevocably authorises the Promoters to represent him/her/them, by signature or otherwise before all concerned authorities in all matters regarding the property tax, assessment and re-assessment and submission of various documents / indemnity bonds /




undertakings / declarations / affidavits etc. before the concerned authorities and the decision taken by the Promoters in this regard for the betterment of project shall be binding on the Allottee/s and also on the **associated entity** / Federal Society in due course. The Promoters may till the execution of the final conveyance, represent the Allottee/s by signature or otherwise, to do all the necessary things/acts in all the departments of the P.M.C., Collectorate, Road / Water / Building Tax assessment / MAHARERA / Government and Semi-Government Departments, M.S.E.D. Company Limited, etc. and the same shall stand ratified and confirmed by the Allottee/s herein.

**33.** The Amenity Space or any such equivalent portion of land from the layout in the layout of the said larger land shall solely belong to the Promoters and the Promoters in its discretion shall decide to develop or transfer the same or to deal with the same as it deems fit. If required, the Promoters may give/handover the Amenity Space or any such equivalent portion of land from the layout to the Government / PMC or concerned authority and avail of benefits/compensation therefor. The Apartment Allottees or **associated entity** / Federal Society shall not be entitled to claim any interest therein or any part thereof. The owner/s or holders of the Amenity Space or any such equivalent portion of land from the layout shall be entitled to avail of benefit of all or any one or more of the common areas and facilities in the layout of the said larger land, such as road, open space, use of common drainage, water and electrical lines, etc. as may be given by the Promoters at its discretion.

**34.** The Allottee/s shall not be entitled to at any time demand partition of his/her/their interest in the said Apartment/s, said project and SIXTH PHASE Building or proposed phases to be constructed thereon, as it is impartible, and it is agreed that the Promoters shall not be liable to execute any deed or any other document in respect of the said Apartment in favour of the Allottee/s. All notices, letters and communications to be served on the Allottee/s as contemplated by the Agreement shall be deemed to have been served or sent to the Allottee/s by registered post or courier at his/her/their address mentioned in cause title above alongwith forwarding scanned copies of same on registered Email Address of Allottee/s provided in the Agreement.

**35.** The Parties hereto confirm that the Allottee/s has agreed to Purchase the said Apartment as an Investor / Investment Purpose and hence the Allottee/s reserve his/her/their right to claim stamp duty set off / adjustment of the amount already paid on these presents (if provided by such competent authority) in the event the Allottee/s resells the said unit to subsequent Allottee/s within prescribed period. The Promoters holds no liability or responsibility for such stamp duty set off / adjustment issues.

**36.** After the Promoter executes this Agreement, they shall not mortgage or create a charge on the said Apartment/s and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Apartment. The Allottee/s hereby gives his/her/their express consent to the Promoter to raise any loan against the security by mortgage of the whole or part of the said larger Land, the under construction/constructed Apartments of ***said project*** Buildings, the under construction/ constructed apartments in the Buildings in the said Project and to mortgage the same with any bank/s, financial institutions or any other party. This consent is an express understanding that any such loan liability shall be cleared by the Promoter at their expense.

**37.** It is well understood by the parties that forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottees and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated to the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when required, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee/s, application for allotment for said Apartment of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned (subject to agreed deductions by Promoters) to the Allottee/s without any interest or compensation whatsoever.

**38.** This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment, as the case may be and this Agreement may only be amended through written consent of the Parties.

**39.** It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the said Project shall equally be applicable to and enforceable against any subsequent Allottee/s of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

**40.** If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

**41.** METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT - Wherever in this Agreement it is stipulated that the Allottee/s has to make any payment, in common with other Allottees in said Project or the ***"SIXTH PHASE"***, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all Apartments in the **said Project** or the ***"SIXTH PHASE"***. It is well disclosed and informed by the Promoter to the Allottee/s that, the Carpet Area mentioned in the entire Agreement discloses the Area of Apartment sanctioned and approved by the Development Authority as per the existing Building Sanction. A copy of sanctioned Floor Plan is annexed herein with for ready reference. While the Building Plan gets sanctioned, the Development Authority considers Ideal thickness of wall based upon the development norms, rules and regulations. There are chances and possibility of variation in thickness of Internal Walls due to coats of Plaster, Gypsum and Painting Materials. Therefore, if the carpet area of subject apartment shows any difference after final finishing, the same shall be due to surface thickness of coats of Plaster, Gypsum and Painting Materials. Such difference in carpet area may arise due to good quality of Wall Coats shall never be considered as less carpet area. The Apartment allottee understood and

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acknowledged the said fact and ratified that, the area of subject Apartment is the same carpet area, which is sanctioned and approved by the Development Authority, and as getting disclosed in the Floor Plan annexed herein with and the Apartment Allottee shall not dispute on the deviation caused by the Wall Thickness.

**42.** All Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

**43.** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at the said Project Site Office, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar, Haveli Pune. Hence this Agreement shall be deemed to have been executed at PUNE Jurisdiction for all purposes.

**44.** It shall be the duty of the Allottees and the promoter to inform each other of any change in address, email address and contact numbers, subsequent to the execution of this Agreement, failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be. That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

**45.** The Allottee/s declares that he/she/they has/have read this Agreement and fully understood it and agreed to the contents of this Agreement and assured that he/she/they shall abide by all the terms and conditions of this agreement upon its execution. It is well accepted by the Allottee/s that they acknowledged all provisions and the actual meaning of all purposes and its context to each provision of the Agreement and have ratified the same. As a legal obligation on part of Promoters, the promoters have provided to the Allottee/s a copy of this Agreement along with entire set of title documents to Apartment Allottee/s, 30 days prior to execution of this Agreement. The allottees have checked each and every content of the same and the Apartment Allottee/s by taking sufficient time and adequate legal opinion and consultation of their own Legal Consultant on title and rights of owners and promoters and also understood the specified provisions of, THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 (said RERDA), along with the MAHARASHTRA RULES, 2017, made for the same, identified as **(a)** THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY, CHAIRPERSON, MEMBERS, OFFICERS AND OTHER EMPLOYEES (APPOINTMENT AND SERVICE CONDITIONS) RULES, 2017, **(b)** THE MAHARASHTRA REAL ESTATE (REGULATION AND DEVELOPMENT) (RECOVERY OF INTEREST, PENALTY, COMPENSATION, FINE PAYABLE, FORMS OF COMPLAINTS AND APPEAL, ETC.) RULES, 2017, **(c)** THE MAHARASHTRA REAL ESTATE APPELLATE TRIBUNAL (MEMBERS OFFICERS AND EMPLOYEES), (APPOINTMENT AND SERVICE CONDITIONS) RULES, 2017, **(d)** THE MAHARASHTRA REAL ESTATE (REGULATION AND DEVELOPMENT) (REGISTRATION OF REAL ESTATE PROJECTS, REGISTRATION OF REAL ESTATE AGENTS, RATES OF INTEREST AND DISCLOSER ON WEBSITE) RULES, 2017, **(e)** THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY (GENERAL) REGULATIONS, 2017 and **(f)** THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY (RECRUITMENT AND CONDITIONS OF SERVICE OF EMPLOYEES) REGULATIONS, 2017. The entire REAL ESTATE SECTOR is governed by said RERDA being the



| Allottee/s | Promoter/s |
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Central Government of India's Act and the State Rules made therefor. In addition to same, being Local laws of STATE OF MAHARASHTRA, this Agreement is also governed by the provisions laid under the MAHARASHTRA OWNERSHIP APARTMENTS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) ACT, 1963 (herein referred to as **'said MOFA'**) and MAHARASHTRA OWNERSHIP APARTMENTS (REGULATION OF THE PROMOTION OF CONSTRUCTION, SALE, MANAGEMENT AND TRANSFER) RULES, 1964 (herein referred to as **'said MOFA Rules'**). In addition to this the said agreement is also governed by the provisions made under MAHARASHTRA APARTMENT OWNERSHIP ACT, 1970 and the RULES made thereunder, wherever applicable. In addition to this, wherever applicable, as per provisions laid under Section 88 of RERDA and the Section 16 of MOFA, the provisions of TRANSFER OF PROPERTY ACT, 1882, and prevailing provisions of The REGISTRATION ACT, 1908, The INDIAN CONTRACT ACT, 1872, the INTEREST ACT 1978 and the MAHARASHTRA STAMP ACT, along with applicable provisions of INDIAN STAMP ACT, TAX LAWS, DEVELOPMENT CONTROL RULES AND REGULATIONS (prevailing as well as amended from time to time) of PUNE MUNICIPAL CORPORATION read along with provisions of MAHARASHTRA REGIONAL TOWN PLANNING ACT, 1966, THE MAHARASHTRA LAND REVENUE CODE, The MAHARASHTRA MUNICIPAL CORPORATION ACTS, are incorporated in this Agreement. All such well defined, specified terms shall bind all the parties to this Agreement. Thus the parties have understood the entire Agreement and have no ambiguity about any interpretations and meaning mentioned in this Agreement and ratified the same being conclusive final Agreement between the parties.

**46. STAMP DUTY DETAILS** : The said Apartment/s described in 'PROPERTY SCHEDULE - IV', herein below, is situated at village Wadgaonsheri, Taluka Haveli, District Pune. The agreed consideration value for sale of said Apartment property is **Rs.90,00,000/-** and the Ready Recknor Value of the said property at the time of execution (Year 2021-2022) is, **Rs.89,25,709/-**. As the parties are registering the sale as per provisions under provisions of RERDA and MOFA, the parties have considered the highest value of **Rs.90,00,000/-** for stamp duty purposes, as per Government guidelines available with the concerned Sub-Registrar of Assurances. For getting the sanctions and approvals for the said project from the Competent Development Authority, the promoters have taken the benefits under the Maharashtra Government Resolution, issued by the Urban Development Department on 14/01/2021 bearing reference no. TPS-1820/A.Nou 27/Pra.Kra.80/20/Na.Vi-13, and therefore, as prescribed under said GR, the Promoters are paying the Stamp Duty for this Agreement. Therefore, the stamp duty of **Rs.5,40,000/- (Rupees Five Lakh Forty Thousand Only)** for this Agreement under Maharashtra Stamp Act is paid by the Promoters. For registering this Agreement, a registration charge of **Rs.30,000/- (Rupees Thirty Thousand Only)** is also paid on this Agreement by the Allottee/s. Along with above mentioned charges the Allottee/s has/have also paid the Agreement Facilitation Charges of **Rs.8,000/-** to the Promoters. All expenses for Stamp Duty for this Agreement are paid by the Promoters. In case of cancellation of this Agreement for whatsoever reason, the Promoters alone shall be entitled to receive the Stamp Duty Refund from the Competent Authority. The Allottees agreed to pay any required further Stamp Duty and registration charges, if required to be paid on any supplemental or addendum agreement, Conveyance Deed etc. if required to be executed in future, in supplemental to this Agreement. The Promoters and Land Owners shall not be responsible or liable to pay any such amounts.

**THE SCHEDULE – I ABOVE REFERRED TO – THE SAID LARGER LAND :-**

ALL THAT PIECE AND PARCEL of property bearing,

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| Serial no. | Survey Numbers | Hissa Numbers | Area (mentioned in Square Meters) |
|---|---|---|---|
| 1. | 7 | 1 | 14,822 |
| 2. | 7 | 2 | 3,024.76 |
| 3. | 7 | 3 | 14,441.75 |
| 4. | 7 | 4 | 14,085 |
| 5. | 7 | 5 | 22,258.13 |
| 6. | 8 | 1/1/2 | 24,427 |
| 7. | 38A | 1B/1 | 6,307 |
| 8. | 3 | 2 | 5,800 |

totally admeasuring 01,05,165.64 Square Meters, and all situated at village Wadgaon Sheri, within the limits of Pune Municipal Corporation, Taluka Haveli, District Pune and which said land is bounded as under:

On or towards East : By 12 Meter Wide Internal Layout Road, Part of Survey No. 7/2, 7/3, 7/5, 8/1/1/2, the land of Bramha Suncity Co-Operative Housing Society Limited,
On or towards South : By Survey No. 8/1 (Part),
On or towards West : By 24 Meter Wide DP Road,
On or towards North : By Kalyani Nagar Wadgaonsheri Road & beyond that S. No. 38 (Part).

Along with easements, appurtenances, available FSI/FAR including the rights to utilize the entire FSI Potential as per prevailing Development Control Rules including TDR, Fungible/Paid/Ancillary FSI, ingress, egress, pathways, incidental, consequential and other ancillary rights thereto.

**THE PROPERTY SCHEDULE - II ABOVE REFERRED TO**
**THE DEVLOPMENT POTENTIAL OF PROMOTERS FOR PROPOSED ENTIRE FIFTH B PHASE *'THE COLLECTION PREMIUM'*:-**

ALL THAT PIECE AND PARCEL of land property admeasuring 1304.43 Square Meters approximately along with FSI, Ancillary FSI, Fungible FSI and TDR Potential of approximately 39,809.29 Square Meters (excluding Free FSI) out of the layout over property mentioned in the Schedule – I herein above and which is bounded as under :

ON OR TOWARDS THE :
On or towards NORTH : Kalyani Nagar Wadgaonsheri Road & beyond that S. No. 38 (Part).
EAST : By FIFTH A PHASE,
SOUTH : By adjacent and annexed SIXTH PHASE,
WEST : By Internal Layout Road and thereafter 24 Meter D. P. Road.

JOINT SUB-REGISTRAR CLASS-II
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**THE SCHEDULE – III ABOVE REFERRED TO :-**
(Description of the said **Standard Version Apartment / Unit**)

| | |
|---|---|
| Name of the Project | : ***'THE COLLECTION PREMIUM'*** |
| Building / Tower Number | : **"A WING"** |
| Residential / Commercial Wing | : **RESIDENTIAL** |
| Apartment / Unit Number | : **A - 1201** |
| Floor | : **12TH FLOOR** |
| Area (Carpet) | : **91.36** square meters |
| Attached Loft area | : **0.00** square meters |
| Attached Balcony area | : **14.09** square meters |
| Attached Mezzanine area (Only for Commercial Wing) | : **0.00** square meters |

Sold Parking Rights as below :
- ☑ **ONE** Standard Parking at **BASEMENT** Parking Level
- ☑ **NIL** Compact Parking at Parking Level
- ☑ **NIL** Double Parking at Parking Level

Agreed Entire Consideration for Sale: **Rs.90,00,000/-**

IN WITNESS WHEREOF the parties hereto have set their hands on the day and date first hereinabove mentioned.

SIGNED SEALED AND DELIVERED by the above named PROMOTERS for themselves and as duly Constituted Attorney of the Owners above named.

**FOR BRAMHACORP LIMITED**

**AUTHORIZED SIGNATORY**

SIGNED SEALED AND DELIVERED by the above named ALLOTTEE/S.

**1. MR. SUNIL OMPRAKASH DHINGRA**

**2. MRS. PRIYA SUNIL DHINGRA**

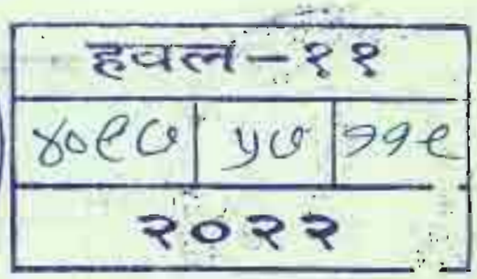
**3. MR. VIJAY SUNIL DHINGRA**

In the presence of WITNESSES:

1. Signature : Deepak
   Name : Deepak Sakat
   Address : Camp pune

2. Signature :
   Name : गोपाल
   Address : गोपाल कोंडिबा
   कोंडिबा पुरी

| Allottee/s | Promoter/s |
|---|---|
| | |




**INDEX OF ATTACHMENTS**

1. **Copy of Incorporation Certificate of Promoters Company**
2. **Copy of Resolution passed by Promoters Company, authorizing its Director to sign and execute this Agreement on behalf of Company**
3. **Copy of Promoters Company's PAN Card Copy**
4. **Copy of Allottee's PAN Card Copy**
5. **Copy of Allottee's Adhar Card Copy**
6. **Copy of Allottee's Passport Copy**
7. **Copy of Commencement Certificates**
8. **Copy of N. A. Order**
9. **Copy of Bank Account details of Allottee – Name of Bank, Branch Address, Account Number, RTGS Details.**
10. **Copies of Index – II of all Development Agreements and Power of attorneys, executed by Owners in favor of the Promoters.**
11. **Copy of Power of Attorney executed by authorized Director of Promoter Company, for admitting the registration of this Agreement.**

**ANNEXURE 'A'**
**CERTIFICATE OF TITLE**

**ANNEXURE 'B'**
**7/12 EXTRACT/ PROPERTY CARDS / REVENUE RECORD OF RIGHTS**

**ANNEXURE 'C'**
**BUILDING PLANS OF THE LAYOUT AS PROPOSED BY THE PROMOTER AND ACCORDING TO WHICH THE CONSTRUCTION OF THE SAID PROJECT IS PROPOSED**

**ANNEXURE 'D'**
**FLOOR PLAN OF THE APARTMENT/s**

**ANNEXURE 'E'**
**SPECIFICATIONS AGREED TO BE PROVIDED FOR THE APARTMENT/S UNDER THIS AGREEMENT**

**ANNEXURE 'F'**
**DESCRIPTION OF COMMON FACILITIES AND AMENITIES**

**ANNEXURE 'G'**
**COMMENCEMENT CERTIFICATE**

**ANNEXURE 'H'**
**NON-AGRICULTURAL USE PERMISSION**

**ANNEXURE 'I'**
The Copy of Draft **AFFIDAVIT / UNDERTAKING / INDEMNITY** to be submitted by the Promoters before Competent Development Authorities for making WATER SUPPLY ARRANGEMENTS for the subject project.

**ANNEXURE 'J'**

**SERVICES TO BE PROVIDED BY THE PROMOTERS FOR FIRST 48 MONTHS FROM DATE OF FIRST COMPLETION CERTIFICATE FOR THE SAID PROJECT :**

A request to get Two Separate Lists for Residential and Commercial

1. O & M of generators.
2. AMC of Lifts. Maintenance of Electrical fixtures for common area.
4. O & M of STP and WTP with all chemicals and consumables
5. O & M of OWC (Organic Waste Control) with all chemicals and consumables
6. O & M of pumping systems
7. Salaries of Front office staff of 2 Persons, housekeeping staff (total 8 Persons), security guards (2 Security Guards at Project Entrance in 3 Shifts), One Plumber, One electrician, Two gardeners. (The number of personnel/staff mentioned herein are for the entire SIXTH PHASE, 'THE COLLECTION', including said project)
8. Electricity Charges incurred towards operation of lifts / common area.
9. Maintenance of landscaping
10. Charges incurred towards consumables for maintaining Fire Fighting system, Pressurization & Ventilation.
11. AMC of Solar panels. (not for commercial Apartment/Unit)
12. AMC of Plumbing Hydro Pneumatic Systems pumps.
13. AMC of tank cleaning UGT and OHT.

**ANNEXURE 'K'**

**COSTS AND CHARGES TO BE PAID BY THE ALLOTTEES AND WHICH ARE NOT COVERED UNDER ABOVE ARRANGEMENT OR ANY ARRANGEMENT UNDER CLAUSE 21, 21.1, 21.2, 21.3, 21.4 AND 22 OF THIS AGREEMENT**

A request to get Two Separate Lists for Residential and Commercial

1. Charges incurred for tanker / bore well water supply in case of shortfall in water supply by Pune Municipal Corporation or any such Competent Authority.

2. Charges incurred towards refueling (Diesel) of generator backups for common areas.

Note : Any other services / amenities deemed necessary will be considered at the discretion of the Promoters

**ANNEXURE 'L'**
**CERTIFICATE ISSUED BY THE ARCHITECT**

**ANNEXURE 'M'**
**MAHARERA CERTIFICATE FOR SAID PROJECT.**

**ANNEXURE 'N'**
**LAYOUT OF LARGER LAND SHOWING ALL PHASE DEVELOPMENTS AND SEPARATE PLOT OWNED BY BRAMHACORP LIMITED**

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI
हवल-११
४०९७ | ५९ | ११९
२०२२

**ANNEXURE 'O'**

**TENTATIVE MAP SHOWING CONNECTED SLABS FOR FIFTH AND SIXTH PHASE**

**'ANNEXURE - P'**

**TENTATIVE MAP SHOWING VERTICAL SECTIONAL PLAN AND HORIZONTAL SECTIONAL PLAN FOR SIXTH PHASE**

**'ANNEXURE - Q'**

**INTERNAL LAYOUT ROAD MAP AS DESCRIBED IN CLAUSE 31.1 IN THIS AGREEMENT**

OFFICE OF JOINT SUB-REGISTRAR CLASS-II
HAVELI-11
२०२२

# THE COLLECTION PREMIUM
## 12th Floor Plan(Refuge Floor)

| FLAT NO. |
|---|
| A-1201 |
| A-1202 |
| A-1203 |
| A-1204 |
| A-1205 |
| A-1206 |
| A-1207 |
| B-1201 |
| B-1202 |
| B-1203 |
| B-1204 |

THE COLLECTION PREMIUM

**"Proposed Commercial & Residential Building on Sr. No.7/1,7/2,7/3,7/4,7/5,8/1/1/2&3/2 (P), Wadgaonsheri Pune"**

NORTH

1 October 2021

| REVISION NO : | | |
|---|---|---|
| R2 | BRAMHA CORP LTD<br>The Residency Club<br>3 Gaikwad Garden Road, PUNE | FOURTH DIMENSION ARCHITECTS PVT. LTD. |

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

हवेली क्र. ११ चे दुय्यम निबंधक वर्ग-२ चे मुद्रा

२०२२ 03 ०७ २०२२

हवेली-११

हवल-११
४०१७ | ६१ | ७९८
२०२२

# भारत सरकार–कॉर्पोरेट कार्य मंत्रालय

## कम्पनी रजिस्ट्रार कार्यालय, महाराष्ट्र, पूणे

लिमिटेड कम्पनी के रुप में परिवर्तित होने के परिणामस्वरुप, कम्पनी के नाम में परिवर्तन का नया निगमन प्रमाण–पत्र

कॉर्पोरेट पहचान संख्या : U70101PN2012PLC142705

मैसर्स BRAMHACORP PRIVATE LIMITED

के मामले मे, मैं एतद्द्वारा सत्यापित करता हूँ कि मैसर्स

BRAMHACORP PRIVATE LIMITED

जो मूल रुप में दिनांक सत्ताईस मार्च दो हजार बारह को कम्पनी अधिनियम, 1956 (1956 का 1) के अंतर्गत मैसर्स

BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED

के रुप में निगमित की गई थी, और उसके द्वारा कम्पनी अधिनियम,1956 की धारा 44 के साथ पठित धारा 31/21 की शर्तों के अनुसार विधिवत आवश्यक विनिश्चय दिनांक 14/09/2013 को पारित किया है, उक्त कम्पनी का नाम परिवर्तित होकर आज मैसर्स

BRAMHACORP LIMITED

हो गया है तथा यह प्रमाण–पत्र उक्त अधिनियम की धारा 23(1) के अनुसरण में जारी किया जा रहा है।

यह प्रमाण–पत्र, आज दिनांक उनतीस अक्टूबर दो हजार तेरह को पूणे नगर में जारी किया जाता है।

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# GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS

## Registrar of Companies, Maharashtra, Pune

## Fresh Certificate of Incorporation Consequent upon Change of Name on Conversion to Public Limited Company

Corporate Identity Number : U70101PN2012PLC142705

In the matter of M/s BRAMHACORP PRIVATE LIMITED

I hereby certify that BRAMHACORP PRIVATE LIMITED which was originally incorporated on Twenty Seventh day of March Two Thousand Twelve under the Companies Act, 1956 (No. 1 of 1956) as BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED having duly passed the necessary resolution on 14/09/2013 in terms of Section 31/21 read with Section 44 of the Companies Act, 1956; the name of the said company is this day changed to BRAMHACORP LIMITED and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given at Pune this Twenty Nineth day of October Two Thousand Thirteen.

Registrar of Companies, Maharashtra, Pune
कम्पनी रजिस्ट्रार, महाराष्ट्र, पूणे

*Note: The corresponding form has been approved by SHINDE AMOL BHAGWAN, Assistant Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

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कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :
Mailing Address as per record available in Registrar of Companies office:

BRAMHACORP LIMITED
3, QUEENS GARDEN, RESIDENCY CLUB,, PUNE,
PUNE - 411001,
Maharashtra, INDIA

JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

हवेली - ११

| | | |
|---|---|---|
| ४०९७ | ६२ | ११२ |

२०२२

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

AHZPA1496K

KARAN VINODKUMAR AGRAWAL

VINODKUMAR BRAMHADUTT AGRAWAL

19/03/1988

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

AGRAWAL HIMANSHU VINODKUMAR

VINODKUMAR BRAMHADUTT AGRAWAL

16/05/1938

AGFPA0091A

हवल-११
४०९७ ६३ ११९
२०२२

TOSS LEGAL
TITLE | OWNERSHIP | SEARCH | SCRUTINY

ADVOCATES, CONSULTANTS & ADVISORS
DEEPER UNDERSTANDING | BETTER SOLUTIONS

# TITLE CERTIFICATE

This is to certify that *'BAJAJ ELECTRICALS LIMITED'*, is the owner of the captioned property mentioned in Property Schedule (1) to (7), herein below for which this Certificate has been issued and **BRAMHACORP LIMITED**, (formerly being a partnership firm registered under provisions of Indian Partnership Act, 1932 were known as 'M/s. BRAMHA BUILDERS', and subsequently as 'M/s. BRAMHACORP INFRASTRUCTURES' and thereafter, being a company formed and registered under provisions of Chapter/Part IX of Companies Act, 1956 were known as 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED' and subsequently as 'BRAMHACORP PRIVATE LIMITED') a Limited Company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 3, Queen's Garden, Gen. Arun Kumar Vaidya Marg, Pune 411001, are holding lawful Development Rights of the said property with lawful vacant peaceful possession over the said property and the respective title and rights of owners and developers is clean, clear and marketable and free from reasonable doubts and encumbrances. For the property mentioned in the Property Schedule (8), admeasuring 00 Hectare 58 Aar, bearing Survey No. 3/2 of village Wadgaon Sheri, Mr. Vinodkumar Bramhadatta Agarwal is holding ownership to the tune of 8.5 Aar, Mr. Dinesh Mahendrakumar Agarwal is holding ownership to the tune of 17 Aar, Mr. Ajay Ramkumar Agarwal is holding ownership to the tune of 8 Aar and Mr. Ramkumar Bramhadatta Agarwal is holding ownership to the tune of 24.5 Aar and M/s. BRAMHACORP LIMITED (formerly being a partnership firm registered under provisions of Indian Partnership Act, 1932 were known as 'M/s. BRAMHA BUILDERS', and subsequently as 'M/s. BRAMHACORP INFRASTRUCTURES' and thereafter, being a company formed and registered under provisions of Chapter/Part IX of Companies Act, 1956 were known as 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED' and subsequently as 'BRAMHACORP PRIVATE LIMITED') a Limited Company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 3, Queen's Garden, Gen. Arun Kumar Vaidya Marg, Pune 411001, is holding lawful rights to use, utilize and consume FSI of this property under Association of Persons entered between them and the respective title and rights of owners and developers is clean, clear and marketable and free from reasonable doubts and encumbrances.

The Promoters, **BRAMHACORP LIMITED** have got sanctioned a Layout and are developing a separate Projects within the layout of said property mentioned in the Property Schedule – I. The existing Separate Project of Single Building from the 'FIFTH B PHASE', being an annexed part of the 'SIXTH PHASE', of entire layout and identified as **'THE COLLECTION PREMIUM'** and is situated on the property mentioned in the 'Property Schedule – II' written herein below and the respective title and rights of owners and developers is clean, clear and marketable and free from reasonable doubts.

PROPERTY SCHEDULES :

(A) 'PROPERTY SCHEDULE – I' - FOR THE ENTIRE LARGER LAYOUT LANDS :

**Property Schedule of Layout Property (1)** : All that piece and parcel of land bearing Survey No. 7 Hissa No. 1, admeasuring 14,822 Square Meters out of total property admeasuring 01 Hectare 63 Aar, assessed at 02 Rupees 19 Paisa, situated at revenue village Mouje Wadgaon-Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli No. VII, Pune.

**Property Schedule of Layout Property (2)** : All that piece and parcel of land bearing Survey No. 7 Hissa No. 2, admeasuring 3,024.78 Square Meters out of total property admeasuring 00 Hectare 90 Aar, assessed at 01 Rupees 87 Paisa, situated at revenue village Mouje Wadgaon-Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli No. VII, Pune.

**Property Schedule of Layout Property (3)** : All that piece and parcel of land bearing Survey No. 7 Hissa No. 3, admeasuring 14,441.75 Square Meters out of total property admeasuring 07 Hectare 40 Aar, assessed at 12 Rupees 56 Paisa, situated at revenue village Mouje Wadgaon-Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli No. VII, Pune.

**Property Schedule of Layout Property (4)** : All that piece and parcel of land bearing Survey No. 7 Hissa No. 4, admeasuring 14,085 out of total property admeasuring 01 Hectare 44 Aar, assessed at 01 Rupees 94 Paisa, situated

Mukessh B. Zende
Advocate, B. SC. LL. B. MBA (Corporate Law) Patent Attorney On Record

Office : [illegible] Nagar, Pune Satara Road, Adjacent to Sai Baba Temple, Pune – 411037 | Contact No. [illegible]
Court Office : Chamber No. [illegible] Building, Lawyers Chambers, Shivaji Nagar Court, Pune-411002
Email : [illegible] | Visit us : [illegible]

at revenue village Mouje Wadgaon-Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli No. VII, Pune.

Property Schedule of Layout Property (5) : All that piece and parcel of land bearing Survey No. 7 Hissa No. 5, admeasuring 22,256.13 Square Meters out of total property admeasuring 02 Hectare 42 Aar, assessed at 03 Rupees 31 Paisa, situated at revenue village Mouje Wadgaon-Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli No. VII, Pune.

Property Schedule of Layout Property (6) : All that piece and parcel of land bearing Survey No. 8 Hissa No. 1/1/1, admeasuring 24,437 Square Meters out of total property admeasuring 02 Hectare 42 Aar, assessed at 03 Rupees 46 Paisa, situated at revenue village Mouje Wadgaon-Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli No. VII, Pune.

Property Schedule of Layout Property (7) : All that piece and parcel of land bearing Survey No. 38A Hissa No. 1B/1, admeasuring 0.307 Square Meters out of total property admeasuring 03 Hectare 74.8 Aar, assessed at 04 Rupees 58 Paisa, situated at revenue village Mouje Wadgaon-Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli No. VII, Pune.

Property Schedule of Layout Property (8) : All that piece and parcel of land bearing Survey No. 3 Hissa No. 2, admeasuring 30 Hectare 58 Aar, i.e. 5800 Square Meters, situated at revenue village Mouje Wadgaon-Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, within the jurisdiction of Sub-Registrar Haveli No. VII, Pune.

And the Layout properties mentioned in the Property Schedule (1) to (8) are collectively bounded as follows :

On or towards East : The land and Buildings of Bramha Suncity Co-Op. Housing Society Limited.
On or towards South : Survey No. 8/1 (Part),
On or towards West : 24 Meter Wide DP Road.
On or towards North : Kalyani Nagar Wadgaonsheri Road & beyond that S. No. 38 (Part).

**"THE PROPERTY SCHEDULE – II" – FOR 'FIFTH & PHASE' DEVLOPMENT – "THE COLLECTION PREMIUM" (THE SUBJECT PROJECT PROPERTY FOR THIS TITLE REPORT) :-**

ALL THAT PIECE AND PARCEL of land property admeasuring 1931.34 Square Meters approximately along with FSI, Ancillary FSI, Fungible FSI and TDR Potential of approximately 34,302.29 Square Meters (excluding Free FSI) out of the layout land property mentioned in the Schedule – I hereinabove and which is bounded as under:-

ON OR TOWARDS THE :
On or towards NORTH : Kalyani Nagar Wadgaonsheri Road & beyond that S. No. 38(Part).
EAST : By FIFTH & PHASE,
SOUTH : By adjacent and annexed SIXTH PHASE,
WEST : By Internal Layout Road and thereafter 24 Meter D. P. Road.

Hence, this Certificate is issued for the subject Project mentioned in the Property Schedule – II written hereinabove.

DATE : 18/12/2021
PLACE : PUNE

Mukessh B. Zende
B.Sc. LL. B. MBA
Advocate
For TOSS LEGAL

THE JOINT SUB-REGISTRAR CLASS-II
सह दु. नि. वर्ग-२ हवेली
HAVELI-11

हवल-११
४०८७ | ६५ | ७१८
२०२२



आवक दिनांक : 12/04/2021

महाराष्ट्र शासन
गाव नमुना सात
अधिकार अभिलेख पत्रक
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुनियंत्रित ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- बड़गाव शेरी तालुका :- हवेली जिल्हा :- पुणे शेरेटया फेरफार क्रमांक : 21214 व दिनांक : 05/06/2020
भूमापन क्रमांक व उपविभाग : 7/1

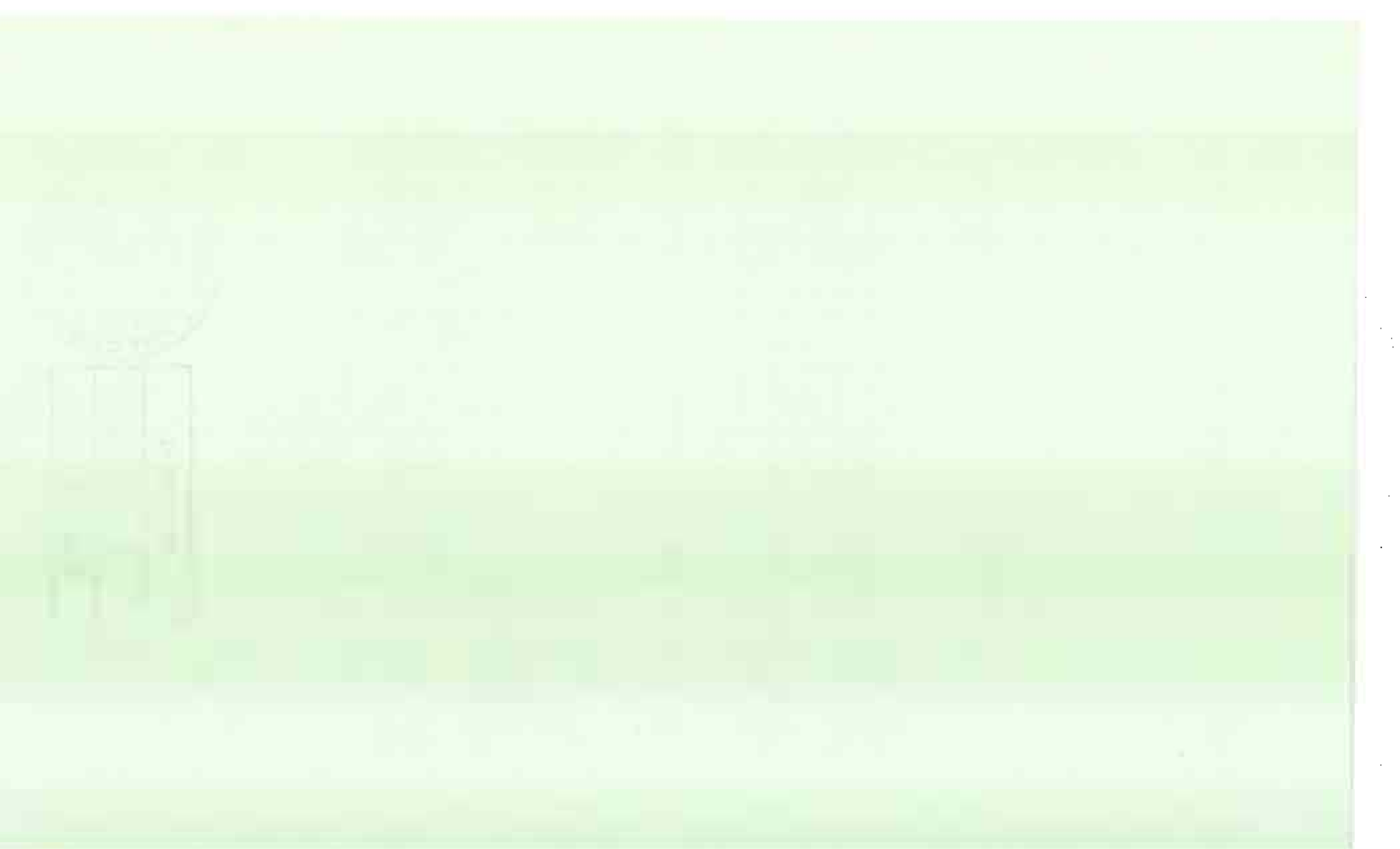
| भूमापन क्रमांक व उपविभाग 7/1 | भू-धारणा पध्दती भोगवटादार वर्ग -I | भोगवटादाराचे नाव | | | | |
|---|---|---|---|---|---|---|
| सेनावी स्थानिक नाव :- नक्ष्याचे शेत | | | क्षेत्र | आकार | पो.ख. | फेरफार क्रमांक |
| क्षेत्र एकक | आर.चौ.मी. | बजाज इलेक्ट्रिकल लिमिटेड | | | ( 19266 ) | 770, 11566 |
| बिन शेती | 163.00.00 | पॉवरहाउस व मॅनेजिंग डायरेक्टर | | | ( 19266 ) | कब्जाचे नाव |
| बिन शेती आकारणी | 11834.00 | शेअर बजाज | | | | इतर अधिकार |
| जिरायत | - | ----सामाईक क्षेत्र---- | 148.22.00 | 10761.00 | | ( फेरफार क्रमांक 17704 ) |
| बागायत | - | पुणे म. न. पा. ची रक्कम | 14.78.00 | 1073.00 | ( 19266 ) | [illegible] |
| तरी | - | | | | | [illegible] ( 17704 ) |
| वरकस | - | | | | | "[illegible] - बहुजनी बँक ( 20109 ) |
| इतर | - | | | | | [illegible] ( 20109 ) |
| एकात्म क्षेत्र | - | | | | | बोजा - राष्ट्रीयकृत बँक तहान |
| पोट-खराब (लागवडीस अयोग्य) | | | | | | दिनांक 16/03/2020 रोजी पी.एम.सी. [illegible] |
| वर्ग (अ) | - | | | | | [illegible] नि. चा बजाज इलेक्ट्रिकल लिमिटेड [illegible] |
| वर्ग (ब) | - | | | | | [illegible] ( 21214 ) |
| एकात्म पो.ख. | 2.00.00 | | | | | |
| आकारणी | 0.00 | | | | | |
| जुडी किंवा विशेष आकारणी | - | | | | | |
| जुने फेरफार क्र. | (491),(726),(1542),(1995),(2290),(13843),(15484),(17372),(19430),(20109),(21196) | | | | | बोजा आणि भोगवटा विषई : |

गाव नमुना सात
पिकांची नोंदवही
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुनियंत्रित ठेवणे ) नियम,१९७१ यातील नियम ३५ ]
गाव :- बड़गाव शेरी तालुका :- हवेली जिल्हा :- पुणे शेरेटया फेरफार क्रमांक : 21214 व दिनांक : 05/06/2020
भूमापन क्रमांक व उपविभाग : 7/1

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | भोगवटादारी उपलब्ध तलावी आकार | | जल सिंचनाचे साधन | शेरा |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | मिश्र पिकाखालील क्षेत्र | | | घटक पिके व एकपिकाखालील क्षेत्र | | | मिश्रीत पिकाखालील क्षेत्र | | | | | | |
| वर्ष | हंगाम | पिकाचा संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नाव संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नाव संकेत क्रमांक | जल सिंचित | अजल सिंचित | रुपयात | पैसे | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | | आर. चौ.मी. | आर. चौ.मी. | | आर. चौ.मी. | आर. चौ.मी. | | आर. चौ.मी. | आर. चौ.मी. | | आर. चौ.मी. | | |
| 2019-20 | खरीप | | | | | | | | | | इनायत पड | 0.0000 | | |

"या प्रमाणित फेरफारची सही पृष्ठ १च्या- वर्षे लिहावे."
दिनांक :- 24/04/2021
संकेतिक क्रमांक :- 27250007031185000062021310

( गाव :- तलाठी संजीव सिंह )
तालुका सांझा :- वडगाव शेरीता :- हवेली जि :- पुणे
तलाठी वडगांवशेरी
ता: हवेली, जि. पुणे-१४.



JOINT SUB-REGISTRAR CLASS-II
सह. दुय्यम निबंधक वर्ग-२
HAVELI-11

हवल–११

| ४०८७ | ६८ | ७१८ |
|---|---|---|

२०२२



छपाई दिनांक : 12/04/2021

महाराष्ट्र शासन

भाक समजा यात्र

अधिकार अभिलेख पत्रक

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुविधीत ठेवणे ) नियम, १९७१ चे नियम ६,७,८ अन्वये )

गाव - वडगाव शेरी तालुका - हवेली जिल्हा - पुणे सोबतचा फेरफार क्रमांक : 21214 व दिनांक : 05/06/2020

भूमापन क्रमांक व उपविभाग : 712

| भूमापन क्रमांक व उपविभाग 712 | मू.पोटखरा पडजमीन भोगवटादार वर्ग -I | भोगवटादाराचे नाव |
|---|---|---|

| सर्व नमूद स्थानिक नाव :- | | हक्क | आकार | पो.ह. | रु.का. | खाते क्रमांक |
|---|---|---|---|---|---|---|
| क्षेत्र एकक | आर.चौ.मी | बजाज इलेक्ट्रीकल लिमिटेड | | | ( 19266 ) | 770, 11566 |
| बिन शेती | 90.00.00 | पेअरमन व मॅनेजिंग डायरेक्टर | | | ( 19266 ) | कब्जाचे नाव |
| बिन शेती आकारणी | 65340.00 | सोबत बजाज | | | | इतर अधिकार |
| जिरायत | - | ——जागाईक सेक्ट—— | 81.00.00 | 58806.00 | | [illegible] ( 17704 ) |
| बागायत | - | | | | | [illegible] |
| नदी | - | पुणे ना. रा. मा. डी.पी रस्ता | 9.00.00 | 6534.00 | ( 19266 ) | [illegible] ( 17704 ) |
| डोंगर | - | | | | | [illegible] ( 20109 ) |
| इतर | - | | | | | [illegible] ( 20109 ) |
| एकूण क्षेत्र | - | | | | | शेरा - राष्ट्रीयकृत बँक खाते |
| पोट-हिस्सा (मोजणीवरील क्षेत्रफळ) | | | | | | दिनांक 14/07/2020 रोजी मे. इलेक्ट्रीकल |
| आर.चौ.मी | - | | | | | [illegible] मे. बजाज इलेक्ट्रीकल लिमिटेड यांच्या |
| हे.आर.चौ.मी | - | | | | | खाते ह.क 42500000001 कर्जे ( 21214 ) |
| एकूण पो.ह | 0.00.00 | | | | | |
| आकारणी | 0.00 | | | | | |
| मुळ जिल्हा विशेष अधिकारणी | - | | | | | |

अखेरचा फेरफार क्र. (481)(726)(1344)(1542)(1868)(1995)(2290)(11841)(13484)(17372)(19439)(20105)(21196) शेरा आणि मूल्यांकन विवरण :

गाव नमुना बारा

पिकांची नोंदवही

( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुविधीत ठेवणे ) नियम, १९७१ चे नियम ८ )

गाव - वडगाव शेरी तालुका - हवेली जिल्हा - पुणे सोबतचा फेरफार क्रमांक : 21214 व दिनांक : 05/06/2020

भूमापन क्रमांक व उपविभाग : 712

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | जलसिंचनासाठी उपलब्ध असलेली जमीन | | जिरा सिंचनाचा खाली | शेरा |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | निव्वळ पिकाखालील क्षेत्र | | | बहुविध पिके व पुनर्पेरणीखालील क्षेत्र | | | लागवडीस योग्य पडीक क्षेत्र | | | | | | |
| वर्ष | हंगाम | पिकाखालील संकेत क्रमांक | क्षेत्र सिंचित | क्षेत्र असिंचित | पिकाचे नाव | क्षेत्र सिंचित | क्षेत्र असिंचित | पिकाचे नाव | क्षेत्र सिंचित | क्षेत्र असिंचित | स्वरूप | क्षेत्र | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | | |
| 2019-20 | खरीप | | | | | | | | | | इमारत पड | 0.0000 | | |

"या डिजिटल प्रतीवरती सही असून ती ग्राह्य धरावी."
दिनांक :- 24/06/2021
डिजिटल क्रमांक :- 27250807031185000002811311

( नाव :- गणेश विठ्ठल शेंडे )
तलाठी साजा :- वडगाव शेरी(क्र.१) ता. :-हवेली जि. :-पुणे

तलाठी वडगावशेरी
ता. हवेली, जि. पुणे-१४.

JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

| हवल-११ | | |
|---|---|---|
| ४०९७ | ६७ | ११९ |
| २०२२ | | |



अहवाल दिनांक : 12/04/2021

महाराष्ट्र शासन
गाव नमुना दाता
अधिकार अभिलेख पत्रक
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाव :- वडगाव शेरी तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 21214 व दिनांक : 05/06/2020
भूमापन क्रमांक व उपविभाग : 7/3

| भूमापन क्रमांक व उपविभाग 7/3 | भू-धारणा पध्दती सोमवटादार वर्ग -1 | सोमवटादाराचे नाव |
|---|---|---|

| शेताचे स्थानिक नाव :- मळ्याचे शेत | | | क्षेत्र | आकार | पो.ख. | फे.फा | खाते क्रमांक |
|---|---|---|---|---|---|---|---|
| क्षेत्र एकक | आर.चौ.मी | बजाज इलेक्ट्रिक लिमिटेड | | | | ( 19266 ) | 770, 11566 |
| बिन शेती | 740.00.00 | चेअरमन व मॅनेजिंग डायरेक्टर | | | | ( 19266 ) | कुळाचे नाव |
| बिन शेती आकारणी | 53724.00 | पोखर बजाज | | | | | इतर अधिकार |
| जिरायत | - | ——सामाईक क्षेत्र—— | 688.49.00 | 49984.00 | | | [illegible] ( 17704 ) |
| बागायत | - | | | | | | [illegible] ( 17704 ) |
| तरी | - | पुणे म. न. पा. डी.पी रस्ता | 51.51.00 | 3740.00 | | ( 19266 ) | [illegible] ( 20109 ) |
| वरकस | - | | | | | | [illegible] ( 20109 ) |
| इतर | - | | | | | | बोजा - राष्ट्रीयकृत बँक गहाण |
| एकूण क्षेत्र | - | | | | | | दिनांक 16/03/2020 रोजी पी.एन.बी.हॉर्सिंग फायनान्स लि. या बजाज इलेक्ट्रिक लिमिटेड यांच्या नावे र.रु.4350000000/- कर्ज ( 21214 ) |
| पोट-खराब (लागवडीस अयोग्य) | | | | | | | |
| वर्ग (अ) | - | | | | | | |
| वर्ग (ब) | - | | | | | | |
| एकूण पो ख | 0.00.00 | | | | | | |
| आकारणी | 0.00 | | | | | | |
| जुडी किंवा विशेष आकारणी | - | | | | | | |

जुने फेरफार क्र. (491),(726),(1344),(1542),(1868),(1955),(2290),(11841),(15484),(17372),(19430),(20105),(21197) सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा
पिकांची नोंदवही
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम,१९७१ यातील नियम ३९ ]

गाव :- वडगाव शेरी तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 21214 व दिनांक : 05/06/2020
भूमापन क्रमांक व उपविभाग : 7/3

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | लागवडीसाठी उपलब्ध मसलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | मिश्र पिकाखालील क्षेत्र | | | | | | निर्मळ पिकाखालील क्षेत्र | | | | | | |
| | | | | | घटक पिके व पत्यंकाखालील क्षेत्र | | | | | | | | | |
| वर्ष | हंगाम | मिश्रणाचा संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | | |
| 2019-20 | खरीप | | | | | | | | | | इमारत पड | 0.0000 | | |

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."
दिनांक :- 24/06/2021
सांकेतिक क्रमांक :- 272500070311850000620211312

( नाव :- शुभांगी पवित्र सिंदे )
तलाठी साझा :- वडगाव शेरीता :- हवेली जि :- पुणे

तलाठी वडगांवशेरी
ता: हवेली, जि. पुणे-१४.

हवेली क्र. ११ चे सह. दुय्यम निबंधक वर्ग-२ ची पुणे
HAVELI-11
हवेली-११
४०९७ | ६८ | १२९
२०२२



अहवाल दिनांक : 12/04/2021

# महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव :- वडगाव शेरी तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 21214 व दिनांक : 05/06/2020

भूमापन क्रमांक व उपविभाग : 7/4

| भूमापन क्रमांक व उपविभाग | भू-धारणा पध्दती | भोगवटादाराचे नाव |
|---|---|---|
| 7/4 | भोगवटादार वर्ग-1 | |

| शेताचे स्थानिक नाव :- | | | क्षेत्र | आकार | पो.ख. | फे.फा | खाते क्रमांक |
|---|---|---|---|---|---|---|---|
| क्षेत्र एकक | आर.चौ.मी | बजाज इलेक्ट्रिक लिमिटेड | | | | ( 19266 ) | 773, 11566 |
| बिन शेती | 144.00.00 | पेअरनन व मॅनेजिंग डायरेक्टर | | | | ( 19266 ) | कुळाचे नाव |
| बिन शेती आकारणी | 10455.00 | मोखर बजाज | | | | | इतर अधिकार |
| जिरायत | - | ——सामाईक क्षेत्र—— | 140.85.00 | 10226.00 | | | [illegible] ( 17704 ) |
| बागायत | - | | | | | | [illegible] ( 17704 ) |
| नदी | - | पुणे म. म. पा. प्री.पी रस्ता | 3.15.00 | 229.00 | | ( 19266 ) | [illegible] ( 20109 ) |
| वरकस | - | | | | | | [illegible] ( 20109 ) |
| इतर | - | | | | | | बोजा - राष्ट्रीयकृत बँक गहाण |
| एकूण क्षेत्र | - | | | | | | दिनांक 14/03/2020 रोजी पी.एन.बी.हौसिंग |
| पोट-खराब (लागवडीस अयोग्य) | | | | | | | [illegible] लि. या बजाज इलेक्ट्रिक लिमिटेड यांच्या |
| वर्ग (अ) | - | | | | | | [illegible] 4350000000/- कर्ज ( 21214 ) |
| वर्ग (ब) | - | | | | | | |
| एकूण पो.ख. | 0.00.00 | | | | | | |
| आकारणी | 0.00 | | | | | | |
| जुडी किंवा विशेष आकारणी | - | | | | | | |

| जन फेरफार क्र. | (383) | (726) | (1344) | (1542) | (1858) | (1995) | (2290) | (11841) | (15484) | (17372) | (19430) | (20105) | (21195) | सोसा आणि भूमापन चिन्हे : |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

गाव नमुना बारा

पिकांची नोंदवही

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

गाव :- वडगाव शेरी तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 21214 व दिनांक : 05/06/2020

भूमापन क्रमांक व उपविभाग : 7/4

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | मिश्र पिकाखालील क्षेत्र | | | | | | निर्भेळ पिकाखालील क्षेत्र | | | [illegible] | | जल सिंचनाचे साधन | शेरा |
| | | | | | घटक पिके व प्रत्येकाखालील क्षेत्र | | | | | | | | | |
| वर्ष | हंगाम | मिश्रणाचा संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | आर. चौ.मी | | आर. चौ.मी | | |
| 2019-20 | खरीप | | | | | | | | | | हमसत वड | 0.0000 | | |

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये मिळाले."
दिनांक :- 24/06/2021
आकेतिक क्रमांक :- 27250007031189000062021313

( नाव :- [illegible] )
तलाठी साझा :- वडगाव शेरीता :- हवेली जि :- पुणे

तलाठी वडगांवशेरी
ता: हवेली, जि. पुणे-१४.

हवल–११

४०८७ | ६८ | ७१८

२०२२



छपाई दिनांक : 12/04/2021

महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

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

गाव - वडगाव शेरी तालुका - हवेली जिल्हा - पुणे गावटवा वेरकार क्रमांक : 21214 व दिनांक : 05/06/2020

भूमापन क्रमांक व उपविभाग : 72

| भूमापन क्रमांक व उपविभाग | भू-धारणा पध्दती | क्षेत्रफळाबाबत तपशील |
|---|---|---|
| | सेनिताधार वर्ग -1 | |

| शेताचे स्थानिक नाव :- | | क्षेत्र | आकार | रु. पै. | कैफियत | खाते क्रमांक |
|---|---|---|---|---|---|---|
| क्षेत्र एकक | आर चौ मी | बाजार इलेक्ट्रिक लिमिटेड | | | ( 19266 ) | 7766 : 7766 |
| बिन शेती | 242.00.00 | वेलनाम व लोकेशन डायरेक्टर | | | ( 19266 ) | कब्जेदार नाव |
| बिन शेती आकारणी | 17379.00 | शेरा: बाजार | | | | इतर अधिकार |
| जिरायत | - | ----सामाईक क्षेत्र---- | 234.60.00 | 17032.00 | | (क्रमांक : 17704 ) |
| बागायत | - | पुणे म. न. पा. डी.पी. रस्ता | 7.40.00 | 537.00 | ( 19266 ) | ( जमीन महसूल कायदा कलम ९ अन्वये अधिकार अभिलेख पत्रक आदेशानुसार कब्जे व मालकी पत्रक ) ( 17704 ) |
| तरी | - | | | | | ( बोजा : सक्षम अधिकारी यांचेकडील हुकूमनामा ) ( 18139 ) |
| वरकस | - | | | | | ( बोजा : बँक ऑफ इंडिया एस आय डी आय टी ) ( 19266 ) |
| इतर | - | | | | | बोजा : राष्ट्रीयकृत बँक तहान |
| एकूण क्षेत्र | | | | | | दिनांक [illegible] पासून पी एम सी इंडिया |
| पोट-खराब (सोनवहीत नोंदीनुसार) | | | | | | [illegible] रु ३० बाजार इलेक्ट्रिक लिमिटेड यांच्या |
| वर्ग (अ) | - | | | | | [illegible] रु ३ [illegible]/- करी ( 24214 ) |
| वर्ग (ब) | - | | | | | |
| एकूण पो ख | 0.00.00 | | | | | |
| आकारणी | 0.00 | | | | | |
| जुडी किंवा विशेष आकारणी | - | | | | | |

पूर्वी फेरफार क्र. (1821)(2761)(3443)(5427)(8458)(10651)(22961)(138[illegible])(15484)(17772)(19[illegible])(20105)(21185) | बोजा आणि भूमापन चिन्हे

गाव नमुना सात

पिकाची नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ) तयार करणे व सुस्थितीत ठेवणे ) नियम,१९७१ यातील नियम ६९ ]

गाव - वडगाव शेरी तालुका - हवेली जिल्हा - पुणे गावटवा वेरकार क्रमांक : 21214 व दिनांक : 05/06/2020

भूमापन क्रमांक व उपविभाग : 72

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | जलसिंचनासाठी उपलब्ध असलेली जलसिंचन | | जल सिंचनाची साधने | शेरा |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | सिंचित पिकाखालील क्षेत्र | | | घटक पिके व इतरपिकाखालील क्षेत्र | | | निव्वळ पिकाखालील क्षेत्र | | | | | | |
| वर्ष | हंगाम | पिकाचा संकेत क्रमांक | कायम सिंचित | अकायम सिंचित | पिकांचे नाव | कायम सिंचित | अकायम सिंचित | पिकांचे नाव | कायम सिंचित | अकायम सिंचित | प्रकार | क्षेत्र | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | | आर चौ मी | आर चौ मी | | आर चौ मी | आर चौ मी | | आर चौ मी | आर चौ मी | | आर चौ मी | | |
| 2019-20 | खरीप | | | | | | | | | | इमारत पड | [illegible] | | |

"या प्रमाणित प्रतीकृती ची नकल्ल १७- वर्षे लिखाने"
दिनांक :- 24/06/2021
डाकेतिक क्रमांक :- 27250007031350000620211314

( नाव :- [illegible] )
तलाठी साझा :- वडगाव शेरी :- हवेली जि :-पुणे

तलाठी वडगांवशेरी
ता: हवेली, जि. पुणे-१४.

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

Dt 24/2021

हवेली–११

| ५०८७ | ७० | ७१८ |
|---|---|---|

२०२२

अहवाल दिनांक : 06/11/2020

महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

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

गाव :- वडगाव शेरी ( 850000 ) तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 8/1/1/2

खातेदाराचे नाव : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

| क्षेत्र, एकक व आकारणी | जाते क्र | भोगवटादाराचे नाव | क्षेत्र | आकार | पो.ख. | फे.फा | कुळ, खंड व इतर अधिकार |
|---|---|---|---|---|---|---|---|
| ई.आर.चौ.मी | 778 | बजाज इलेक्ट्रिक लिमिटेड | | | | ( 19266 ) | कुळाचे नाव व खंड |
| | | पॉवरमन व जनरेशन इन्फ्रास्ट्रक्चर शेअर | | | | ( 19266 ) | |
| 3,42.00 | | बजाज | | | | | इतर अधिकार |
| | | ——सामाईक क्षेत्र—— | 3.2964 | 3.62 | | | [ बँक ऑफ महाराष्ट्र लिमिटेड या बँकेचा बोजा रु.४,३५,०००/- कर्जे ( 21216 ) ] |
| 3,42.00 | 10349 | पुणे म.न.पा डी.पी रस्ता | 0.1236 | 0.14 | | ( 19266 ) | [ बँक ऑफ महाराष्ट्र लिमिटेड या बँकेचा बोजा रु.२,३५,०००/- कर्जे ( 21216 ) ] [ रद्द ] ( 21444 ) [ रद्द ] ( 21444 ) |
| 0.00.00 | | | | | | | |
| 3,42.00 | | | | | | | |
| 3.79 | | | | | | | |

रेकॉर्डचा फेरफार क्रमांक : 21444 व दिनांक 06/11/2020

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 720 | 1344 | 1542 | 1808 | 1995 | 2290 | 11841 | 17372 | 20550 | 20951 | | | | |

गाव नमुना बारा ( पिकांची नोंदवही )

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

गाव :- वडगाव शेरी ( 850000 ) तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 8/1/1/2

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | मिश्र पिकाखालील क्षेत्र | | | घटक पिके व प्रत्येकाखालील क्षेत्र | | | निर्भेळ पिकाखालील क्षेत्र | | | | | | |
| वर्ष | हंगाम | निश्चणाचा संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | पिकांचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | |
| (२) | (३) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | | ई.आर. चौ.मी | ई.आर. चौ.मी | | ई.आर. चौ.मी | ई.आर. चौ.मी | | ई.आर. चौ.मी | ई.आर. चौ.मी | | ई.आर. चौ.मी | | |
| 2020-21 | खरीप | | | | | | | | | | इमारत पड | 0.0000 | | |
| 2019-20 | खरीप | | | | | | | | | | इमारत पड | 0.0000 | | |
| 2018-19 | खरीप | | | | | | | | | | इमारत पड | 0.0000 | | |

SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

| हवल-११ | | |
|---|---|---|
| ४०९७ | ७१ | ११९ |
| २०२२ | | |

Page 2 of 2

[illegible]
दिनांक :- 24/06/2021
[illegible]

( [illegible] )
[illegible]

तलाठी बडगांवशेरी
ता: हवेली, जि. पुणे-१४

JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

हवेली-११

४०८७ | ७२ | ११८५

२०२२

THE SUB-REGISTRAR CLASS-II
HAVELI-11

| हवेली-११ | | |
|---|---|---|
| ४०९७ | ०३ | ११९ |
| २०२२ | | |



| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | [illegible] | | | | | | [illegible] | | [illegible] | |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | | [illegible] | [illegible] | | [illegible] | [illegible] | | [illegible] | [illegible] | | [illegible] | | |
| [illegible] | [illegible] | | | | | | | | | | [illegible] | [illegible] | | |
| [illegible] | [illegible] | | | | | | | | | | [illegible] | [illegible] | | |
| [illegible] | [illegible] | | | | | | | | | | [illegible] | [illegible] | | |

[illegible]

[illegible]

तलाटी वडगांवशेरी
ता. हवेली, जि. पुणे-१४.

अहवाल दिनांक : 02/06/2018

## गाव नमुना सात

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

गाव :- वडगाव बोडी तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 20109 व दिनांक : 19/04/2018
गट क्रमांक व उपविभाग : 38/अ/1/ब/1

| गट क्रमांक व उपविभाग | आधारणा पद्धती | भोगवटादार नाव |
|---|---|---|
| 38/अ/1/ब/1 | भोगवटादार वर्ग -1 | |

| सार्वजनिक स्थानिक नाव | क्षेत्र आकार आणे पै चौ.फु. पैकी | खाते क्रमांक |
|---|---|---|
| क्षेत्र एकांक हे आर चौ.मी | पुनावाला हाऊसिंग डेव्हलपमेंट लिमिटेड ( 20055 | 730, 7238, 11300 |
| जिरायत 3.74.80 | चेअरमन व मॅनेजिंग डायरेक्टर शेखर ( 20055 | कब्जाचे नाव |
| बागायत - | पुनावाला | इतर अधिकार |
| तरी - | -----साम्राईक क्षेत्र----- 0.63.07 0.74 | इतर |
| वरकस - | | इतर |
| इतर - | पुणे महानगर पालिका अमेनिटी स्पेस 2.43.33 2.84 ( 8497 | इतर |
| ---------- ---------- | | ( बोजा - राष्ट्रीयकृत बँक गहाण) |
| एकुण क्षेत्र 3.74.80 | अधिकृत संचालक अजय रामकुमार ( 20055 ( 20109 ) | |
| ---------- ---------- | जनरल | (सेंट्रल बँक ऑफ इंडिया व एम आय डी |
| पोटखराब (लागवडीस अयोग्य) | कल्पा कॉर्प लिमिटेड तर्फे ( 20055 | या कार्पोरेट बँक कडे र रु 40 कोटी ) |
| वर्ग (अ) - | -----साम्राईक क्षेत्र----- 0.68.40 0.80 ( 20109 ) | |
| वर्ग (ब) | | |
| एकाण क्षे 0.00.00 | | |
| ---------- ---------- | | |
| आकारणी 4.38 | | |
| ---------- ---------- | | |
| जुडी किंवा तिरीण आकारणी - | | |
| | ( 2340)(2344)(1867 (1965,(6121),(11847)(17372)(18960)(19326), (19520) | सीमा आणि मुलभूत चिन्हे |

## गाव नमुना बारा

अधिकार अभिलेख पत्रक
( महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम,१९७१ यातील नियम २९ )

गाव :- वडगाव बोडी तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 20109 व दिनांक : 19/04/2018
गट क्रमांक व उपविभाग : 38/अ/1/ब/1

| | | पिकाखालील बीजाचा तपशील | | | | | | | | लागवडीसाठी उपलब्ध असलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | निरंक पिकाखालील क्षेत्र | | | बहुवर्षायु पिके व पडीकाखालील क्षेत्र | | | निरंक पिकाखालील क्षेत्र | | | क्षेत्र | | |
| वर्ष | हंगाम | पोटखराब (लागवडीस अयोग्य) क्षेत्र आकारणी | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) |
| | | | हे आर चौ मी | हे आर चौ मी | | हे आर चौ मी | हे आर चौ मी | | हे आर चौ मी | हे आर चौ मी | | हे आर चौ मी | |
| 2015-16 | खरीप | | | | | | | | | | पड | 1.74.80 | कोरडवाहू |
| | रब्बी | | | | | | | | | | पड | 0.00.00 | कोरडवाहू |

JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

हवल-११
४०९८ | ७५ | ११९
२०२२



गाव नमुना बारा

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

गाव :- [illegible] शेरी तालुका :- हवेली जिल्हा :- पुणे शेवटचा फेरफार क्रमांक : 20109 व दिनांक : 19/04/2018
वर क्रमांक व उपविभाग : [illegible]

| | | पिकाखालील क्षेत्राचा तपशील | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | शेरा |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | मिश्र पिकाखालील क्षेत्र | | | | | | निर्भेळ पिकाखालील क्षेत्र | | | | | | |
| | | | | | घटक पिके व प्रत्येकाखालील क्षेत्र | | | | | | | | | |
| वर्ष | हंगाम | मिश्रणाचा संकेत क्रमांक | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | |
| (१) | (२) | (३) | (४) | (५) | (६) | (७) | (८) | (९) | (१०) | (११) | (१२) | (१३) | (१४) | (१५) |
| | | | हे आर चौ मी | हे आर चौ मी | | हे आर चौ मी | हे आर चौ मी | | हे आर चौ मी | हे आर चौ मी | | हे आर चौ मी | | |
| 2016-17 | | | | | | | | | | | | | | |
| 2017-18 | खरीप | | | | | | | | | | पड | 0.0000 | | |

अस्सल नकलेला तयार तारीख

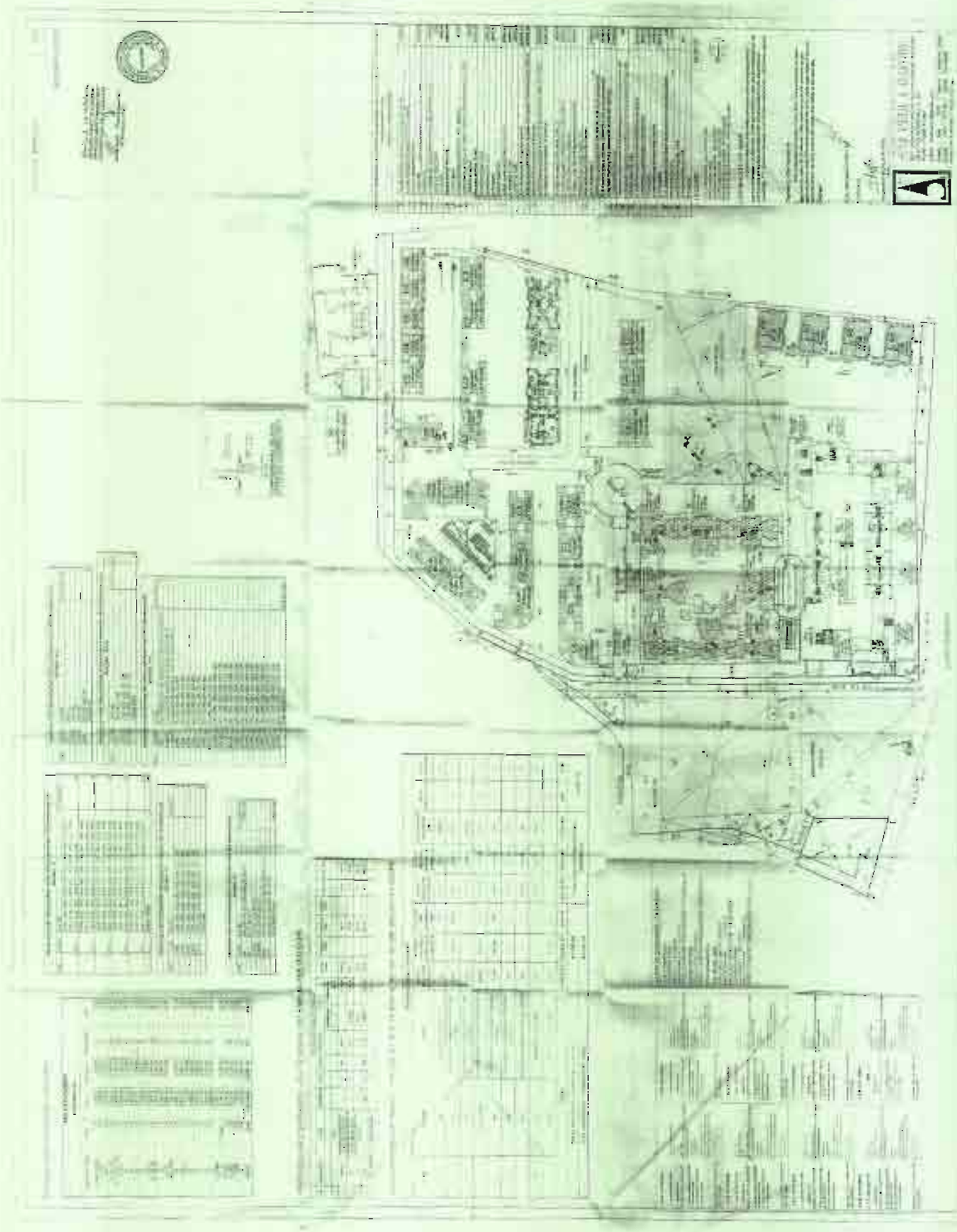
तलाठी [illegible] शेरी
पुणे, [illegible]

JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

हवल-११

४०८७ | ७६ | ११८

२०२२



SUB-REGISTRAR CLASS-II
HAVELI-11
हवल-११
४०९७ | ७७ | ११-९
२०२२

# ANNEXURE 'E'

**Structure**

- RCC Framed Structure

**Flooring**

- 2'x2' Vitrified tiles
- Anti Skid ceramic tile in terrace & balcony

**Kitchen**

- Minimum 2 feet wide composite quartz stone kitchen platform.
- Dado tiles above composite quartz stone platform up to 2 feet height
- Modular kitchen with trolleys below kitchen platform.
- U.V. Water purifier in kitchen
- LPG/MNGL piped gas connection

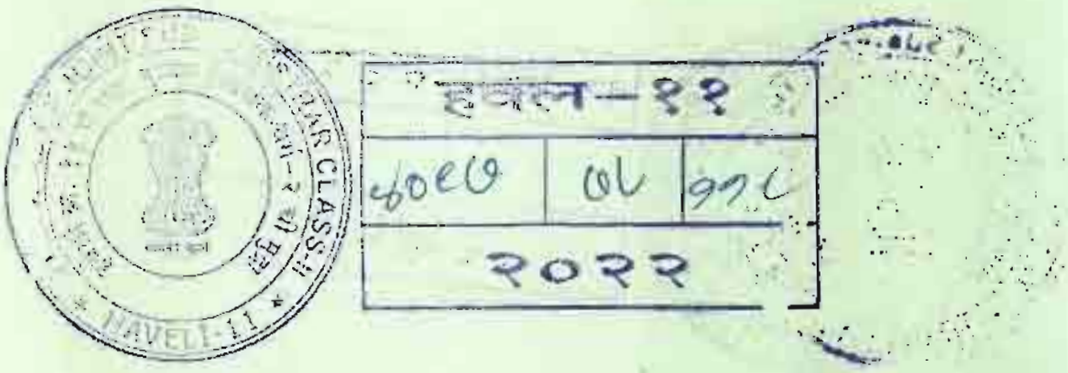
**Dry balcony**

Utility area with provision of electrical & plumbing point for washing machine

**Toilets**

- Sanitary ware : Cera/Toto/ Kolher/Geberit or equivalent
- CP fittings: Jaquar/Grohe/Kolher/Cera or equivalent.
- Anti-Skid flooring tiles.
- Ceramic Dado tiles on the walls
- 2'x2' grid false ceiling.
- Electrical point provision for exhaust fan

**Note:** All above mentioned amenities, facilities and specified items are provided by the promoter. The purchaser / user shall use and maintain the same at her/his own cost & responsibility after taking possession of the apartment




Doors

- Wooden framed flush doors for Main door
- Wooden framed flush doors for bedrooms.
- Composite quartz stone framed flush doors for toilets.

Windows

- Thrm track aluminum windows with mosquito net for all wiadows except toilets
- Aluminum openable ventilators with exhaust fan provision for toilets.

Electrification

- T.V. Point, Telephone point in living room and bedrooms
- A.C. point provision in living room and bedrooms.
- Exhaust & geyser point provision all toilets.
- Provision of electrical point for inverter
- Generator back-up for main lobby, typical lobby, elevators & water pump considering diversity factor

Switches

- ABB/Legrand/Schneider or equivalent

Painting

- Superior P.O.P wall finish with acrylic emulsion for internal walls.

**Note:** All above mentioned amenities, facilities and specified items are provided by the promoter. The purchaser / user shall use and maintain the same at her/his own cost & responsibility after taking possession of the apartment.

SUB-REGISTRAR CLASS-II
HAVELI-11
हवेली-११
४०९७ | ७९ | ११९
२०२२

## ANNEXURE 'F'

Common Amenities

- Main entrance gate with security cabin and gate.
- CCTV surveillance provision for main entry and exit of project gate, main lobby & typical lobby.
- Elevator from Otis/Schindler/Kone or equivalent brand
- Solar heating water in unit for master toilet only, the temperature of water may vary as per prevailing climatic conditions.
- Open fire sprinkler system
- Entrance Lobby
- 10m x 25m approx. swimming pool above multipurpose hall
- Multipurpose Court above Gymnasium -approx. area 150sq.m.
- Kids Play Area- approx. area 150sq.m.
- Gymnasium- approx. area 150sq.m.
- Outdoor amphitheatre
- Multipurpose hall - approx. area 165 sq.m.

**Note:** All above mentioned amenities, facilities and specified items are provided by the promoter. The purchaser / user shall use and maintain the same at her/his own cost & responsibility after taking possession of the apartment. Kindly note above all amenities will be provided in phases.

OFFICE OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

हवेल – ११

४०८७ | १० | ११८

२०२२

# पुणे महानगरपालिका

(खालील पत्रव्यवहार खालील क्रमांक व दिनांक यांचा उल्लेखासह करावा)
(जागेच्या वा इमारतीच्या कामासंबंधी मालकी हक्काचे संदर्भ लक्षात न घेता अर्जदारास हे संमतीपत्र देण्यात येत आहे)

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

## बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह)
## कमेन्समेन्ट सर्टिफिकेट

सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४/४५/४८/६९ मधील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन अक्ट चे [illegible] अन्वये खालील अटींवर देण्यात येत आहे.

| | | | |
|---|---|---|---|
| प्रकरण क्रमांक | vda/0095/05 | आवक | CC/1923/21 |
| Proposal Type | Resi+Comm | दिनांक | 04/10/2021 |
| Case Type | Revised | | |
| Proposal Type | Layout of Building + Proposed Building | | |

APPROVED BUILDING CONTENT DEPARTMENT PUNE MUNICIPAL CORPORATION POONA

श्री / श्रीमती BRHAMACORP LTD THRO. Mr. Dinesh Agarwal यांना आर्किटेक्ट ला. क. श्री SUNIL DIGAMBER VARTAK यांच्या मार्फत पुणे, पेठ महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/४८/६९ व मुंबई प्रांतिक महानगरपालिका अधिनियम सन १९४९ चे कलम २,३ व ३५ प्रमाणे पुणे महानगरपालिकेच्या हद्दीतील पेठ Vadgaon-Sheri येथील सर्वे न _____, सी. सं. क. _____ येथील मौ. S NO 7(1 to 7/5 , 8/1/1/2,3(2)P) [illegible] प्लॉट क. _____ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 29/09/2021 रोजी प्रस्ताव दाखल केला आहे.

### -: अटी :-

१. सदर प्रस्तावातील दर्शविलेली जमीन आणि / वरील प्रमाणपत्र पत्रातले क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.

२. पोटमाळ्याची जमीन इमारतीचा अथवा साईड/मुख्य इमारतीचा वापर अथवा व्यापारासाठी वापरणेची का ताबा हा कॉलम्याची जबाबदारी पुणे म.न.पा. च्या भोगवटापत्र हवे झाल्यानंतरच करण्यात येत नाही.

३. सदर संमतीपत्राची, विकास परवानगीची मुदत (काम सुरुवातीची मुदतवाढ/सलगीतवाढ) दिनांकापासून १ वर्षाची राहील. (सोबतचा संमती नकाशा हा संमतीपत्रकाचा अविभाज्य भाग समजणेत यावा.)

४. सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वेळी मुदतवाढीचा करणे आवश्यक आहे असे मुदतवाढीचा अर्ज तीन महिने करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये जमीन अकृषिक असल्यास सदर जमीन महसूल थकबाकी म्हणून वसूल करणेत येईल.

५. सदरचे संमतीपत्र हे पुढील अटींचा भंग झाल्यास रद्द झाल्याचा मानले जाईल.

(अ) जागेवरील विकसन कार्यक्रम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संमत केलेल्या नकाशानुसार होत असल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम, अतिक्रमण करून वापर असल्यास अटींचा भंग समजण्यात येईल.

(आ) सदर बांधकाम प्रस्तावातील सोबतीत नमूद केलेल्या व्यक्तीचे उद्वाहन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने घालून दिलेल्या नियमाचे उद्वाहन झाले नसल्यास, अटींचा भंग झाला आहे असे समजण्यात येईल.

(इ) अर्जदाराने चुकीची माहिती ही गैरमार्गाने करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटींचा भंग झाला आहे असे समजण्यात येईल. विकास विनियम नियमावली नियम क्र. १.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशनअॅक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करुन घेतल्यास रद्द झाली आहे असे समजण्यात येईल.

(ई) अर्जदार आणि जो इसम हा स्वतःचे वा मालकाद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम,१९६६ चे कलम ४२ व ४३ अन्वये आरक्षणाचा सामुदायिक उद्वाहन करून जमिन विकसन अगर बांधकाम करत असल्याचे निदर्शनात आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.

६. सदर संमतीपत्रातील/सनद जमीनदाखाली व मुळात या केलेल अर्जदाराने तसेच या संमतीपत्रातील अर्जदाराचे सर्व वारीसदार,मुखत्यारधारक,व्यवस्थापक,प्रशासक, मालमत्ता आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द करेल त्या सर्वांस बंधनकारक राहील.

JOINT SUB-REGISTRAR CLASS-II
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४. काम सुरू करण्यापूर्वी फ्लॅ. ए. ऑफीस दाखल करणार.

५. आवश्यक सामग्री (एम. ए. ऑफिस, पुणे शहर सी. आर.ए., महाराष्ट्र प्रादेशिक नियोजन मंडळ, औद्योगिक संघटनालय, नागपूर विभाग आयुक्त कार्यालय आवश्यकतेनुसार अशी व इतर) बंधनकारक राहतील.

सदर जमीन ही शासनाची असल्याने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अंतर्गत त्यास अनुसरून वेळोवेळी निर्गत व शर्त भंग झाला आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास संबंधी समर्पित व आरक्षण अधिकार पुणे म.न.पा.स राहील.

वरील सर्वसाधारण सूचना सोबत जोडलेल्या विशेष अटी व शर्तीस अधीन राहून मंजूर करण्यात येत आहे.

## विशेष अटी:-

१. इमारतीस भोगवटा दाखला देताना सदर इमारतीचे पार्किंग हे प्रचलित नियमानुसार असणे बंधनकारक राहील.

२. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

३. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

४. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

५. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

६. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

७. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

८. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

९. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१०. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

११. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१२. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१३. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१४. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१५. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१६. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

## काही महत्वाच्या विशेष सूचना :-

१. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

२. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

३. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

४. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

५. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

६. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

७. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

८. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

९. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१०. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

११. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१२. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१३. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१४. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१५. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

१६. सदर इमारतीचे बांधकाम हे मंजूर नकाशाप्रमाणे करणे बंधनकारक राहील.

सह

सविस्तर मंजूर नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व्हे मार्जिनल अलाणात व रेसेसवरील शेड, पार्किंग शेड इत्यादी) अनधिकृत समजण्यात येऊन प्रकल्पाच्या तिपार्थितीबाबत तोडणी वेळी मालक कायदेशीर परिणामांस पात्र राहतील. ५. सदर बांधकाम परवानगी ही जा.क्र. बां/ म आ/ ४८३ दि. ५/८/२०२२ च्या अटी व शर्तीस अधीन राहील.

६. प्रस्तावामधील सर्व मजल्यांच्या इमारतीमध्ये सुरक्षिततेच्या दृष्टीकोनातून १ ते (लागणाऱ्या) आणि २ प्रकल्पामधील सर्व बांधण्यात इमारती मध्ये बसविण्यात येणाऱ्या लिफ्ट (लिफ्ट कॉन्फ, सेफिटी गेट इ. सह) यांचे (मुख्य व्यक्ति) असे प्रकारचे पहिले असे प्रकारचे फायर डोअर बसविण्यात येतील. प्रत्येक ठिकाणी बसविण्यात व त्यामध्ये प्रति मिनिट इतक्या क्षमतेचे पाण्याचे उपकरणे बसविणे. ३. प्रस्तावामधील बसिंग इलेक्ट्रीसह एकूण २४ तासा पैकी किमान तीन इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राखण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रस्तावाधीत सर्व बांधण्यात इमारतीमध्ये प्रवासी उद्वाहक पारदर्शक अशा आगीरोधक काचेच्या पट्ट्या बाहरलेल्या असतील. याबाबत प्रत्यक्ष व लिफ्टमध्ये डी.सी. टी.पी. केलेला असावे.

-: अटी :-

१. विकास योजनेमध्ये भोगवटादार मालकांपूर्वी एकूण अधिकृत तोडून खत निर्मितीसाठी व्यवस्था करणार.

२. बांधकाम चालू करण्यापूर्वी नोंदणीकृत मालकेपूर्वी अभिन्यासाच्या विभागाकडील ना-हरकत पत्र / दाखला, वगैरे आवश्यक ती सर्व परवानगी जोडणे आवश्यक आहे. सदर बाबींची जबाबदारी वास्तुविशारद/इंजिनीअर यांची राहील.

३. आवश्यकतेप्रमाणे लिफ्ट (उद्वाहन)करता संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहील.

४. मा. नगरपरिषद विभागाकडील दि. १३ डिसेंबर २०१२ रोजीचे आदेशानुसार मंजूर केल्याप्रमाणे २००० चौ.मी. पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन इमारतीत ४०. कि. वरील सर्व बांधकामांत पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहील. आवश्यक तेथे महाराष्ट्र प्रदूषण नियंत्रण बोर्डाचे ना-हरकत पत्र बांधकाम परवानगीचे वेळी दाखल करणे बंधनकारक राहील.

५. इतर महत्त्वाच्या अटी :

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६. भोगवटादाराची स्ट्रक्चरल इंजिनिअरचा दाखला (स्टॅबिलीटी सर्टीफीकेट) दाखल करणार.

७. सदरचे बांधकामासाठी रु. २२०/- चे स्टॅम्प पेपरवर इंडेम्निटी बॉन्ड दाखल करणे आवश्यक आहे.

८. भोगवटादार मालकापूर्वी एले महाराष्ट्रातील्केकडील का आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, आणि इतर इ. विभागाचे रक्कम व इतरही रक्कम भरणार.

९. बांधकामाच्या सीमेसाठी मालेचे किमान एक सेंटीमीटर व एक मुलाची तात्पुरत्या स्वरूपाची कंपाऊंड पाहिजे. चुने सेंडास व मोरी असलेला गाळमार्ग सेंडास, पुरेशी संख्येची सोय करणे.

१०. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत वाद निर्माण झाल्यास त्याचे जबाबदारी पूर्णपणे जबाबदार राहणार.

११. हे बांधकाम नकाशात पाडण्यात येणारे आहे ते तोडे पाडून त्यानंतरच नवीन कामास सुरुवात करणार.

१२. बांधकाम विकास विभाग, खाजगी जी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यालयीन अभिलेखात (जलोत्सारण विभाग) यांच्याकडे सदरची टाकी दर्शवून त्याची वस्तुस्थिती सेप्टिक टँक ऐवजी ड्रेनेजसाठी बांधकाम सुरू करून नवे व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज जोडणी करावी, ड्रेनेज जोडणी नकाशे व दाखला हजर करण्यात यावा.

१३. भोगवटाचा मागणीचे अगोदर मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे सत्य नकाशे दाखल करणार.

१४. इमारतीचे भोगवटाचा देताना रहिवाशांच्या व आतील वापरास दाखविण्यात आलेले इमारतीचे अधिपिठ सामान व साहित्यांचा उचलून जागा साफकेल्याशिवाय अशांना विनाकारण त्रास देणार नाही. याबाबतचा कोठे दावा दाखल झाल्यास त्यास विकास विभागाकडील मार्गदर्शन केले जाईल.

१५. नवीन बांधकाम सुरु करताना संबंधित जागेमध्ये झाडे असल्यास ती तोडण्यापूर्वी प्राधिकरण समितीची पूर्वपरवानगी घेतल्याशिवाय तोडू नये, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.

१६. ज्या भूखंडावर नवीन इमारत व पण्यात आली आहे त्या इमारतीचे भोगवटादार मालकापूर्वी प्रत्येक मालकाने इमारतीमध्ये सिपा भिंतीच्या आत व बाहेर उद्यान विभागाचे तज्ञांनुसार झाडे लावून ती व्यवस्थित वाढविण्याची दृष्टीने योग्य ती व्यवस्था व काळजी घ्यावी. त्याशिवाय (ऑक्युपन्सी सर्टिफिकेट) भोगवटादार देण्यात येणार नाही.

१७. वरीलपैकी कोणत्याही अटीचा भंग केल्यास परवानगी रद्द करण्यात येईल.

१८. सदरचे बांधकाम परवानगीचे लिहिलेल्या/सिलकवलेल्या अटींवर संमतीपत्र देण्यात येत आहे.

१९. मुख्याधिकारी कार्यालय/मा. बांधकाम विकास विभागाकडून स्वतंत्रपणे तपासणी करून आणून घेणार व सदर बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)



CC/1923/21
04/10/2021

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१९. जोत्यापर्यंत काम आल्यावर सेट-बॅक, [illegible] ३. मासी बांधकाम नियंत्रण कार्यालयाकडून तपासून ज्याच्यात, कोठे तपासणी दाखला प्राप्त झाल्यानंतर जोत्याकरिता काम सुरू करू नये.

२०. शोधतच्या नवीन/दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.

२१. यापूर्वी अदा करण्यात आलेले विकसनाचे दाखले/संगतीपत्रे रद्द समजण्यात यावीत.

२२. शासनाने सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०९/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०१/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही जमीन पोहोचत असल्यास अथवा हानी होत असल्यास स्थापित्यर्थ कोणत्याही प्रकारची भाषाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.

Sd/-
Faruque Munir Patel
इकारा निरीक्षक
बांधकाम विकास विभाग
पुणे मनपा

Signature valid
[illegible]
बांधकाम विकास विभाग
पुणे मनपा

Collectorate Pune
(Revenue Branch)
No.PRU/NA/SR/444/2022
Pune-1 Date:14/12/2022

ORDER

The land comprised in S.No.7/1,area18300=00sq.mtr.,7/2a/ea 9000=00sq.mtr.,7/2,area7400=00sq.mtr.,7/4,area1440=00sq.mtr.,7/5,area2400=00sq.mtr.,871/2area34200=00 Sq.mtr. of village Vadgaonsheri,Tal-Haveli, Dist. Pune total measp=g1,72,100=00Sq.Mtr. owned by M/S.Bajaj Electricals Ltd .through,Chairman & Managing Director,Shri.Shekhar Bajaj of Pune and he has applied that Non-Agricultural permission may be granted to him to use the land admeasuring 2,21,605Sq.Mtrs. out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Collector, Pune is pleased to grant the N.A.Permission for construction of Res.(Hotel) building with ancillary use admeasuring 2,21,605Sq.Mtrs.out of S.No.7/1 area18300=00sq.mtr.,7/2,area 9000=00sq.mtr.,7/2, area7400=00sq.mtr.,7/4,area1440=00sq. mtr.,7/5, area 2400=00 sq.mtr.,871/2 area 34200=00 Sq.mtr. of village Vadgaonsheri,Tal- Haveli ,Dist.Pune in favour of M/S.Bajaj Electricals Ltd. through, Chairman & Managing Director,Shri.Shekhar Bajaj

subject to the following conditions:

1. The grant of permission shall subject to the provision of the Costs and rules in force thereunder.

2. That the grantee shall use the land together with the building and / or structure thereon only for the purpose for which the land is permitted to be use and shall not use or allow any part of the land or building thereon for any other purpose without the obtaining the previous written permission in that effect from the Collector, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking u/s 45 of the Mah.L.R.Code,1966 any land conversion, if it is noticed that he has commenced the N.A.use prior to issue of the order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under its No.CH/2/0346/2020 dt.19/02/2020 and shall not make any addition or alterations without previous permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0=25per Sq.mtr. from the date of the commencement of the N.A. use of the land for the purpose for which the permission is granted applicable to the area. In the event of any change in the use of the land the N.A. Assessment shall be made accordingly at the then rate applicable to the said purpose period of the N.A. Assessment already paid shall be taken into consideration.

7. That the N.A. Assessment shall be postponed for the period ending 31st Jan 2023 after which it shall be liable to revision at the revised rate, if any.

7(a) That the N.A. Permission is granted subject to the provision of U.L.C. Act 1976.

JOINT SUB-REGISTRAR CLASS-II
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8) The N.A. assessment fees of Rs.1,94,000/- has been credited by applicant vide Challan No.7,dt.10/02/2006.

9) That the area and N.A.A. mentioned in this order and the sanad shall be subject to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10) That the grantee shall be bound to execute a sanad, in form as provided in Schedule IV or V appended to the Mah.L.R. (Conversion of use of land and N.A. Assessment) Rule 1969, embodying therein all the conditions of this order within a period of one month, from the date of commencement of the N.A. use of the land.

11. a) Conversation Tax Rs. (5,47,917=00) and Adv. n.a. of Rs. (1,17,772=00) only, for one year has been credited by the applicant vide challan No 8, dated 10/2/2006.

b) If the grantee contravenes any of the condition mentioned in this order and thereof in the sanad, the collector may with prejudice to and to the other penalty to which he may liable under the provision of the code, continue the said land / Plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Notwithstanding anything contained in clause (b) above it shall be lawful for the Collector, to direct the removal or alteration of any building or structure erected or use contrary to the provisions of the grant within a time specified in that behalf by the Collector and on such removal or motion not being carried out within the specified period, he may cause the same to be carried out and recover the cost of carring out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws the time being in force and that may be applicable to the relevant other facts or the case e.g. the Bombay Tenancy and Agricultural Act 1948.

12) And whereas the applicant here in submitted n.a. application along with affidavit & indemnity bond in prescribed form, and further the applicant has undertaken to agree to indemnify to the govt. by said affidavit and indemnity bond. If any false information is transpired in the said affidavit and indemnity bond, the applicant will be liable for penal and civil action under relevant laws in force. And further if found guilty, the Non-Agricultural order shall stand cancelled.

Collector, Pune

To,

M/s.Bajaj Electricals (India)Ltd
through Chairman & Managing Director
through ( M/S.H.Vasudevmal & Agarwal
1,Mahatma Gandhi Road,Pune-1

Copy to the Talathi/ar, Haveli, along with the case papers in case file for information and necessary action.

2) The applicant is also liable to keep the necessary entry in 7/12 and Village Form No.VI, N.A.Order Book, to effect the recovery of the N.A. and to get a sanad executed in favour of the applicant. Also first inform upon this order the Deputy Registrar of Lands, Pune, accordingly. Along with the sanad plans as per Rule 18 of Rights of Registration of the new land shall be prepared by submitting the N.A. plan before grant of this order and should be kept in record as per Rule 18 of the M.L.R.C. 1966.

Copy to the Talathi/ar, Haveli for information and necessary action.

Collector, Pune

हवेली–११
४०००/ ५५/ ११८
ANNEXURE २०२२

The Copy of Draft **AFFIDAVIT / UNDERTAKING / INDEMNITY** to be submitted by the Promoters before Competent Development Authorities for making WATER SUPPLY ARRANGEMENTS for the subject project :

**(Draft)**

**हमीपत्र**

हमीपत्र आज दिनांक ...../...../२०..... इसवी ते दिवशी,

मी, ....., अधिकृत संचालक / प्रतीनिधी, ब्रम्हाकॉर्प लिमीटेड (पूर्वाश्रमीचे मे. ब्रम्हा बिल्डर्स), पत्ता- ३, क्विन्स गार्डन, जन. अरूण कुमार वैद्य मार्ग, पुणे ४११००१, सत्य प्रतिज्ञेवर हमीपत्र लिहून देतो की,

१) कॉमॅट रोड, पुणे जिल्हा व शहर पुणे येथील सिटी सर्वे नं. ११, ११/१ ते ११/१८, १२/३ आणी १२/४ या मिळकतीमध्ये बांधकामा बाबत प्रस्तावित जागा मालक आणी विकसक म्हणून दाखल केलेला आहे. तुर्त या जागी म.न.पा. कडून पुरेसा पाणी पुरवठा उपलब्ध होऊ शकत नाही, याची माहिती मला देण्यात आली असून त्याला पर्याय म्हणून जागेवर, परवानगी नुसार बोअरवेल द्वारा पाणी उपलब्ध करून देण्याची किंवा टॅंकरद्वारा पाणी मिळण्याची व्यवस्था, सदनिका खरेदिदार/धारकां कडून अगर सोसायटी मार्फत सामाईक निधी गोळा करून करीत आहोत.

२) सदरील हमीपत्राच्या दिनांका पासून निवासी अगर व्यापारी गाळ्याचे विक्रीचे बुकिंग करताना येणा-या करारनाम्या मध्ये पाणी पुरवठ्याची वरील प्रमाणे सर्व वस्तुस्थिती विशेष बाब म्हणून नमूद करण्याची जबाबदारी राहील. जागेवरील परिस्थितीची जाणीव नियोजीत गाळेधारकांना करून दिल्यानंतर या ठिकाणी होणा-या बुकिंग नंतर होणा-या नियोजीत गाळेधारकांना पाणी पुरवठा अपुरा झाला तर म.न.पा. मार्फत पुरेसा पाणी पुरवठा सुरू होई पर्यंत सदनिका धारकांकडून सामाईक निधी गोळा करून त्यातूनच पुरेसा पाणी पुरवठा करून देण्याची माझी जबाबदारी राहील. त्याची म.न.पा. ला तांत्रिक लागू देणार नाही.

३) सदनिका धारकांची सोसायटी/अपार्टमेंटची स्थापना होईपर्यंत टॅंकर द्वारा किंवा बोअरवेल द्वारा तथ्या मिळणा-या पाण्याचे नमुने वेळो वेळी प्रयोगशाळेत तपासून आणणे व त्या रिपोर्टनुसार पाणी योग्य आढळल्यास पाणी वापरण्यात येईल, याची मी काळजी घेईन. सोसायटी स्थापन झाल्यानंतर त्याची सर्व जबाबदारी सदरच्या सोसायटीची राहील.

४) सदरची योजना संपूर्णरित्या प्रवर्तक / मालक या नात्याने मी अन्य कोणास भविष्य काळात हस्तांतरीत केल्यास नवीन मालक / प्रवर्तकास या हमीपत्रातील सर्व बाबींची लेखी कल्पना देईन त्याचा समावेश नवीन करारनाम्यात करण्यात येईल याची काळजी घेईन.

५) हे हमीपत्र सदरील प्रकल्पाचे काम पुर्ण होई पर्यंत माझे/आमचे वालीयारसांवर व सर्व फ्लॅट धारकांवर/ स्थापन करण्यात येणा-या सोसायटीवर बंधनकारक राहील.

६) सदर मिळकती संदर्भातील कोणत्याही होणा-या करारामध्ये या हमीपत्राचा समावेश करण्यात येईल व हे हमीपत्र करारनाम्यातील विशेष बाब म्हणून समजण्यात येईल.

वरील हमीपत्र मी राजीखुशीने दिनांक ...../...../२०.... रोजी लिहून दिले असे.

स्थळ :- पुणे
दिनांक:- ...../...../२०.....

ब्रम्हाकॉर्प लिमीटेड
(पूर्वाश्रमीचे मे. ब्रम्हा बिल्डर्स)
तर्फे :
(हमीपत्र लिहून देणार)

SUNIL VARTAK & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
[illegible]
[illegible]

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२०२२

ANNEXURE 'L'
ARCHITECT'S CERTIFICATE

Date - 21.12.2021

This is to certify that the layout of the lands bearing Survey No. [illegible] to 7/5, 8/1/1/2 and 3/2 (P), 38A/1B/1 situated at village Wadgaonsheri Taluka Haveli, District Pune [illegible] by BRAMHACORP LIMITED in separate and independent Phases.

The said sanctioned layout has the development potential as mentioned below

| Sr. No. | Description | Area in Square Meters |
|---|---|---|
| 1 | Area of plot | 1,77,908 |
| 2 | Deduction of amenity area and road area | 10,749 |
| 3 | Gross plot Area (GPA) | 1,67,151 |

As per the approved Unified D.C.R. no 17.3 the said land is eligible for as per below FSI

| | | |
|---|---|---|
| 4 | Basic FSI 1.1 of gross plot area | 1,83,866.10 |
| 5 | Additional FSI on payment of premium 0.5 of GPA | 83,575.50 |
| 6 | Maximum permissible TDR 1.15 of GPA | 1,92,223.65 |
| 7 | Green Building FSI is 7% of basic FSI (4) | 12,870.63 |
| 8 | Ancillary FSI | 1,36,456.61 |
| 9 | Total FSI potential of the plot | 6,08,992.49 |

The land admeasuring 69,222.18 square meters along with the FSI admeasuring 95,520.54 square meters is consumed & used for development of FIRST & SECOND PHASE from larger layout.

The land admeasuring 10,763.06 square meters along with the FSI admeasuring 18,098.77 square meters is consumed & used for development of THIRD PHASE from larger layout.

The land admeasuring 21,555.72 square meters along with the FSI admeasuring 73,056.96 square meters is consumed & used for development of FORTH PHASE from larger layout.

The land admeasuring 3,587.85 square meters along with the FSI potential admeasuring 85,636.59 square meters approximately is consumed & used for development of FIFTH 'A' PHASE and FIFTH 'B' PHASE from larger layout. Out of this potential the land admeasuring 2,283.42 square meters along with 45,827.30 square meters of FSI Potential is allotted for FIFTH 'A' PHASE and the land admeasuring 1,304.43 square meters along with 39,809.29 square meters of FSI Potential is allotted for FIFTH 'B' PHASE.

The land admeasuring 16,971.78 square meters along with the FSI potential admeasuring 1,66,345.0 square meters approximately is consumed & used for development of SIXTH PHASE from larger layout.

Out of the balance FSI potential, a FSI Potential admeasuring 63,586.96 square meters approximately is proposed to be used for development of proposed SEVENTH PHASE from larger layout.

AND, after consuming the entire FSI Potential admeasuring 05,02,244.82 square meters as above, the balance unconsumed FSI Potential admeasuring approximately 01,06,747.67 square meters is proposed to be transferred over the amalgamated Plot owned by BRAMHACORP LIMITED situated at the South-West Corner of the Layout.

**All Phase Developments are shown in the MAP Attached herein with.** Hence, the certificate issued as per the client's request and it is true to the best of my knowledge.

Note : The FSI includes Net FSI, Ancillary FSI, Balcony, Passage, TDR, etc. as per old rules and UDPCR.

SUNIL VARTAK & ASSOCIATES

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# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

**FORM 'C'**

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100032719**

*Project:* ***The Collection Premium*** *, Plot Bearing / CTS / Survey / Final Plot No.:* ***7/1,7/2,7/3,7/4,7/5, 8/1/1/2, 3/2 P*** *at* ***VADGAONSHERI, Haveli, Pune, 411014;***

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

     OR

     That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
   - The Registration shall be valid for a period commencing from **24/01/2022** and ending with **31/12/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
   - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
   - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

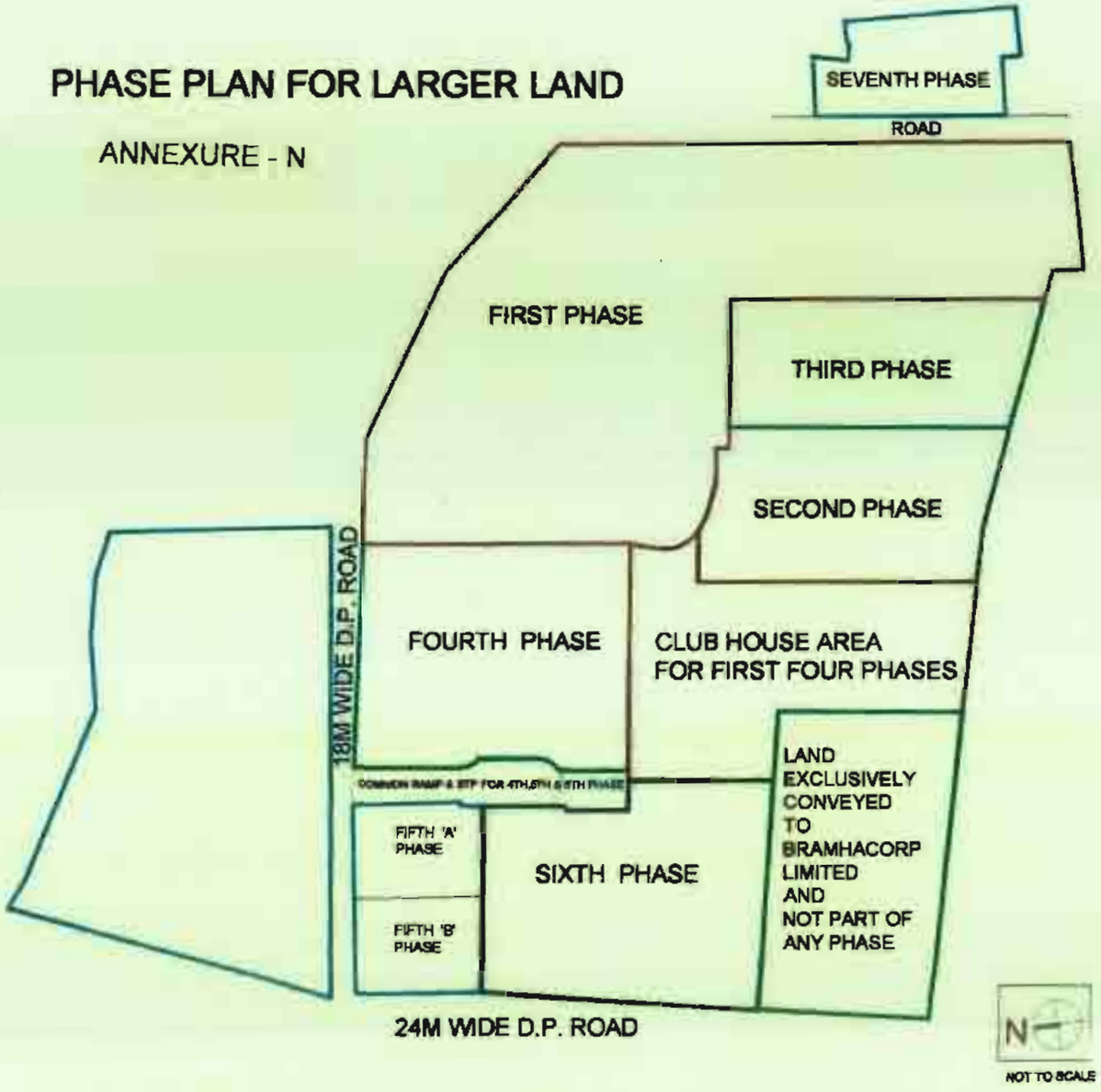
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date 24-01-2022 11:02:17

Dated: **24/01/2022**
Place: **Mumbai**

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

# PHASE PLAN FOR LARGER LAND

ANNEXURE - N




JOINT SUB-REGISTRAR CLASS-II * HAVELI-11 *

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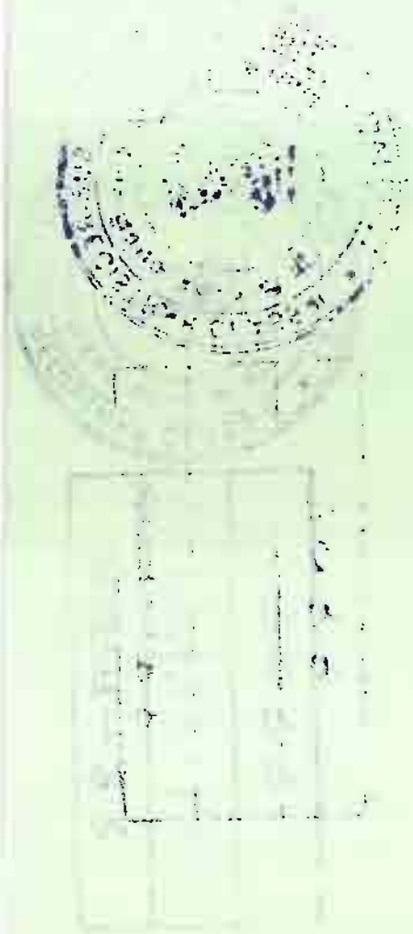
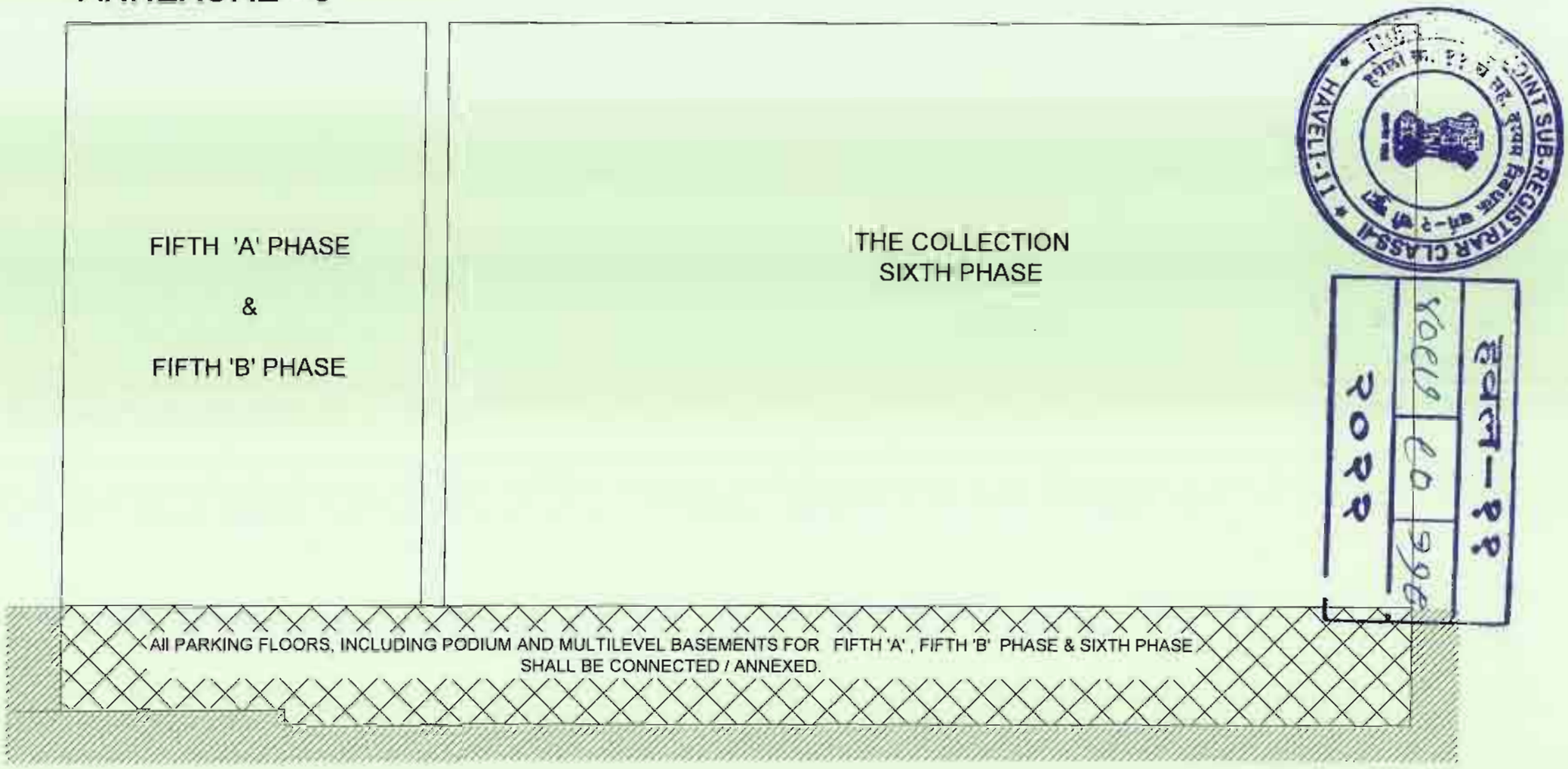
SUNIL VARTAK & ASSOCIATES



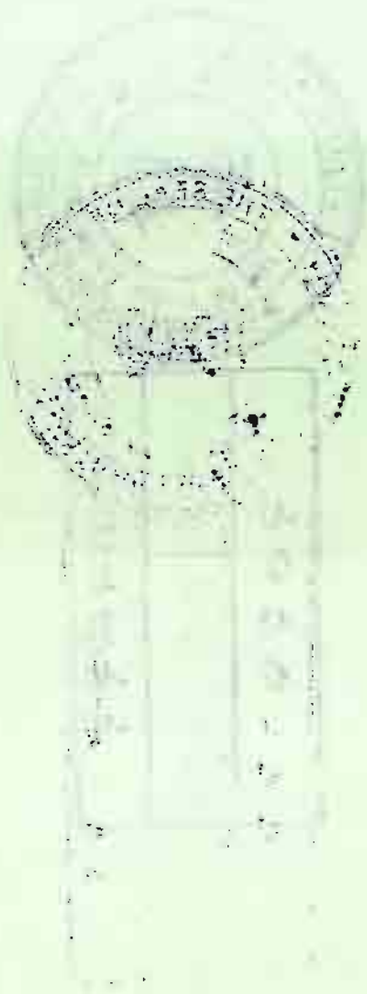
# ANNEXURE - 0




SCHEMATIC SECTION OF FIFTH & SIXTH PHASE

NOT TO SCALE

MULTILEVEL INTERCONNECTED BASEMENTS FOR FIFTH & SIXTH PHASE



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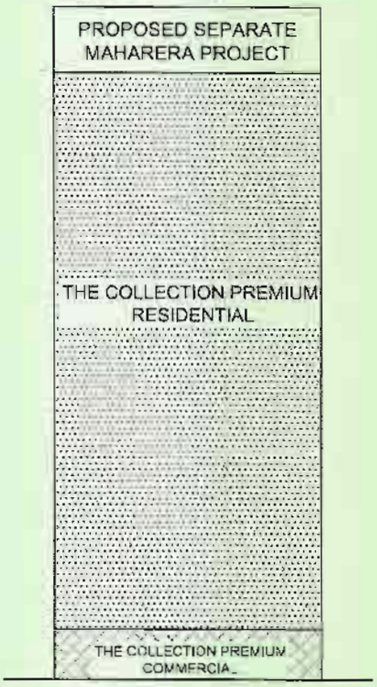
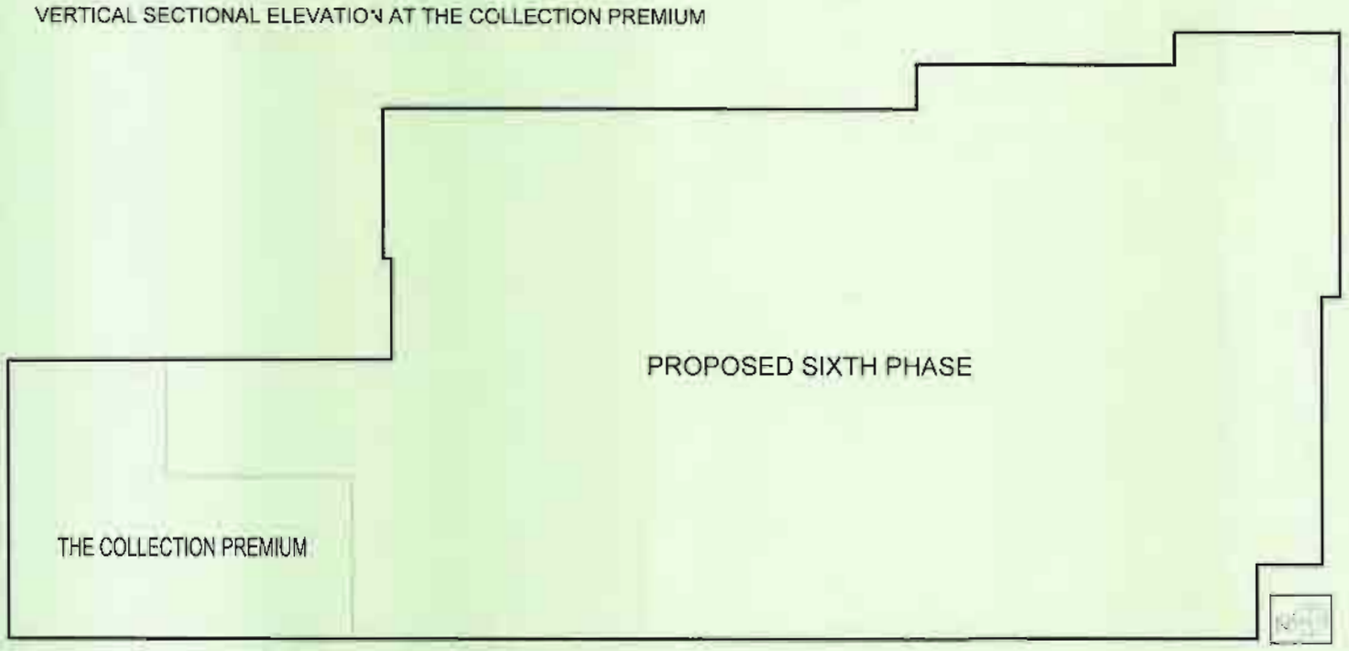
## ANNEXURE -P




THE COLLECTION PREMIUM RESIDENTIAL

HE COLLECTION PREMIUM COMMERCIAL

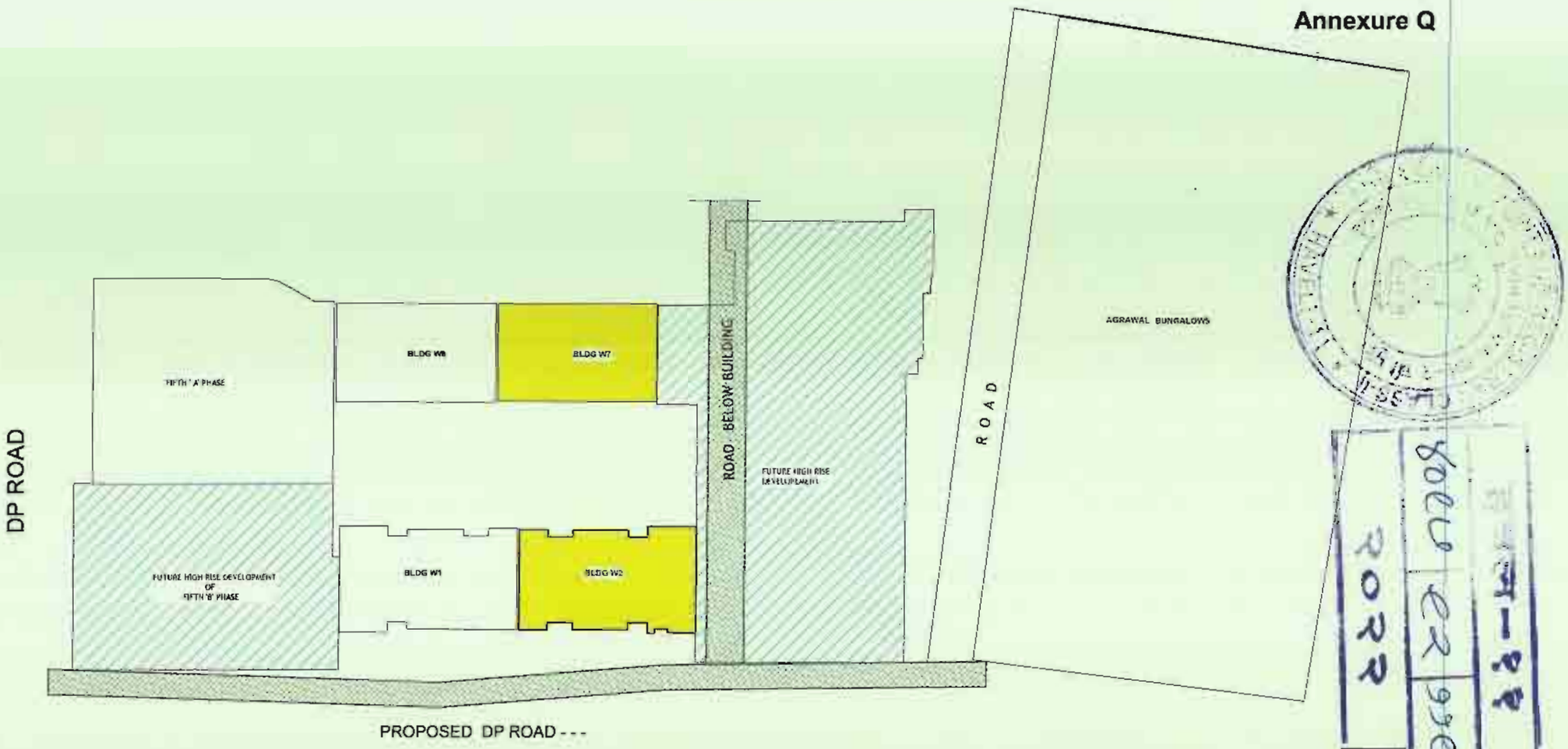
VERTICAL SECTIONAL ELEVATION AT THE COLLECTION PREMIUM




LAYOUT OF BUILDINGS PHASES FIFTH B & SIXTH

NCT TO SCALE

**Annexure Q**




## LAYOUT OF BUILDINGS PHASE SIXTH
NOT TO SCALE

7/5/2021

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दस्त क्रमांक : 2073/2009

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : वडगांव शेरी

(1) विलेखाचा प्रकार, मोबदल्याची रकम व बाजारभाव (भाडेपटटयाच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)

करारनामा किंवा खरेदी अभिहस्तांकन किंवा समजूत संसाधनपत्र

मोबदला रु. 120,000,300.00

बा.भा. रु. 41,895,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सर्वे क्र. / कार्यालय सोर मौजे वडगांवशेरी तेहसील हवेली, 1)स.न. 7 हिस्सा नं. 1 आणी क्षेत्र 00 हे. 90 आर,2)स.न. 7 हिस्सा नं.2 आणी क्षेत्र 00 हे. 90 आर,3) स.न. 7 हिस्सा नं. 3 आणी क्षेत्र 00 हे. 40 आर,4) स.न. 7 हिस्सा नं. 4 आणी क्षेत्र 00 हे. 40 आर,5) स.न. 8 हिस्सा नं. 1 आणी क्षेत्र 02 हे. 42 आर,6) स.न. 8 हिस्सा नं. 2/1/2 आणी क्षेत्र 00 हे. 40 आर,7) स.न. 8 हिस्सा नं. 3/1 आणी क्षेत्र 03 हे. 14 आर,8) स.न. 10 हिस्सा नं. 1/1 आणी क्षेत्र 00 हे. 40 आर,9) स.न. 10 हिस्सा नं. 2 आणी क्षेत्र 00 हे. 40 आर,10) स.न. 10 हिस्सा नं. 3 आणी क्षेत्र 00 हे. 40 आर,11) स.न. 10 हिस्सा नं. 4 आणी क्षेत्र 00 हे. 40

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|---|---|---|

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THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

दुय्यम निबंधक : हवेली ७ (सायंकाळी)

दस्तऐवजाचे नाव : 1395/2004

# सूची क्र. दोन INDEX NO. II

गावाचे नाव : बडगांव शेरी

(1) [illegible] 30,000,000.00

[illegible] 14,400,000.00

(2) [illegible]

(3) [illegible]

(4) [illegible]

(5) [illegible]

(6) [illegible]

(7) दिनांक : [illegible] 05/04/2004

(8) [illegible] 05/04/2004

(9) [illegible] 1395 /2004

(10) [illegible] 300000.00

(11) [illegible] 30000.00

[illegible] 92000/13

[illegible] 13/6/2003

[illegible] 13/6/2003

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-VII

JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

दस्त नं. ११
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२०२२

दस्तऐवज़ क्रमांक: 11205/2004

दुय्यम निबंधक: हवेली 7 ( शहरी)

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : कदमवाक वस्ती

(1) दिलेखाचा प्रकार: सोबतच्या कबुलीजबाबाप्रमाणे करारनामा किंवा त्याचे अतिरिक्त किंवा जादा लेखापरिक्षण
व साठेखत (अकृषिकवापराचा)
बाजारी पटट्याकार आकारणी देतो
की पटटेदार ते नमूद करावे) मोबदला रु. 28,000,000.00
बा.मा. रु. 11,946,000.00

(2) मुद्रांक, शीर्षनिश्चिती व वसूलीचे (अस्तित्वात)

(1) सर्व्हे नं. 7 हवेली विभागातील गाव - हिंगणगाव तालुका [illegible] (2) सर्व्हे नं. 7 हवेली विभागातील गाव - हिंगणगाव तालुका [illegible]
पुणे पंचायत समिती, जातिवाचक गाव - 20/440 , ग्रामपंचायत/नगरपालिका/महा [illegible]
सोसायटीचे घरक्रमांक, घरक्र. निळकंठ रेसिडेन्सी, प्लॉट - 7 गाळा मजली, [illegible]
हिस्सा नं. 1 क्षेत्र 1 है 53 आर, सर्व्हे नं. 7 हिस्सा नं. 2 क्षेत्र 2 है 00 आर, [illegible]
3 क्षेत्र 1 है 40 आर, सर्व्हे नं. 7 हिस्सा नं. 4 क्षेत्र 1 है 04 आर, सर्व्हे नं. 7 हिस्सा नं.
63 आर, सर्व्हे नं. 8 हिस्सा नं. 1/1/2 क्षेत्र 0 है 43 आर, सर्व्हे नं. [illegible] हिस्सा नं.
74.5 आर, सर्व्हे नं. 39क क्षेत्र 0 है 0.24 आर सर्वांचे मिळून एकूण क्षेत्र 21 है 2 [illegible]
[illegible] दिलेली सवलत रु.0.00/- सी.सी. असे.

(3)भोगवटा

(4) आकारणी किंवा जुडी देण्यात आलेली नाही

(5) दस्तऐवज करुन देणा-या पक्षकाराचे व मिळकतीचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(6) दस्तऐवज करुन घेणा-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(7) दिनांक — करून दिल्याचा: 20/01/2004
(8) — नोंदणीचा: 21/01/2004
(9) अनुक्रमांक, खंड व पृष्ठ — 1120/2004
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क — रु 210000.00
(11) बाजारभावाप्रमाणे नोंदणी — रु 30000.00
(12) शेरा

[illegible]

श्री नामदेव वाघमारे
श्री लक्ष्मण पोटवी

नकाशा मिळाला दि.:- 12/01/04
नकाशा अभिलेखात 13/1/23
नमूना [illegible] 13/1/2004

[illegible]

SEAL OF
HAVELI-VII

| हवली - ११ | | |
|---|---|---|
| ४०८० | ९९ | ९९९ |
| २०२२ | | |

दुय्यम निबंधक हवेली ७ ( कार्यालय)

दस्तऐवज क्रं.वर्ष 5471/2022

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कडगाव शेरी

(1) विलेखाचा प्रकार, मोबदला व बाजारभाव (भाडेपट्टयाच्या बाबतीत पगडीच्या रकमेचा तपशील)

करारनामा किंवा त्याचे अभिलेख किंवा आकार स्वरूपाचा

आकारीत मोबदला आकारणी देतो की पट्टेदार ते नमूद करावे) रोखीकरण रु. 45,000,000.00

बा.भा. रु. 42,806,400.00

(2) मुद्रांक, उपकरणांची व सरलकराची (अभय्यास)

(1) दस्त क्र.: 7/11/- वर्गात किरकोळ भाग - विक्रीचाचे नाव : [ सि.स.२७] कडगाव शेरी (कडगाव) मुख्य महाराष्ट्रकाळिका, तालुका/जिल्हा नाव 26/442 महाराष्ट्रकाळिकेच्या रहित इतीतिल दर्शविए ईनकाळिक मालमत्ता तपशील तपशील खाली, पेठ - 7 सर्व आहे. गाव सीमे तपशीलाची सेवीस: 1) स.नं. 2 हिस्सा नं. 1 बाकी क्षेत्र 01 है. 40 आर,2) स.नं. 7 हिस्सा नं. 2 बाकी क्षेत्र 00 है. 00 आर 3) स.नं. 7 हिस्सा नं. 3 बाकी क्षेत्र 07 है. 40 आर,4) स.नं. 7 हिस्सा नं. 4 बाकी क्षेत्र 01 है. 44 आर, 5) स.नं. 7 हिस्सा नं. 5 बाकी क्षेत्र 02 है. 42 आर,6) स.नं. 8 हिस्सा नं. 1/1/2 बाकी क्षेत्र 03 है. 43 आर,7) स.नं. अर्धवट हिस्सा नं. 1/1/1 बाकी क्षेत्र 03 है. 74.6 आर,8) स.नं. 10/1 बाकी क्षेत्र 00 है. 9.24 आर,असे एकूण मिळून क्षेत्र 21 है. 5.04 आर जमीनीचे मिळकतीचा क्षेत्र आहे. क्षेत्र 2 है. 00 आर इतकी म यी ) चतुरासनुसार) आणि 2 है. 00.0 आर ) हि ब ज ) मिळकतीचा, असे दोन्ही मालमत्ता मिळून क्षेत्र 00 है. 00.0 आर मालमत्ता दिलेला पो.सी.

(3) दस्तऐवज करुन देणा-या/ लिहून ठेवणा-या/ सादर करणा-या/ कबुली जबाब देणा-या/ हुकुमनामा किंवा आदेश आपसात, यांचेशी संबंध

(1) [illegible]

(2) [illegible]

(3) [illegible]

(4) दस्तऐवज करुन घेणारा/ लिहून ठेवणारा/ सादर करणारा/ कबुली जबाब देणारा/ हुकुमनामा किंवा आदेश आपसात, यांचेशी संबंध

(1) [illegible]

(2) [illegible]

(3) [illegible]

(5) दिनांक

करारनामा दिनांक 28/09/2005

नोंदणीकृत 29/09/2005

(6) अनुक्रमांक, पान व सूची 5471 /2005

(7) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 450000.00

(8) बाजारभावाप्रमाणे नोंदणी फी 30000.00

(9) शेरा

1270/13

13 / C 12093

13 / C 12093



SMART e-REPORTS VERSION 2.2.11

हवल-११

४०९७ | ९७ | ११९

२०२२

दस्त मोकदमा भाग - 2

दस्त क्रमांक (2200/2003)

93/94

हवल-११

४०९७ | ९८ | ७९

२०२२

उत्तर सोमवार भाग - 2

[illegible]

SUB-REGISTRAR CLASS II HAVELI-11

| हवेली-११ | | |
|---|---|---|
| ४०८७ | ११ | ११८ |
| २०२२ | | |

दस्त पोचतारा भाग - 2

93193

JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

| हवेली-११ | | |
|---|---|---|
| ४०९७ | ९५० | ९९८ |
| २०२२ | | |

OFFICE OF THE SUB-REGISTRAR
HAVELI NO. 11, PUNE
MAHARASHTRA (INDIA)

INDIA NON JUDICIAL

ORIGINAL COPY (NOT TRANSFERABLE)

RECEIPT FOR PAYMENT TO GOVERNMENT

INDENTURE

THIS INDENTURE made and executed at Pune this 28th day of JUNE 2022.

हवेली-११
४०९७-१९ १९८
२०२२

THE SUB-REGISTRAR
HAVELI-11

SUB-REGISTRAR CLASS-II HAVELI-11

| हवल–११ | | |
|---|---|---|
| ४०९७ | ७०१ | ११९ |
| २०२२ | | |

दस्तावेज़ क्रमांक : 421/2022

## सूची क्र. दोन INDEX NO. II

(1) [illegible] अभिषेक पुत्री/पत्नी भावी
य कलाकाम (पहिलेसहदावाह)
बाकीत अदाखल: अदाखली दोरी
की पक्षकारांत ते लघुत करणेत) फिसमाफ: रु. 0.00
रु. 0.00

(2) भू मापन, पोटहिस्सा व सदनिका (अदाखली)

(1) मौजे: वडगाव शेरी स. नं 7/1 शेत 01 हे 03 आर,स नं 7/2 शेत 00 हे 00 आर,स नं 7/3 शेत 7 हे 40 आर,स नं 7/4 शेत 01 हे 44 आर,स नं 7/5 शेत 03 हे 42 आर,स नं 8/1/1/2 शेत 00 हे 42 आर,स नं 38/1अ/1 शेत 02 हे 74.6 आर,स नं 258 शेत 00 हे 9.24 आर एकूण शेत 21 हे 0.04 आर

(3)मोबदला

(1)

(4) बाजारभाव जिल्हा पृष्ठी देण्यात आलेल्या नोंदी

(1)

(5) दस्तऐवज करून देणा-या [illegible]
य संपूर्ण पत्ता नाव किंवा [illegible]

(6) दस्तऐवज करून घेणा-या [illegible]
नाव व संपूर्ण पत्ता [illegible]
असल्यास, प्रतिनिधी नाव व संपूर्ण पत्ता

(7) दिनांक

(8)

(9) अनुक्रमांक, खंड व पृष्ठ

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

(11) बाजारभावाप्रमाणे नोंदणी शुल्क

(12) शेरा

TWENTY RUPEES

१) पक्षकार

२) [illegible]

दस्तऐवज करून देणा-या/लिहून ठेवणा-या सही

फोटो

अंगठ्याचा ठसा

दिनांक: 9/01/2022

सह दु. नि. (वर्ग-२) हवेली-११

दु. नि. (वर्ग-२) हवेली-११

| हवल–११ | | |
|---|---|---|
| ४०८९ | ७०२ | ११८ |
| २०२२ | | |

5
5.5M

हवल-२३
०५/०१२१/१/१०
२०१९

हवल-११
80660 903 99e
२०३३

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

| | | | |
|---|---|---|---|
| PRN | 1502201909437 | Receipt Date | 21/02/2019 |

Received from BRAMHACORP LTD THROUGH DIRECTOR HIMANSHU VINODKUMAR AGRAWAL, Mobile number 0000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 3141 dated 21/02/2019 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune.

DEFACED
₹ 200
DEFACED

**Payment Details**

| | | | |
|---|---|---|---|
| Bank Name | sbiepay | Payment Date | 15/02/2019 |
| Bank CIN | 10004152019021508080 | REF No. | 201904614170631 |
| Deface No | 1502201909437D | Deface Date | 21/02/2019 |

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

हवल-२३
२/३१२१ | २ | १०
२०१९

CHALLAN
MTR Form Number-6

| | | | | | |
|---|---|---|---|---|---|
| GRN | MH011980382201819E | BARCODE | | Date 15/02/2019-15:57:52 | Form ID 48(f) |
| Department | Inspector General Of Registration | | | Payer Details | |
| Type of Payment | Stamp Duty<br>Registration Fee | | | TAX ID (If Any) | 8000908 99C |
| | | | | Pay Name (Applicable) | |
| Office Name | HVL11_HAVELI 11 JOINT SUB REGISTRAR | | | Full Name | BRAMHACORP LTD THROUGH DIRECTOR |
| Location | PUNE | | | | HIMANSHU VINODKUMAR AGRAWAL |
| Year | 2018-2019 One Time | | | Flat/Block No. | CAMP |
| Account Head Details | | Amount In Rs. | | Premises/Building | |
| 0030046401 | Stamp Duty | 500.00 | | Road/Street | - |
| 0030063301 | Registration Fee | 100.00 | | Area/Locality | PUNE |
| | | | | Town/City/District | |
| | | | | PIN | 4 1 1 0 0 1 |
| | | | | Remarks (If Any) | |
| | | | | SecondPartyName=SHASHIKANT NARAYAN PATIL~ | |
| | | | | Amount In Words | Six Hundred Rupees Only |
| Total | | 600.00 | | | |

SUB-REGISTRAR CLASS-II HAVELI-11

DEFACED ₹600.00 DEFACED

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | STATE BANK OF INDIA | FOR USE IN RECEIVING BANK | | | |
| Cheque-DD Details | | Bank CIN | Ref. No. | 00040572019021563706 | CKI5830348 |
| Cheque/DD No. | | Bank Date | RBI Date | 15/02/2019-03:58:31 | 16/02/2019 |
| Name of Bank | | Bank-Branch | | STATE BANK OF INDIA | |
| Name of Branch | | Scroll No. , Date | | 47 , 16/02/2019 | |

Department ID : Mobile No. [illegible]

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तऐवजी लागु आहे. नोंदणी न करावयाच्या दस्तऐवजी [illegible] नाही.

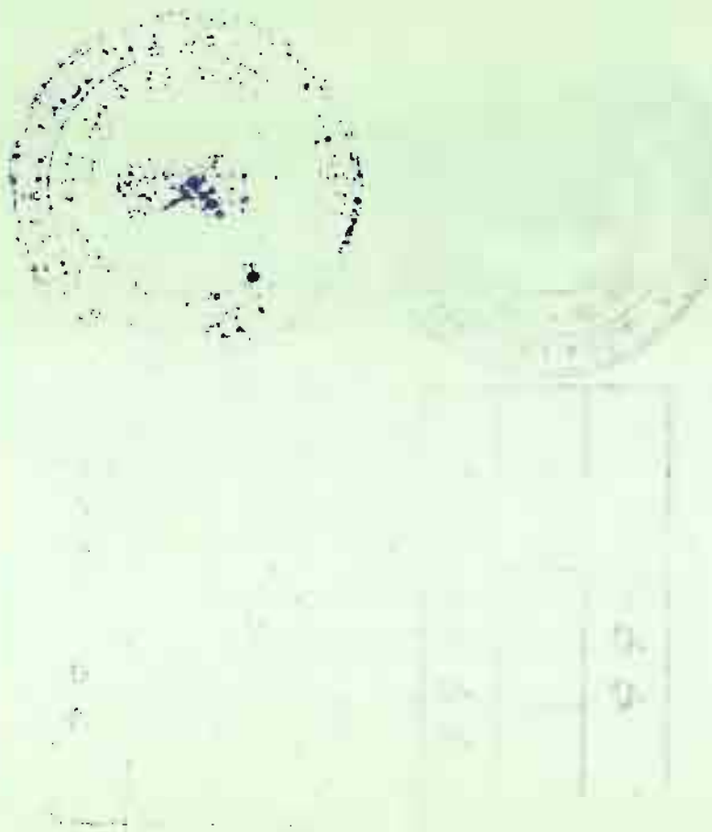
Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI-02
Date: 2019.02.21 15:34:21 IST
Reason: Secure Document
Location: India

Challan Defaced Details

| Sr. No. | Remark | Defacement No. | Defacement Date | UserId | Defacement Amount |
|---|---|---|---|---|---|
| 1 | (IS)-524-3141 | 0006788712201819 | 21/02/2019-15:26:38 | IGR564 | [illegible] |
| 2 | (IS)-524-3141 | 0006788712201819 | 21/02/2019-15:26:38 | IGR564 | [illegible] |
| | | | Total Defacement Amount | | 600.00 |



Print Date 21-02-2019 03:34:21



हवल-११

| | | | |
|---|---|---|---|
| MAH | ९०८७ | ९०५ | ३९८ |

| | | | | | |
|---|---|---|---|---|---|
| GRN | MH011980362201819E | BARCODE | | Form ID | 48(f) |
| Department | Inspector General Of Registration | | Payer Details | | |
| Type of Payment | Stamp Duty<br>Registration Fee | | TAX ID (If Any) | | |
| | | | PAN No.(If Applicable) | | |
| Office Name | HVL11_HAVELI 11 JOINT SUB REGISTRAR | | Full Name | BRAMHACCRP LTD THROUGH DIRECTOR HIMANSHU VINODKUMAR AGRAWAL | |
| Location | PUNE | | | | |
| Year | 2018-2019 One Time | | Flat/Block No. | CAMP | |
| Account Head Details | | Amount In Rs. | Premises/Building | | |
| 0030046401 | Stamp Duty | 500.00 | Road/Street | | |
| 0030063301 | Registration Fee | 100.00 | Area/Locality | PUNE | |
| | | | Town/City/District | | |
| | | | PIN | 4 1 1 0 0 1 | |
| | | | Remarks (If Any) | | |
| | | | SecondPartyName=SHASHIKANT NARAYAN PATIL~ | | |
| | | | Amount In Words | Six Hundred Rupees Only | |
| Total | | | | | |

हवल-२३ ९८१७३ १०

२०१९

| | | | | | |
|---|---|---|---|---|---|
| Payment Details | STATE BANK OF INDIA | | FOR USE IN RECEIVING BANK | | |
| Cheque-DD Details | | | Bank CIN | Ref. No. | 00040572019021563706 CKI5830348 |
| Cheque/DD No. | | | Bank Date | RBI Date | 15/02/2019-15:58:36 Not Verified with RBI |
| Name of Bank | | | Bank-Branch | | STATE BANK OF INDIA |
| Name of Branch | | | Scroll No. , Date | | Not Verified with Scroll |

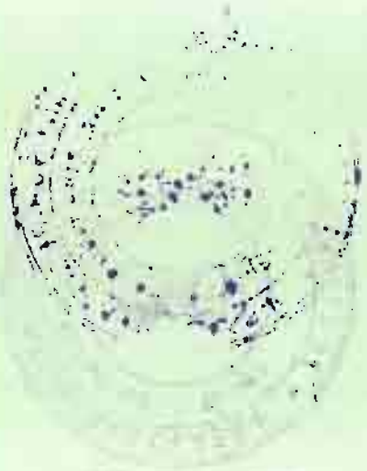
Department ID : Mobile No. : 0000000000

**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.



Print Date 15-02-2019 03:58:37



हवल-११
४०९७ | १०६ | ११९
२०२२

GENERAL POWER OF ATTORNEY

This GENERAL POWER OF ATTORNEY made and executed at Pune on this 16th Day of February 2019,

TO ALL TO WHOM THESE PRESENTS shall come I, **HIMANSHU VINODKUMAR AGRAWAL,** Age 33 Years, Occupation : Business, PAN : AGFPA0091A, having address at 3, Queen's Garden, Gen. A. K. Vaidya Marg, Camp, Pune 411001, SEND GREETINGS :-

**WHEREAS** I am the Director of (1) 'BRAMHACORP LIMITED' (formerly known as M/s. BRAMHA BUILDERS and subsequently as 'M/s. BRAMHACORP INFRASTRUCTURES', thereafter as 'BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED' and thereafter as 'BRAMHACORP PRIVATE LIMITED') and a former hotel company identified as BRAMHACORP HOTELS & RESORTS LIMITED (previously known as Bramha Bazaz Hotels Limited and subsequently as BRAMHA LUXURY HOTELS LIMITED) and which after merger known as 'BRAMHACORP LIMITED', (3) BRAMHACORP LEISURE CLUBS PRIVATE LIMITED (previously known as CITIZENS SPORTS AND RECREATION CLUBS PRIVATE LIMITED and subsequently as BRAMHACORP LUXURY CLUBS PRIVATE LIMITED) and 'MOVAJ ENTERPRISES PRIVATE LIMITED', who are engaged in promotion of various Hotel, residential and commercial projects in and around Pune and in State of Maharashtra and Goa.

**AND WHEREAS** as Director of the aforesaid Companies, their Affiliates, sister concerns and / or Firm, or in my personal capacity, I am required to execute various Agreements, Deeds, Documents, Instruments, Conveyances and other writings in respect of the properties acquired by the said Companies and / or the Firms;

**AND WHEREAS** I am also required to execute various deeds, documents and instruments in my individual capacity and/or as Director / Partner of various other Companies / Partnership Firms;

**AND WHEREAS** the said Agreements, Deeds, Documents, Instruments, Conveyances and other writings which are executed by me in my individual capacity and / or in the capacity as Director / Partner of various other Companies / firm and / or in the capacity as Director and / or Partner of the said Companies and / or Firm are required to be lodged for registration at the office of the Sub Registrar of Assurances;

**AND WHEREAS** I am preoccupied in my own business activity and hence I will be unable to appear before the Sub Registrar of Assurances, for admitting all such Agreements, Deeds, Documents, Instruments, Conveyances and other required writings executed by me in my individual capacity and / or in the capacity as Director / Partner of various other Companies / firm and / or in the capacity as Director and / or Partner of the said Companies and / or Firm;

**AND WHEREAS** I am therefore desirous of appointing **MR. SHASHIKANT NARAYAN PATIL,** Age – 45 Years, Occupation : Service, PAN : AIIPP4071G, Aadhar No : 469672152708, Address : Plot No. 50, Sector No. 2, Indrayani Nagar, Opposite Police Line, Kamal Narayan, Bhosari, Pune 411026, as my true and lawful Attorney to attend the office of the Sub Registrar of Assurances, and to admit execution of all such Agreements, Deeds, Documents, Instruments, Conveyances and other required writings executed by me in my individual capacity and / or in the capacity as Director / Partner of various other Companies / Firm and / or in the capacity as Director and / or Partner of the said Companies and / or Firm;

**NOW KNOW ALL YE MEN BY THESE PRESENTS THAT** I the Executant above named do hereby and hereunder nominate, constitute and appoint **MR. SHASHIKANT NARAYAN PATIL,** Age – 45 Years, Occupation : Service, PAN : AIIPP4071G, Aadhar No : 469672152708, Address : Plot No. 50, Sector No. 2, Indrayani Nagar, Opposite Police Line, Kamal Narayan, Bhosari, Pune 411026, to be my true and lawfully constituted Attorney for the purpose expressed that is to say :-

1. To admit execution of all the Agreements, Deeds, Documents, Instruments, Conveyances and other writings executed and signed by me in my individual capacity and / or in the capacity as Director / Partner of various other Companies / firms enumerated herein above and / or in the capacity as Director and / or Partner of any Company and / or Firm.

2. To present and lodge in the office of any Sub Registrar of Assurances and to admit execution of all such Agreements, Deeds, Documents, Instruments, Conveyances and other writings executed and signed by me in my individual capacity and / or in the capacity as Director / Partner of various other Companies / firm and / or in the capacity as Director and / or Partner of the said Companies and / or Firm enumerated herein above. To complete the process of registration, to pay the required registration charges, to sign in books of registration office on my behalf, to collect the original registered documents on my behalf and to get certified copies of all such registered Documents on my behalf.

3. AND I DO HEREBY agree to ratify and confirm all and whatever my said Attorney shall or purport to do or cause to be done by virtue of these presents.

हवल-११

| | | |
|---|---|---|
| ४०९७ | १०७ | ११९ |

२०२२

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET MY HAND AND SEAL ON THE DAY DATE AND PLACE ABOVEMENTIONED.

WITNESS

1.
NAME RAMLING SARODE
ADDRESS CHANDANNAGAR PUNE-14

Smoder.A.

2.
NAME Rakesh Gaikwad
ADDRESS Camp Pune

EXECUTANT
MR. HIMANSHU VINODKUMAR AGRAWAL

WE ACCEPT THE POWERS

MR. SHASHIKANT NARAYAN PATIL
ATTORNEY

I KNOW THE EXECUTANT

(Sujit Waymane)
ADVOCATE

हवल-२३

| | | |
|---|---|---|
| ४/३१२१ | ५ | १० |

२०२१

हवल – ११

| | | |
|---|---|---|
| ४०८८ | १०८ | ११८ |

२०२२

PERMANENT ACCOUNT NUMBER
SHASHIKANT NARAYAN PATIL
NARAYAN MAHADEV PATIL
जन्म तिथि / DATE OF BIRTH
29-01-1974
हस्ताक्षर / SIGNATURE
P.R.Sharma
आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax(Computer Operations)

IDENTITY CARD

**BAR COUNCIL OF MAHARASHTRA & GOA**

HIGH COURT, MUMBAI -32.

**ADVOCATE**

NAME : Waghmare Sujeet Dnyaneshwarrao

ADDRESS : C/o S.M. Fulmali, Plot No.400 Chandanagar, Nagpur.

EN. DATE 16-8-1999 Mah/4677/99 SECRETARY

शशिकांत नारायण पाटील
Shashikant Narayan Patil
जन्म वर्ष / Year of Birth : 1974
पुरुष / Male

4696 7215 2708

आधार – सामान्य माणसाचा अधिकार

हवल – २३

| | | |
|---|---|---|
| ७/३१२९ | ८ | ७० |

२०१९

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AGRAWAL HIMANSHU VINODKUMAR
VINODKUMAR BRAMHADUTT AGRAWAL
16/05/1988
Permanent Account Number
AGFPA0091A
Signature

हवल-११
४०९७ | १०९ | ७७९
२०२२

भारत सरकार-कॉर्पोरेट कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, महाराष्ट्र, पूणे

लिमिटेड कम्पनी के रुप में परिवर्तित होने के परिणामस्वरुप, कम्पनी के नाम में परिवर्तन का नया निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U70101PN2012PLC142705

मैसर्स BRAMHACORP PRIVATE LIMITED

के मामले मे, मैं एतदद्वारा सत्यापित करता हूँ कि मैसर्स

BRAMHACORP PRIVATE LIMITED

जो मूल रुप में दिनांक सत्ताईस मार्च दो हजार बारह को कम्पनी अधिनियम, 1956 (1956 का 1) के अतंर्गत मैसर्स

BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED

के रुप में निगमित की गई थी, और उसके द्वारा कम्पनी अधिनियम,1956 की धारा [illegible] धारा 31/21 की शर्तों के अनुसार विधिवत आवश्यक विनिश्चय दिनांक 14/09/2013 को पारित किया है, उक्त कम्पनी का नाम परिवर्तित होकर आज मैसर्स

BRAMHACORP LIMITED

हो गया है तथा यह प्रमाण-पत्र उक्त अधिनियम की धारा 23(1) के अनुसार [illegible] जारी किया जा रहा है।

यह प्रमाण-पत्र, आज दिनांक उनतीस अक्तूबर दो हजार तेरह को पूणे [illegible] में जारी किया जाता है।

हवल-२३
४/३१७७ | ५ | १०
२०१३

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GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, Maharashtra, Pune

## Fresh Certificate of Incorporation Consequent upon Change of Name on Conversion to Public Limited Company

Corporate Identity Number : U70101PN2012PLC142705

In the matter of M/s BRAMHACORP PRIVATE LIMITED

I hereby certify that BRAMHACORP PRIVATE LIMITED which was originally incorporated on Twenty Seventh day of March Two Thousand Twelve under the Companies Act, 1956 (No. 1 of 1956) as BRAMHACORP INFRASTRUCTURES PRIVATE LIMITED having duly passed the necessary resolution on 14/09/2013 in terms of Section 31/ 21 read with Section 44 of the Companies Act, 1956, the name of the said company is this day changed to BRAMHACORP LIMITED and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given at Pune this Twenty Nineth day of October Two Thousand Thirteen.

Registrar of Companies, Maharashtra, Pune
कम्पनी रजिस्ट्रार , महाराष्ट्र, पूणे

*Note: The corresponding form has been approved by SHINDE AMOL BHAGWAN, Assistant Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006.
The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

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कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :
Mailing Address as per record available in Registrar of Companies office:

BRAMHACORP LIMITED
3, QUEENS GARDEN, RESIDENCY CLUB,, PUNE,
PUNE - 411001,
Maharashtra, INDIA

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF BRAMHACORP LIMITED HELD ON TUESDAY 20TH DECEMBER 2016**

**AUTHORITY TO SIGN AND EXECUTE AGREEMENTS ON BEHALF OF THE COMPANY**

**"RESOLVED THAT** the consent of the Board of Directors be and is hereby accorded to authorize the following Director/s to act/represent on behalf of the Company in all matters including to sign, execute, handover & submit various agreements, deeds, documents relating to the sale of flats or any other documents required under any law for the time being in force or required by any statutory authority and to approach and represent the Company with all necessary authorities as and when required.

1. Mr. Ajay Agrawal
2. Mr. Dinesh Agrawal
3. Mr. Himanshu Agrawal
4. Mr. Karan Agrawal

**RESOLVED FURTHER THAT** any Director/s/Company Secretary of the Company be and is hereby authorised to give a certified true copy of the said resolution whenever required."

**For and on behalf of board of directors of**
**BRAMHACORP LIMITED**

**WHOLE-TIME DIRECTOR**

Summary1 (GoshwaraBhag-1)

हवल-२३
४०८७ | ७७७ | ७७८

524/3141
गुरुवार,21 फेब्रुवारी 2019 3:27 म.नं

दस्त गोषवारा भाग-1 | हवल23 | दस्त क्रमांक: 3141/2019

दस्त क्रमांक: हवल23/3141/2019

बाजार मुल्य: रु. 00/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल23 यांचे कार्यालयात

अ. क्रं. 3141 वर दि.21-02-2019

रोजी 3:27 म.नं. वा. हजर केला.

पावती:3190 पावती दिनांक: 21/02/2019

सादरकरणाराचे नाव: ब्रम्हाकॉर्प लिमिटेड तर्फे डायरेक्टर श्री.हिमांशू विनोदकुमार अग्रवाल - -

| | |
|---|---|
| नोंदणी फी | रु. 100.00 |
| दस्त हाताळणी फी | रु. 200.00 |
| पृष्ठांची संख्या: 10 | |
| एकुण: | 300.00 |

दस्त हजर करणाऱ्याची सही:

Jt. Sub Registrar Haveli 23

Jt. Sub Registrar Haveli 23

दस्ताचा प्रकार: जनरल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: (48-ड) जेव्हा त्यामुळे ठेका व्यक्तीला एकापेक्षा अधिक संव्यवहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्रं. 1 21 / 02 / 2019 03 : 27 : 27 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 02 / 2019 03 : 28 : 22 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणा- सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तात जोडलेली पुरक कागदपत्रे ही अस्सल व खरी असून ती खोटी व बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहू.

लिहून घेणार

लिहून देणार

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II * HAVELI-23 *

Summary-2( दस्त गोषवारा भाग - २ )

हवल-११

४०९७ | ११२ | ११९

दस्त गोषवारा भाग-2 | हवल23 ४ | १० | १७

दस्त क्रमांक:3141/2019

21/02/2019 3 28:36 PM

दस्त क्रमांक :हवल23/3141/2019

दस्ताचा प्रकार :-जनरल पॉवर ऑफ अँटर्नी

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:श्री. शशिकांत नारायण पाटील - -<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं. 50 , सेक्टर नं. 2 , इंद्रायणी नगर , पोलीस लाईन समोर , कमल नारायण , भोसरी , पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे.<br>पॅन नंबर:AIIPP4071G | पॉवर ऑफ़ अटॉर्नी होल्डर<br>वय :-45<br>स्वाक्षरी:- | | |
| 2 | नाव:ब्रम्हाकॉर्प लिमिटेड तर्फे डायरेक्टर श्री.हिमांशु विनोदकुमार अग्रवाल - -<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 3, क्वीन्स गार्डन , जनरल ए के वैद्य मार्ग , कॅम्प , पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे.<br>पॅन नंबर:AGFPA0091A | कुलमुखत्यार देणार<br>वय :-33<br>स्वाक्षरी:- | | |

वरील दस्तऐवज करुन देणार तथाकथीत जनरल पॉवर ऑफ अँटर्नी चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:21 / 02 / 2019 03 : 29 : 42 PM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पुटवितात

| अनु क्र | पक्षकाराचे नाव व पत्ता | | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:अँड सुजित - वाघमारे<br>वय:42<br>पत्ता:प्रतिक नगर येरवडा पुणे<br>पिन कोड:411006 | स्वाक्षरी | | |

शिक्का क्र.4 ची वेळ:21 / 02 / 2019 03 : 30 : 04 PM

Jt. Sub Registrar Haveli 23

EPayment Details.

| sr. | Epayment Number | Defacement Number |
|---|---|---|
| 1 | 1502201909437 | 1502201909437D |
| 2 | MH011980382201819E | 0006788712201819 |

3141 /2019

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II * HAVELI-23 *

हवल-११

४०९७ | ९९३ | ९९९

२०२२

प्रमाणपत्र

मी श्री. शशिकांत नारायण पाटील वय 48 वर्ष, धंदा - नोकरी, रा. भोसरी, पुणे या द्वारे घोषित करतो की, दुय्यम निबंधक, हवेली क्र. ११ यांचे कार्यालयात करारनामा या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री.---हिमांशु अग्रवाल---------- यांनी दस्त क्र. 3141/2019--दि. 21/02/२०१९ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/ निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून घेणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक: 25/02/२०२२

कुलमुखत्यारपत्रधारकाचे नांव व सही
(शशिकांत नारायण पाटील)

हवल-११
४०९७ | ११४ | ११९
२०२२

To,

Bramha Corp Ltd,
Pune.

I/We the undersigned has/have booked Apartment / Unit no. **1201**, situated on the **12ST** floor in the building No. Wing A real estate project identified as ***'THE COLLECTION PREMIUM'*** situated within the layout of properties bearing survey no. 7/1 to 7/5, 8/1/1/2, 38A/1B/1 and 3/2 (part) situated at village Wadgaonsheri, Pune.

The stamp duty charges of **Rs.5,40,000/- (Rupees Five Lakh Forty Thousand Only)**is paid by the Promoter i.e. BramhaCorp Limited as per the GR.No 1820/Amu.27/Pra.Kr 80/20/Navi-13 dated 14/01/2021 and commencement certificate issued by the PMC CC/1923/21 dated 04/10/2021 and I will be paying only the consideration and other agreed amounts mentioned in the agreement.

**1. MR. SUNIL OMPRAKASH DHINGRA**

**2. MRS. PRIYA SUNIL DHINGRA**

**3. MR. VIJAY SUNIL DHINGRA**

Address - **B2 903, WATERBAY SOCIETY BY BRAHMACORP, BEHIND LAST BUS STAND VADGAON SHERI, PUNE-411014.**

हवल – ११

४०८७ | ११५ | ११८

२०२२

भारत सरकार
GOVERNMENT OF INDIA

विजय सुनील धिंग्रा
Vijay Sunil Dhingra
जन्म तिथि/DOB: 06/03/1997
पुरुष/ MALE
Mobile No: 7385400717
**8561 7809 1725**
VID : 9114 9556 5312 2330

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT

DHINGRA VIJAY SUNIL

SUNIL OMPRAKASH DHINGRA

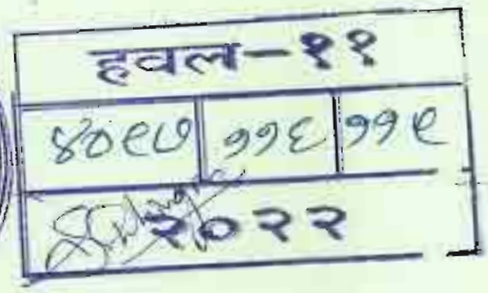
06/03/1997
Permanent Account Number
CQNPD9395Q

Signature

भारत सरकार
GOVT. OF INDIA

27102016

भारत सरकार
GOVERNMENT OF INDIA
सुनील ओमप्रकाश धिंग्रा
Sunil Omprakash Dhingra
6164 5028 0373
आधार – सामान्य माणसाचा अधिकार


हवल–११
४०८७ | ११८ | ११९
2022

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
DHINGRA SUNIL OM PRAKASH
SUNIL OMPRAKASH DHINGRA
AGPPD4414Q

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA
PRIYA SUNIL DHINGRA
SUBHASH RAMCHANDRA AHUJA

प्रिया सुनील ढींग्रा
Priya Sunil Dhingra
जन्म तिथि/DOB: 07/01/1972
महिला/ FEMALE
Mobile No: 9823783875
5342 7094 1040
माझे आधार, माझी ओळख

Pre-Registration summary(नोंदणी पूर्व गोषवारा )

| मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव ) | | | | | |
|---|---|---|---|---|---|
| Valuation ID | 202202259167 | | | | 25 February 2022,07:55 28 PM |
| मूल्यांकनाचे वर्ष | 2021 | | | | |
| जिल्हा | पुणे | | | | |
| मूल्य विभाग | तालुका हवेली विभागाचे नाव : ( वि.क्र.29) वडगाव शेरी (रामवाडी) (पुणे महानगरपालिका) | | | | |
| उप मूल्य विभाग | 29/442-महानगरपालिकेच्या नविन हद्दीतील उर्वरीत क्षेत्रातील मालमत्ता | | | | |
| क्षेत्राचे नांव | Pune Muncipal Corporation | सर्व्हे नंबर /न. भू. क्रमांक : | सर्व्हे नंबर#7 | | |
| **वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.** | | | | | |
| खुली जमीन | निवासी सदनिका | कार्यालय | दुकाने | औद्योगीक | मोजमापनाचे एकक |
| 25480 | 69380 | 90890 | 124950 | 0 | चौ. मीटर |
| **बांधीव क्षेत्राची माहिती** | | | | | |
| बांधकाम क्षेत्र(Built Up)- | 115.995चौ. मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय - | 0 TO 2वर्षे | मूल्यदर/बांधकामाचा दर- | Rs 69380/- |
| उद्ववाहन सुविधा - | आहे | मजला - | 11th to 20th Floor | कार्पेट क्षेत्र- | 105.45चौ. मीटर |
| Sale Type - First Sale | | | | | |
| Sale/Resale of built up Property constructed after circular dt 02/01/2018 | | | | | |

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी )* मजला निहाय घट/वाढ

= (69380 * (100 / 100 ) ) * 107.5 / 100

= Rs.74584/-

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 74237 * 115.995

= Rs 8611120.815/-

E) बंदिस्त वाहन तळाचे क्षेत्र 12.5चौ. मीटर

बंदिस्त वाहन तळाचे मूल्य = 12.5 * (69380 * 25/100 )

= Rs 216812.5/-

Applicable Rules = 3, 18, 19 ,15

**एकत्रित अंतिम मूल्य** = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + जगतच्या 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

= 8611120.815 + 0 + 0 + 0 + 216812.5 + 0 + 0 + 0 + 0 + 0

=**Rs.8827933.315/-**

**= ₹ अठ्ठ्याऐंशी लाख सत्तावीस हजार नऊ शे तेहेतीस /-**

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THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI-11

हवल-११
४०९७ | ११७ | ११९
२०२२

329/4097
शुक्रवार,25 फेब्रुवारी 2022 8:00 म.नं.

दस्त गोषवारा भाग-1

हवल11 ११८/११९
दस्त क्रमांक: 4097/2022

दस्त क्रमांक: हवल11 /4097/2022

बाजार मुल्य: रु. 88,27,933/- मोबदला: रु. 90,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,40,000/-

दु. नि. सह. दु. नि. हवल11 यांचे कार्यालयात
अ. क्रं. 4097 वर दि.25-02-2022
रोजी 7:59 म.नं. वा. हजर केला.

पावती:4520 पावती दिनांक: 25/02/2022
सादरकरणाराचे नाव: सुनील ओमप्रकाश धिंग्रा - -

| | |
|---|---|
| नोंदणी फी | रु. 30000.00 |
| दस्त हाताळणी फी | रु. 2700.00 |
| पृष्टांची संख्या: 135 | |
| एकुण: | 32700.00 |

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-11
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

सह दुय्यम निबंधक, हवेली-11
सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

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 क्रं. 1 25 / 02 / 2022 07 : 59 : 05 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 25 / 02 / 2022 07 : 59 : 56 PM 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.

लिहून घेणार

लिहून देणार

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
हवेली क्र. ११ चे सह. दुय्यम निबंधक वर्ग-२ ची मुद्रा
HAVELI-11

दस्त गोषवारा भाग-2

हवल11 99e/99e
दस्त क्रमांक:4097/2022

25/02/2022 8 02:30 PM

दस्त क्रमांक :हवल11/4097/2022
दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|---|
| 1 | नाव:मूळ मालक मेसर्स बजाज इलेक्ट्रीकल्स ली.तर्फे कु.मु म्हणून श्री विनोदकुमार ब्रम्हदत्त अग्रवाल यांच्या तर्फे कु. मु. म्हणुन व ब्रम्हाकॉर्प लि. तर्फे अधिकृत डायरेक्टर श्री हिमांशु विनोदकुमार अग्रवाल तर्फे दस्त नोंदणीकरिता क.ज.कु.मु. म्हणुन शशिकांत पाटील<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रेसिडेन्सी क्लब 3 क्रीन्स गार्डन जनरल अरुण कुमार वैद्य मार्ग कैम्प पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे<br>पॅन नंबर:AAFCB0273N | लिहून देणार<br>वय :-48<br>स्वाक्षरी:- | | |
| 2 | नाव:सुनील ओमप्रकाश धिंग्रा - -<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी 2 903, वॉटरवे सोसायटी बाय ब्रम्हाकॉर्प, लास्ट बस स्टॅन्ड च्या मागे वडगाव शेरी , पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे.<br>पॅन नंबर:AGPPD4414Q | लिहून घेणार<br>वय :-57<br>स्वाक्षरी:- | | |
| 3 | नाव:प्रिया सुनील धिंग्रा - -<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी 2 903, वॉटरवे सोसायटी बाय ब्रम्हाकॉर्प, लास्ट बस स्टॅन्ड च्या मागे वडगाव शेरी , पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे.<br>पॅन नंबर:AMKPD7574N | लिहून घेणार<br>वय :-50<br>स्वाक्षरी:- | | |
| 4 | नाव:विजय सुनील धिंग्रा - -<br>पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बी 2 903, वॉटरवे सोसायटी बाय ब्रम्हाकॉर्प, लास्ट बस स्टॅन्ड च्या मागे वडगाव शेरी , पुणे , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, पुणे.<br>पॅन नंबर:CQNPD9395Q | लिहून घेणार<br>वय :-25<br>स्वाक्षरी:- | | |

वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 02 / 2022 08 : 02 : 12 PM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|---|---|---|---|
| 1 | नाव:ॲड. सुजित बाघमारे - -<br>वय:45<br>पत्ता:प्रतीक नगर, येरवडा, पुणे<br>पिन कोड:411006 | | |

स्वाक्षरी

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकूण 99e पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
80e6 नंबरी नोंदला.

शिक्का क्र.4 ची वेळ:25 / 02 / 2022 08 : 02 : 28 PM

सह दुय्यम निबंधक, हवेली-11

सह दुय्यम निबंधक (वर्ग-२) हवेली क्र.११

Payment Details.

| sr. | Purchaser | Type | Verification no/Vendor | GRN/Licence | Amount | User At | Receipt Number | Deface Date |
|---|---|---|---|---|---|---|---|---|
| 1 | SUNIL OMPRAKASH DHINGRA | eChallan | 03006172022022401294 | MH013643280202122E | 540000.00 | SD | 0006651875202122 | 25/02/2022 |
| 2 | SUNIL OMPRAKASH DHINGRA | eChallan | | MH013643280202122E | 30000 | RF | 0006651875202122 | 25/02/2022 |
| 3 | | DHC | | 2202202203616 | 2000 | RF | 2202202203616D | 25/02/2022 |
| 4 | | DHC | | 2202202203712 | 700 | RF | 2202202203712D | 25/02/2022 |

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

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र.११
दिनांक 25/02/2022

4097 /2022

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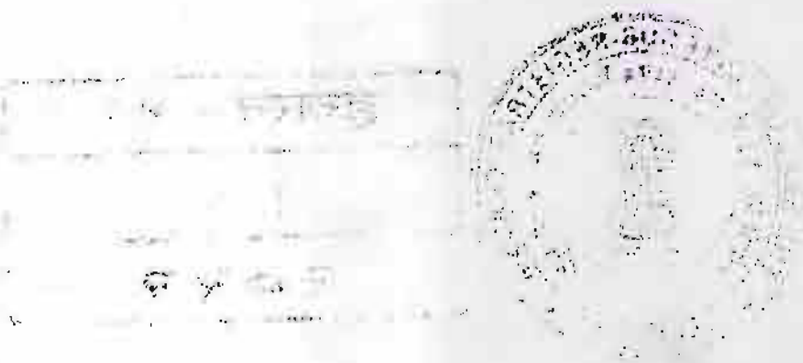
For feedback, please write to us at feedback.isarita@gmail.com