

//SHREE GAJANAN PRASANNA//

:- AGREEMENT FOR SALE :-

THIS AGREEMENT FOR SALE IS MADE AND EXECUTED ON.....DAY IN
THE MONTH OF IN THE YEAR

BETWEEN

SONIGARA & BHOSALE ASSOCIATES

A Partnership firm registered under the
Indian Partnership Act, 1932 having office
at – Shop No. 11, Laxmitara Market,
Dange Chowk, Thergaon, Pune 411 033.

PAN: ACKFS7660M

Through its Partners

1. MR. ANKIT AMRIT SONIGARA

Age : 24 years, Occupation: Business
Residing At : Main Bazar, Dehu Road,
Pune 412 101

PAN : CCTPS3200H

2. MR. VINOD SUBHASH BHOSALE

Age : 42 years, Occupation: Business
Residing At : 177/1/7, Prabhat Colony,
Shankar Kalate Nagar, Wakad Road,
Wakad, Pune - 411057

PAN : APUPB6089D

Hereinafter referred to as '**THE DEVELOPER/PROMOTER**' (which expression
unless repugnant to the context or meaning thereof shall mean and include the firm
its partners for the time being constituting the firm their respective executors,
administrators, successors, assigns, etc.,)

...THE PARTY OF THE FIRST PART

AND

1) MR/MRS.....

Age- yrs, Occ-

PAN No.

R/at-

.....

.....

2) MR/MRS.....

Age- yrs, Occ-

PAN No.

R/at : As Above

Hereinafter referred to as the '**ALLOTEE/ PURCHASER/S**' (which expression unless
repugnant to the context or meaning thereof shall mean and include his/her heirs,
executors, administrators and assigns).

...THE PARTY OF THE SECOND PART

AND

A)DHANSHREE CONSTRUCTION

A Registered Partnership firm registered under the
Indian Partnership Act, 1932 having office
at – Shop No. 11, Laxmitara Market,
Dange Chowk, Thergaon, Pune 411 033.
PAN: AAefd4519R

Through its Partners

MR. RAMESH KESARIMAL SONIGARA

Age : 58 years, Occupation: Business
Residing At : 201, Chinchwad Station,
Mumbai- Pune Highway, Chinchwad, Pune 411019

B)

1) MR. ARJUN MUGATRAO SHIRKE

Age : 49 years, Occupation: Service
R/at : Sharad Hsg. Soc., Sector 27/A,
Pradhikaran, Nigadi, Pune 411 044
PAN No. AFWPS4827E

2) LAXMAN SOPAN JAGDALE (Since Deceased)

Through his Legal Heirs

2a) SMT. SHINDHU LAXMAN JAGDALE

Age : 54 years, Occupation: Housewife
R/at : C- 80, Room No. 02, Maharashtra Co. op. Hsg. Soc.
Sector 26, New Mumbai, Barshi, Maharashtra 400703
PAN No. ALSPJ1700B

2b) MR. AMAR LAXMAN JAGDALE

Age : 28 years, Occupation: Service
R/at : Tal. Koregaon, Dist. Satara,
Kavadewadi, Hivare, Satara, Maharashtra 415021
PAN No. AMOPJ3803E

2c) MRS. SHEELA MAHESH DHEMBARE

Age : 31 years, Occupation: Housewife
R/at : Flat No. 306, Swami Samarth Residency,
S. No. 1/1/1, Near Maruti Mandir, Laxminagar,
Nigdi, Pune 411 044
PAN No. BNEPD5679Q

3) MR. ANILKUMAR GOVIND BHOITE

Age : 52 years, Occupation: Service
R/at : Sharad Hsg. Soc., Sector 27/A,
Pradhikaran, Nigadi, Pune 411 044
PAN No. ABPPB5490F

4) MR. SUNIL KISANRAO RANAVARE

Age : 49 years, Occupation:

R/at : Krishna Lochan Bldg. , 132/5, C/26,
Shri. Sai Hsg. Soc., Gurudwara, Chinchwad
Pune 411 033

PAN No. AEKPR7288D

5) MR. BALASAHEB PANDURANG JAGDALE

Age : 63 years, Occupation: Retired

R/at : Shukla Bhawan, Gav Devi Road,
Bhandup West, Mumbai 400 078

PAN No. ABWPJ3579L

6) MRS. RAJIVI VITTHAL SHETTI

Age : 51 years, Occupation: Housewife

R/at : Shivaji Park, Sector No. 18,
Pote Corner Plot No. 200, Devi Krupa,
Sambhaji Nagar, Chinchwad, Pune 411 019

PAN No. AZNPS7834C

7) MR. BALASO BABURAO KUMBHAR

Age : 46 years, Occupation: Service

R/at : Flat No. 15, Bldg. No. A-5,
Shukratara Co. Op. Hsg. Soc., Sector 24,
Pradhikaran, Pune 411 044

PAN No. AAXPK7900N

8) MR. BRAMBHADEV PARSHURAM NALAWADE

Age : 57 years, Occupation: Service

R/at : ShrUTI Wastav, Plot No. 7a/6,
Flat No. 1, Ravet, Sector 29,
Pradhikaran, Pune 411 033

PAN No. ACHPN5850G

9) MR. SANTOSH JAGANNATH JAGDALE

Age : 38 years, Occupation: Service

R/at : Trimurti Niwas, Nigadi, Pune 411 044
PAN No. AVBPJ0390A

C)

1) MR. NAMDEV GOVIND BORHADE

Age : 46 years, Occupation: Business

R/at : Vitthal Nagar, Near Mauli Hospital,
At post Sangamner, Ahamadnagar 422605
PAN No. AVYPB4099B

2) MR. SANJAY GOVIND BORASE

Age : 45 years, Occupation: Business
R/at : 504, Geeta Apartment, Near Swimming Pool,
Manisha Nagar, Gate No. 1, Kalawa, Thane 400605
PAN No. AGAPB7989B

3) MR. PRITAM NARAYAN NAGAWANE

Age : 35 years, Occupation: Business
R/at : 47/7, Sector No. 28, Ganga Nagar,
Nigadi, Pune 411 044
PAN No. ACQPN9076R

4) MR. RAVINDRA ASHOK KARNAVAT (HUF)

Age : 36 years, Occupation: Business
R/at : 305, Navakar Commercial Complex,
Link Road, Chinchwad, Pune 411 033
PAN No. AIYPK0311J / AAOHR3791R

D)

1a) MR. HRISHIKESH ANANT CHINCHOLKAR

Age : 36 years, Occupation: Service
PAN No. A6710AHCPC

1b) MR. RAHUL ANANT CHINCHOLKAR

Age : 34 years, Occupation: Service
PAN No. AHRPC5286E
NO. 1 A & 1 B Both are Residing At : Flat No. 302,
Opp. Dmart, Yashsiddhi Co. Op. Hsg. Soc.,
PCNTDA, Sector 29, Ravet, Pune 412 101

2) MR. VINAYAK MAHADEV MAHAJAN

Age : 52 years, Occupation: Service
PAN No. AQ6686BVPM
Residing At : 11 , Bhairav Apartment,
Behind LIC Training Center, ADC, Sector 26,
Pradhikaran, Nigadi, Pune 411 044

3) MRS. PALLAVI PRADEEP VAYAKOLE

Age : 43 years, Occupation: Business
PAN No. J3243AARPW
Residing At : 204 A, Wastu Pooja, Plot No. 26,
Sector CDC, Purna Nagar, Chinchwad, Pune 411 019

4) MR. VISHWAJEET VYANKATRAO BIRAJDAR

Age : 32 years, Occupation: Service
PAN No. K8699ALMPB
Residing At : A- 302, Pragati Palace, Near SBI Bank,
Ravet, Pradhikaran, Pune 411 044

5a) MRS. VANDANA SANJAY ZOPE

Age : 46 years, Occupation: Housewife
PAN No. C1453AAWPZ

5b) MRS. CHARULATA HEMANT ZOPE

Age : 42years, Occupation: Housewife
PAN No. G7759AALPZ
No. 5 A & 5 B Both are Residing At : A- 11,
Bhairavi Apartment, Behind LIC Training Centre,
ADC, Sector 26, Pradhikaran, Nigadi, Pune 411 044

E) MR. BALWANT BABURAO ARGADE

Age : 50 years, Occupation: Service
PAN No. AATPA3218K
Residing At : Harit Shilp, B -603, S. No. 54/1,
Baliraj Colony, Rahatani, Pimpri, Pune 411 017
PAN AATPA3218K

F) MR. SUDAM MANOHAR PARAB

Age : 41 years, Occupation: Business
PAN No. F4221AMRPP
Residing At : 56/3, Ganga Nagar, Sector 28,
Pradhikaran, Nigadi, Pune 411 044

All through their Power of Attorney Holder

SONIGARA AND BHOSALE ASSOCIATES

A Partnership firm registered under the
Indian Partnership Act, 1932 having office
at – Shop No. 11, Laxmitara Market,
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PAN: ACKFS7660M
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Residing At : 177/1/7, Prabhat Colony,
Shankar Kalate Nagar, Wakad Road,
Wakad, Pune - 411057
PAN : APUPB6089D

(Hereinafter called and referred to as '**THE CONSENTING PARTY**' for the sake of
brevity and convenience and which expression unless context to the contrary shall

mean and include their legal heirs, executors, administrators, agents, managers and assigns, etc.)

...PARTY OF THE THIRD PART

A)

i) WHEREAS the land bearing S. No. 97/1A/1A/1 admeasuring about 5 H. 64 Aar + Pot Kharaba admeasuring about 00 H. 20 Aar total admeasuring about 5 H. 84 Aar of village Ravet Tal. Haveli, Dist. Pune was originally owned by Mr. Gokul Bhika Mhaske.

AND WHEREAS Mr. Gokul Bhika Mhaske prepared the private lay out of the land admeasuring about 0 H. 24 Aar and divided the said land in plots. Mr. Gokul Bhika Mhaske sold 00 Hectar 24 land to various purchasers. Details are as under :-

Sr. No.	Purchaser Name	Area of Plot (Aar)	Sale Deed Reg. No. & date	Mutation Entry No.
1	Mr. Sanjay Laxman Devatmal	1	Reg..No. 5445/95 Dated 12/07/95	3018
2	Mr. Sunil Laxman Devatmal	1	Reg..No. 5446/95 Dated 12/07/95	3019
3	Smt. Afjalbi Sikandar Shaikh and Mr. Salim Sikandar Shaikh	3	Reg..No. 3125/95 Dated 19/04/95	3058
4	Mr. Vasant Tayappa Kamble & Mr. Rajaram Nivrutti Wadkar	4	Reg.No.930/97 dated 26/7/95	3290
5	Mr. Vijay Shankar Tadke	1	Reg.No.593/96 dated 19/1/96	3889
6	Mrs. Sharlet Antony Dicosta	3	Reg.No.592/96 Dated 19/1/96	3890
7	Mr. Tanaji Narhari Kumbhar & Mr. Kisan Vishnu Amale	2	Reg.No.677/97 Dated 29/01/97	3353
8	Mrs. Seema Satish Tadake	2	Reg.No.591/96 Dated 19/01/96	4205
9	Mr. Mahendra Pandurang Waghmare	2	Reg.No.678/97 Dated 26/07/95	3369
10	Mr. Vasant Shankar Bhosale	1	Reg.No.5865/95 Dated 27/07/95	3024
11	Mr. Maruti Laxman Imade	1	Reg.No.5443/95 Dated 12/07/95	3187
12	Mr. Suresh Vithoba Gurav	1	Reg.No.5444/95 Dated 12/07/95	3023
13	Mr. Raajekhan Sarvar Pathan	1	Reg.No.5441/95 Dated 12/07/95	3021
14	Mr. Krishna Channppa	1	Reg.No.5442/95 Dated 12/07/95	3022

AND WHEREAS Mr. Vasant Shankar Bhosale i.e. the owner of the land adm. about 00 H. 01 R out of S.No. 97/1A/1A/1 died on 30/01/2012, after his death his legal heirs
1) Smt. Parvati Vasant Bhosale (Widow) 2) Mr. Subhash Vasant Bhosale(Son)

became the owner of plot adm. about 00 H.01 R out of S. No. 97/1A/1A/1. There names are entered on the 7/12 extract vide M.E. No. 5996.

AND WHEREAS Mr. Vasant Tayappa Kamble & Mr. Rajaram Nivrutti Wadkar & others executed Development Agreement and Power of Attorney in favour of Mr. Dattatrya Dhondiba Pawar through his Power of Attorney holder Mr. Pratapsinh Jaywantrao Bhapkar in respect of 00 Hecter 19 Aar out of S. No. 97/1A/1A/1. The said Development Agreement and Power of Attorney is duly executed and registered at the office of Sub-Registrar Haveli No. 14 at serial No. 6841/2006 & 6842/2006 on 29/08/2006.

AND WHEREAS Late Salim Sikandar Shaikh through his Legal Heirs Smt. Afazalbi Sikandar Shaikh & Mr. Sikandar Rehman Shaikh executed Development Agreement and Power of Attorney in favour of Mr. Dattatrya Dhondiba Pawar through his Power of Attorney holder Mr. Pratapsinh Jaywantrao Bhapkar in respect of 00 Hecter 3 Aar out of S. No. 97/1A/1A/1. The said Development Agreement and Power of Attorney is duly executed and registered at the office of Sub-Registrar Haveli No. 6 at serial No. 912/2007 & 913/2007 on 31/01/2007.

AND WHEREAS Mr. Sanjay Laxman Devatmal & Mr. Sunil Laxman Devatmal executed Development Agreement and Power of Attorney in favour of Mr. Dattatrya Dhondiba Pawar through his Power of Attorney holder Mr. Pratapsinh Jaywantrao Bhapkar in respect of 00 Hecter 2 Aar out of S. No. 97/1A/1A/1. The said Development Agreement and Power of Attorney is duly executed and registered at the office of Sub-Registrar Haveli No. 3 at serial No. 2048/2007 & 2049/2007 on 15/03/2007.

AND WHEREAS Mr. Sanjay Laxman Devatmal & others 17 through their Power of Attorney holder Mr. Dattatrya Dhondiba Pawar through his Power of Attorney holder Mr. Pratapsinh Jaywantrao Bhapkar executed Sale Deed in favour of M/s. Dhanshree Construction, a Partnership Firm through it's Partner Mr. Shailendra Krishnrao Ghorpade in respect of the land admeasuring about 00 H. 24 Aar out of S. No. 97/1A/1A/1. The said Sale Deed is duly executed and registered at the office of Sub-Registrar Haveli No. 17 at serial No. 7068/2010 on 11/06/2010. In furtherance of same M/s. Dhanshree Construction through it's Partner Mr. Shailendra Krishnrao Ghorpade entered his name on 7/12 extract by M.E. No. 7447 & 8064.

ii) WHEREAS the land bearing S. No. 97/1A/1A/1 admeasuring about 5 H. 64 Aar + Pot Kharaba admeasuring about 00 H. 20 Aar total admeasuring about 5 H. 84 Aar of village Ravet Tal. Haveli, Dist. Pune was originally owned by Mr. Gokul Bhika Mhaske.

AND WHEREAS Mr. Gokul Bhika Mhaske owner divided the said land in plots. Mr. Gokul Bhika Mhaske sold these plots to various plot purchasers.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons Mr. Ankush Gokul Mhaske, Mr. Vijay Gokul Mhaske , Mr. Raju Gokul Mhaske & Mrs. Sindhu Ganesh Baldhare and daughter Mrs. Sindhu Ganesh Baldhare sold the land admeasuring about 00 H. 1.5 R i.e. 1500 sq. ft. i.e 139.66 sq. mtrs. to Mr. Balkrishan Wamanrao Sabale. The said Sale Deed duly executed and registered at the office of

Sub-Registrar Haveli No. 5 at serial No. 9895/1997 dated 26/11/1997. Mr. Balkrishan Wamanrao Sabale entered his name on the 7/12 extract vide Mutation Entry No. 4182.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons Mr. Ankush Gokul Mhaske, Mr. Vijay Gokul Mhaske , Mr. Raju Gokul Mhaske & Mrs. Sindhu Ganesh Baldhare and daughter Mrs. Sindhu Ganesh Baldhare sold the land admeasuring about 00 H. 2 R i.e. 2000 sq. ft. i.e 186.05 sq. mtrs. to Mrs. Sunanda Vilas Mane The said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 5 at serial No. 9897/1997 dated 26/11/1997. Mrs. Sunanda Vilas Mane entered his name on the 7/12 extract vide Mutation Entry No. 4181.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons Mr. Ankush Gokul Mhaske, Mr. Vijay Gokul Mhaske , Mr. Raju Gokul Mhaske & Mrs. Sindhu Ganesh Baldhare and daughter Mrs. Sindhu Ganesh Baldhare sold the land admeasuring about 00 H. 2 R i.e. 2000 sq. ft. i.e 186.05 sq. mtrs. to Mrs. Pushpa Ankush Sankude The said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 5 at serial No. 9898/1997 dated 26/11/1997. Mrs. Pushpa Ankush Sankude entered his name on the 7/12 extract vide Mutation Entry No. 4179.

AND WHEREAS Mr. Balkrishan Wamanrao Sabale, Mrs. Sunanda Vilas Mane and Mrs. Pushpa Ankush Sankude sold their respective land to M/s. Dhanshree Construction through it's Partner Mr. Ramesh Kesarimal Sonigara. The said Sale Deed duly executed and registered at the office of Sub-Registra Haveli No. 24 at serial No. 5059/2014 Dated 23/06/2014. Mr. Gokul Bhikaji Mhaske and his Son Raju Gokul Mhaske signed the said Sale Deed as a Consenting party. Similarly on same day Mr. Balkrishan Wamanrao Sabale, Mrs. Sunanda Vilas Mane, Mrs. Pushpa Ankush Sankude and Mr. Gokul Bhikaji Mhaske and his Son Raju Gokul Mhaske executed Power of Attorney in favour of M/s. Dhanshree Construction through it's Partner Mr. Ramesh Kesarimal Sonigara vide registration No. 5060/2014. That name of Mr. Balkrishan Wamanrao Sabale, Mrs. Sunanda Vilas Mane, Mrs. Pushpa Ankush Sankude deleted from the 7/12 extract and name of M/s. Dhanshree Construction through it's Partner Mr. Ramesh Kesarimal Sonigara entered on the 7/12 extract vide Mutation Entry No. 8952 at Haveli No. 24.

In this manner M/s. Dhanshree Construction became the absolute owner of the said land admeasuring about 00 H. 29.5 R out of S. No. 97/1A/1A/1 of village Ravet, Tal Haveli, Dist. Pune.

AND WHEREAS M/s. Dhanshree Construction assigned development rights in favour of M/s. Sonigara Bhosale Associates, a Partnership firm in respect of the land admeasuring about 00 H. 29.5 R. The said Development Agreement and Power of Attroney duly executed and registered at the office of Sub-Registrar Haveli No. 24 at serial No. 5421/2018 and 5422/2018 respectively on 03/05/2018.

B)

WHEREAS the land bearing S. No. 97/1A/1A/1 admeasuring about 5 H. 64 Aar + Pot Kharaba admeasuring about 00 H. 20 Aar total admeasuring about 5 H. 84 Aar of village Ravet Tal. Haveli, Dist. Pune was originally owned by Mr. Gokul Bhika Mhaske.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons 1) Mr. Ankush Gokul Mhaske 2) Mr. Vijay Gokul Mhaske 3) Mr. Raju Gokul Mhaske and daughter Mrs. Sindhu Ganesh Balghare sold the land admeasuring about 00 H. 04 R to Mr. Arjun Mugatrao Shirke out of S. No. 97 Hissa No. 1 A/1A/1. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. 9900/1997 on 26/11/1997. The name of Mr. Arjun Mugatrao Shirke entered on the 7/12 extract vide Mutation Entry No. 4173.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons 1) Mr. Ankush Gokul Mhaske 2) Mr. Vijay Gokul Mhaske 3) Mr. Raju Gokul Mhaske and daughter Mrs. Sindhu Ganesh Balghare sold the land admeasuring about 00 H. 01 R to Mr. Laxman Sopan Jagdale out of S. No. 97 Hissa No. 1 A/1A/1. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. 9901/1997 on 26/11/1997. The name of Mr. Laxman Sopan Jagdale entered on the 7/12 extract vide Mutation Entry No. 4174.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons 1) Mr. Ankush Gokul Mhaske 2) Mr. Vijay Gokul Mhaske 3) Mr. Raju Gokul Mhaske and daughter Mrs. Sindhu Ganesh Balghare sold the land admeasuring about 00 H. 04 R to Mr. Anilkumar Govindrao Bhoite (2500 sq. ft.) and Mr. Sunil Kisanrao Ranvare (1500 sq.ft.) out of S. No. 97 Hissa No. 1 A/1A/1. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. 9899/1997 on 26/11/1997. The name of Mr. Anilkumar Govindrao Bhoite and Mr. Sunil Kisanrao Ranvare entered on the 7/12 extract vide Mutation Entry No. 4175 in respect of the land admeasuring about 2.32 R and 1.39 R respectively.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons 1) Mr. Ankush Gokul Mhaske 2) Mr. Vijay Gokul Mhaske 3) Mr. Raju Gokul Mhaske and daughter Mrs. Sindhu Ganesh Balghare sold the land admeasuring about 00 H. 04 R to Mr. Balasaheb Pandurang Jagdale out of S. No. 97 Hissa No. 1 A/1A/1. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. 9904/1997 on 26/11/1997. The name of Mr. Balasaheb Pandurang Jagdale entered on the 7/12 extract vide Mutation Entry No. 4176.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons 1) Mr. Ankush Gokul Mhaske 2) Mr. Vijay Gokul Mhaske 3) Mr. Raju Gokul Mhaske and daughter Mrs. Sindhu Ganesh Balghare sold the land admeasuring about 00 H. 04 R to Mrs. Rajivi Vitthal Shetty out of S. No. 97 Hissa No. 1 A/1A/1. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. 9903/1997 on 26/11/1997. The name of Mrs. Rajivi Vitthal Shetty entered on the 7/12 extract vide Mutation Entry No. 4177.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons 1) Mr. Ankush Gokul Mhaske 2) Mr. Vijay Gokul Mhaske 3) Mr. Raju Gokul Mhaske and daughter

Mrs. Sindhu Ganesh Balghare sold the land admeasuring about 00 H. 01 R to Mr. Balaso Baburao Kumbhar out of S. No. 97 Hissa No. 1 A/1A/1. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. 9902/1997 on 26/11/1997. The name of Mr. Balaso Baburao Kumbhar entered on the 7/12 extract vide Mutation Entry No. 4178.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons 1) Mr. Ankush Gokul Mhaske 2) Mr. Vijay Gokul Mhaske 3) Mr. Raju Gokul Mhase and daughter Mrs. Sindhu Ganesh Balghare sold the land admeasuring about 00 H. 05 R to Mr. Brahmadev Parshuram Nalawade out of S. No. 97 Hissa No. 1 A/1A/1. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. 9905/1997 on 26/11/1997. The name of Mr. Brahmadev Parshuram Nalawade entered on the 7/12 extract vide Mutation Entry No. 4185.

AND WHEREAS Mr. Gokul Bhika Mhaske with the consent of his sons 1) Mr. Ankush Gokul Mhaske 2) Mr. Vijay Gokul Mhaske 3) Mr. Raju Gokul Mhase and daughter Mrs. Sindhu Ganesh Balghare sold the land admeasuring about 00 H. 04 R to Mr. Santosh Jagunnath Jagdale out of S. No. 97 Hissa No. 1 A/1A/1. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. 9906/1997 on 26/11/1997. The name of Mr. Santosh Jagunnath Jagdale entered on the 7/12 extract vide Mutation Entry No. 4186.

AND WHEREAS 1) Mr. Arjun Mugatrao Shirke 2) Mr. Laxman Sopan Jagdale 3) Mr. Anilkumar Govindrao Bhoite 4) Mr. Sunil Kisanrao Ranvare 5) Mr. Balasaheb Pandurang Jagdale 6) Mrs. Rajivi Vitthal Shetty 7) Mr. Balaso Baburao Kumbhar 8) Mr. Brahmadev Parshuram Nalawade 9) Mr. Santosh Jagunnath Jagdale have assigned development rights of their respective land to Sonigara and Bhosale Associates, a Partnership Firm through its partners namely 1) Mr. Ankit Amrit Sonigara 2) Mr. Vinod Subhash Bhosale vide registered Development Agreement and Power of Attorney. The said Development Agreement & Power of Attorney duly executed and registered at the office of Sub-Registrar Haveli No. 24 at serial No. 1068/2016 & 1069/2016 on 5/02/2016.

c)

i) S. No. 97 Hissa No. 1A/1A/24A & 1A/1A/25A

WHEREAS the land bearing S. No. 97 Hissa No. 1 A/1A/1 originally owned by Mr. Gokul Bhika Mhaske.

AND WHEREAS Mr. Gokul Bhika Mhaske sold the land admeasuring about 00 H. 06 R to Mr. Kantasheth Chintamani Mahamuni vide Sale Deed bearing Registration No. 5332/ 1989 dated 7/04/1989. The land purchased by Mr. Kantasheth Chintamani Mahamuni got new S. No. 97/1A/1A/24 and the land owned by Mr. Gokul Bhika Mhaske got S. No. 97/1A/1A/1 and name of Mr. Kantasheth Chintamani Mahamuni entered on the 7/12 extract vide mutation entry No. 2269. Similarly in the other rights column entered remark of 84 C by the said mutation entry No. 2269.

AND WHEREAS Mr. Gokul Bhika Mhaske sold the land admeasuring about 00 H. 04 R to Mr. Kantasheth Chintamani Mahamuni vide Sale Deed dated 7/04/1989. The

land purchased by Mr. Kantasheth Chintamani Mahamuni got new S. No. 97/1A/1A/25 and the land owned by Mr. Gokul Bhika Mhaske got S. No. 97/1A/1A/1 and name of Mr. Kantasheth Chintamani Mahamuni entered on the 7/12 extract vide mutation entry No. 2270. Similarly in the other rights column entered remark of 84 C by the said mutation entry No. 2270. The said 84 C remark of other rights column deleted vide Tahasildar order dated 19/11/1998.

AND WHEREAS Mr. Kantasheth Chintamani Mahamuni assigned the Development rights of the said land bearing S. No. 97 Hissa No. 1A/1A/24A admeasuring about 00 H. 06 R and S. No. 97 Hissa No. 1A/1A/25 A admeasuring about 00 H. 04 R to Mr. Raju Gokul Mhase and Mr. Sanjay Shivnarayan Varma vide registered Development Agreement & Registered Power of Attorney. Both documents are duly executed and registered at the office of Sub- Registrar Haveli No.5 at serial No. 5354/2006 & 5355/2006 on 27/06/2006.

AND WHEREAS Mr. Kantasheth Chintamani Mahamuni through his Power of Attorney holder Mr. Raju Gokul Mhase and Mr. Sanjay Shivnarayan Varma and Mr. Gokul Bhika Mhaske as consenting Party sold the said land to Mr. Chandu Nathuram Aswani. The said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 5 at serial No. 2761/2010 on 18/02/2010. That name of Mr. Chandu Nathuram Aswani entered on the 7/12 extract vide Mutation Entry No 7102.

ii) S. No. 97 Hissa No. 1A/1A/1

WHEREAS the land bearing S. No. 97 Hissa No. 1 A/1A/1 total admeasuring about 05 H. 84 R and originally owned by Mr. Gokul Bhika Mhaske as ancestral property.

AND WHEREAS Mr. Gokul Bhika Mhaske sold the land admeasuring about 00 H. 06 R to Mrs. Shobha Shantaram Pawar. The said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 5 at serial No. 612/1996 dated 20/01/1996. That name of Mrs. Shobha Shantaram Pawar entered on the 7/12 extract vide Mutation Entry No. 3999.

AND WHEREAS Mrs. Shobha Shantaram Pawar sold the land to Mr. Laxmichand Parmananad Bhojawani vide Notrised Agreement to Sale on 17/12/2008. The said Agreement was not properly stamped hence Mr. Laxmichand Parmananad Bhojawani paid the stamp duty along with penalty to Collector of Stamp, Pune under Section 33 of Bombay Stamp Act, 1958. Hence the Collector of Stamp certified the said Agreement to Sale on 29/12/2008. Thereafter Mrs. Shobha Shantaram Pawar has executed the Deed of Confirmation and Sale Deed in favour of Mr. Laxmichand Parmananad Bhojawani. These documents are duly registered at the Office of Sub-Registrar Haveli No. 17 Pune at serial No. 178/2009 and 179/2009 on 6/01/2009. Thereafter the name of Mr. Laxmichand Parmananad Bhojawani entered on the 7/12 extract vide Mutation Entry No. 6601.

iii) Common History of S. No. 97/1A/1A/24 A, S. No. 97/1A/1A/25 A & S. No. 97/1A/1A/1

AND WHEREAS Mr. Chandu Nathuram Aswani and Laxmichand Parmananad Bhojawani sold their respective land i.e. 1) land admeasuring about 00H. 6 R of S. No. 97 Hissa No. 1A/1A/24A and land admeasuring about 00H. 4 R of S. No. 97 Hissa No. 1A/1A/25A 2) land admeasuring about 00H. 6 R out of S. No. 97 Hissa No. 1A/1A/1 to 1) Mr. Namdeo Govind Borhade 2) Mr. Sanjay Govind Borase 3) Mr. Pritam Narayan Nagane 4) Mr. Ravindra Ashok Karnavat HUF. The said Sale Deed duly executed and registered at the office of Sub- Registrar Haveli No. 18 at serial No. 9800/2015 on 5/12/2015. I have perused the Sale Deed bearing No. 9800/2015 in the said Sale Deed each purchasers share is defined i.e. 1) Mr. Namdeo Govind Borhade have 37.50 % share 2) Mr. Sanjay Govind Borase have 25 % share 3) Mr. Pritam Narayan Nagane 09.37 % share 4) Mr. Ravindra Ashok Karnavat HUF have 28.13 % share in the said land. The name Mr. Namdeo Govind Borhade & others entered on the 7/12 extract vide mutation Entry No. 9365.

AND WHEREAS in the Sale Deed bearing No. 9800/2015 by mistake wrong cheque numbers are mentioned. Same are rectified by correction Deed bearing Registration No. 895/2016 dated 29/01/2016.

AND WHEREAS 1) Mr. Namdeo Govind Borhade 2) Mr. Sanjay Govind Borase 3) Mr. Pritam Narayan Nagane 4) Mr. Ravindra Ashok Karnavat HUF have assigned Development rights of the said land in favour of Sonigara and Bhosale Associates, a Partnership Firm through its partners namely 1) Mr. Ankit Amrit Sonigara 2) Mr. Vinod Subhash Bhosale. The said Development Agreement duly executed and registered at the office of Sub-Registrar Haveli No. 24 at serial No. 8034/2016 on 8/12/2016. Same day Mr. Namdeo Govind Borhade and others also executed Power of Attorney in favour of Sonigara and Bhosale Associates through its Partners 1) Mr. Ankit Amrit Sonigara 2) Mr. Vinod Subhash Bhosale at same registered office at serial No. 8035/2016.

D)

i) WHEREAS the land bearing S. No. 97/1A/1A/1 admeasuring about 5 H. 64 Aar + Pot Kharaba admeasuring about 00 H. 20 Aar total admeasuring about 5 H. 84 Aar of village Ravet Tal. Haveli, Dist. Pune was originally owned by Mr. Gokul Bhika Mhaske.

AND WHEREAS Mr. Gokul Bhika Mhaske sold the land admeasuring about 00 H. 05 R to Mr. Vaktavarmal Valchand Rathod out of S. No. 97 Hissa No. 1 A/1A/1 vide registration No. 7279/1983 on 25/11/1983. The name of Mr. Vaktavarmal Valchand Rathod entered on the 7/12 extract vide Mutation Entry No. 4469.

AND WHEREAS Mr. Vaktavarmal Valchand Rathod sold the said land admeasuring about 00 H. 05 R to Mr. M. A. Parmeshwar. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 1 at serial No. 1637/1986 on 13/02/1986. The name of Mr. M. A. Parmeshwar entered on the 7/12 extract vide Mutation Entry No. 4470.

AND WHEREAS Mr. M. A. Parmeshwar executed Power of Attorney in favour of Mr. Ranjeetsingh Lalsingh Dadiyal. The said Power of Attorney duly registered at the office of Sub- Registrar Haveli No. 18 at serial No. 5750/2006 dated 11/08/2006.

AND WHEREAS Mr. M. A. Parmeshwar through his Power of Attorney Mr. Ranjeetsingh Lalsingh Dadiyal has received full consideration amount and assigned the Development rights to Mr. Anil Atmaram Batra and Mr. Balaraj Atmaram Batra vide register Development Agreement and Power of Attorney. The said Development Agreement and Power of Attorney duly executed and registered at the office of Sub- Registrar Haveli No. 14 at serial No. 6501/2006 & 6502/2006 dated 17/08/2006.

AND WHEREAS Mr. M. A. Parmeshwar through his Power of Attorney Mr. Ranjeetsingh Lalsingh Dadiyal through his power of attorney holder Mr. Anil Atmaram Batra and Mr. Balraj Atmaram Batra with the consent of Mr. Gokul Bhika Mhaske sold the said land admeasuring about 00 H. 05 R to Mr. Navanath Hiranman Bhondve. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 14 at serial No. 4906/2008 on 01/09/2008. The name of Mr. Navanath Hiranman Bhondve entered on the 7/12 extract vide Mutation Entry No. 6513. In this manner Mr. Navanath Hiranman Bhondve became the owner of the land admeasuring about 00 H. 05 R. He partitioned the said 00 H. 5 R land in two parts having Plot No. 1 & 2. `

AND WHEREAS Mr. Navanath Hiranman Bhondve sold the said land admeasuring about 2500 sq. ft. having Plot No. 1 to Mr. Hrishikesh Anant Chincholkar. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. 1012/2010 on 28/01/2010. The name of Mr. Hrishikesh Anant Chincholkar entered on the 7/12 extract vide Mutation Entry No. 7035.

AND WHEREAS Mr. Navanath Hiranman Bhondve sold the said land admeasuring about 2500 sq. ft. having Plot No. 2 to Mr. Vinayak Mahadev Mahajan. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. 1013/2010 on 28/01/2010. The name of Mr. Vinayak Mahadev Mahajan entered on the 7/12 extract vide Mutation Entry No. 7037.

ii) WHEREAS the land bearing S. No. 97/1A/1A/1 admeasuring about 5 H. 64 Aar + Pot Kharaba admeasuring about 00 H. 20 Aar total admeasuring about 5 H. 84 Aar of village Ravet Tal. Haveli, Dist. Pune was originally owned by Mr. Gokul Bhika Mhaske.

AND WHEREAS Mr. Gokul Bhika Mhaske sold the land admeasuring about 00 H. 05 R to Mr. Mohan Jasaraj Jain out of S. No. 97 Hissa No. 1 A/1A/1 vide Sale Deed bearing registration No. 7280/1983 on 25/11/1983. The name of Mr. Mohan Jasaraj Jain entered on the 7/12 extract vide Mutation Entry No. 4218.

AND WHEREAS Mr. Mohan Jasaraj Jain applied to Pimpri Chinchwad Municipal Corporation for regularization of the plot admeasuring about 00 H. 5 R under the Maharashtra Gunthewari Rules 2001. The Pimpri Chinchwad Municipal Corporation 'B' Zone vide it's order स्थाब/प्र०६/३०/१९ /कावि/ has issued Regularization Certificate dated 18/09/2006.

AND WHEREAS Mr. Mohan Jasaraj Jain has received consideration amount from Mr. Harish Kishanchand Lalwani and executed Development Agreement and Power of

Attorney in favour of Mr. Haresh Kishanchand Lalwani. The said documents are duly executed and registered at the office of Sub-Registrar Haveli No. 5 at serial No. 7018/2006 & 7019/2006 on 4/09/2006.

AND WHEREAS Mr. Mohan Jasaraj Jain through his Power of Attorney Mr. Haresh Kishanchand Lalwani has received consideration amount assigned the Development rights to Mr. Shivaji Laxman Barge and Mrs. Ranjana Sudam Dange. The said Development Agreement and Power of Attorney duly executed and registered at the office of Sub-Registrar Haveli No. 14 at serial No. 8124/2006 & 8125/2006 on 13/10/2006.

AND WHEREAS Mr. Mohan Jasaraj Jain through his Power of Attorney Mr. Haresh Kishanchand Lalwani through his Power of Attorney Mr. Shivaji Laxman Barge and Mrs. Ranjana Sudam Dange has received consideration amount and assigned the Development rights in favour to Mr. Gopichand Nathuram Aswani. The said Development Agreement and Power of Attorney duly executed and registered at the office of Sub-Registrar Haveli No. 17 at serial No. 8132/2007 & 8133/2007 on 27/08/2007.

AND WHEREAS Mr. Mohan Jasaraj Jain through his Power of Attorney Mr. Harish Kishanchand Lalwani through his Power of Attorney Mr. Shivaji Laxman Barge and Mrs. Ranjana Sudam Dange through their Power of Attorney Mr. Gopichand Nathuram Aswani sold the said 00 H. 5 R land to Mr. Hiranman Damu Bhondve. The said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 14 at serial No. 4905/2008 on 01/09/2008. Mr. Hiranman Damu Bhondve entered his name on the 7/12 extract vide mutation entry No. 6514. In this manner Mr. Hiranman Damu Bhondve became owner of 00 H. 5 R land. He has divided the said 00 H. 5 R in 3 plots having plot No. 3, 4 & 5.

AND WHEREAS Mr. Hiranman Damu Bhondve sold the plot admeasuring about 2100 sq. ft. having Plot No. 3 to Mrs. Pallavi Pradeep Vayakole with the consent of Mr. Raju Gokul Mhaske. The said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 5 at serial No. 1022/2010 on 28/01/2010. Mrs. Pallavi Pradeep Vayakole entered her name on the 7/12 extract vide mutation entry No. 7034.

AND WHEREAS Mr. Hiranman Damu Bhondve sold the plot admeasuring about 1500 sq. ft. having Plot No. 4 to Mr. Vishwajeet Vyankatrao Birajdar with the consent of Mr. Raju Gokul Mhaske. The said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 5 at serial No. 1014/2010 on 28/01/2010. Mr. Vishwajeet Vyankatrao Birajdar entered his name on the 7/12 extract vide mutation entry No. 7033.

AND WHEREAS Mr. Hiranman Damu Bhondve sold the plot admeasuring about 1400 sq. ft. having Plot No. 5 to Mrs. Vandan Sanjay Zope and Mrs. Charulata Hemant Zope with the consent of Mr. Raju Gokul Mhaske. The said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 5 at serial No. 1015/2010 on 28/01/2010. Mrs. Vandan Sanjay Zope and Mrs. Charulata Hemant Zope entered their names on the 7/12 extract vide mutation entry No. 7036.

AND WHEREAS 1) Mr. Hrishikesh Anant Chincholkar 2) Mr. Vinayak Mahadev Mahajan 3) Mrs. Pallavi Pradeep Vayakole 4) Mr. Vishwajeet Vyankatrao Birajdar 5a) Mrs. Vandan Sanjay Zope and 5b) Mrs. Charulata Hemant Zope have assigned development rights of their respective land to Sonigara and Bhosale Associates, a Partnership Firm through its partners namely 1) Mr. Ankit Amrit Sonigara 2) Mr. Vinod Subhash Bhosale vide registered Development Agreement and Power of Attorney. The said Development Agreement & Power of Attorney duly executed and registered at the office of Sub-Registrar Haveli No. 24 at serial No. 8094/2017 & 8095/2017 on 06/09/2017.

E)

i) S. No. 97 Hissa No. 1A/1A/21

WHEREAS the land bearing S. No. 97 Hissa No. 1 A/1A/1 originally owned by Mr. Gokul Bhika Mhaske.

AND WHEREAS Mr. Gokul Bhika Mhaske sold 5 R land to Mr. Sukhraj Kasturchandji Nahar vide Sale Deed bearing Registration No. 7275/1983 dated 25/11/1983. In furtherance of the same the land sold to Mr. Sukhraj Kasturchandji Nahar was given Survey No. 97/1A/1A/21 and the land retained by the aforesaid land owner Mr. Gokul Bhika Mhaske was given Survey No. 97/1A/1A/1. Accordingly the name of Mr. Sukhraj Kasturchandji Nahar was mutated on the 7/12 extract vide Mutation Entry No. 2150.

AND WHEREAS Mr. Sukhraj Kasturchandji Nahar through his Power of Attorney holder Mr. Sanjay Sukhraj Rathod sold the said land admeasuring about 00 H. 02 R out of bearing S. No. 97 Hissa No. 1 A/1A/21 Private Plot No. 16 to Mrs. Premla Arun Nalawade on 31/03/1998. The Said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 5 at serial No. 2271/1998. The name of Mrs. Premala Arun Nalawade entered on the 7/12 extract vide Mutation Entry No. 4311.

ii) S. No. 97 Hissa No. 1A/1A/23

WHEREAS the land bearing S. No. 97 Hissa No. 1 A/1A/1 originally owned by Mr. Gokul Bhika Mhaske.

AND WHEREAS Mr. Gokul Bhika Mhaske sold 5 R land to Mrs. Shantabai Pukhraj Lalwani vide Sale Deed dated 25/11/1983. In furtherance of the same the land sold to Mrs. Shantabai Pukhraj Lalwani was given Survey No. 97/1A/1A/23 and the land retained by the aforesaid land owner Mr. Gokul Bhika Mhaske was given Survey No. 97/1A/1A/1. Accordingly the name of Mrs. Shantabai Pukhraj Lalwani was mutated on the 7/12 extract vide Mutation Entry No. 1988 similarly the remark of 84 C mentioned in the other rights column of the 7/12 extract.

AND WHEREAS Tahasildar Haveli, vide his order bearing No. 84 C/ S.R./75/86 dated 23/02/1987 deleted the remark of 84 C from the 7/12 extract vide mutation entry No. 2169.

AND WHEREAS Mrs. Shantabai Pukhraj Lalwani through her Power of Attorney holder Mr. Sanjay Sukhraj Rathod sold the land admeasuring about 00 H. 02 R out of S. No. 97 Hissa No. 1 A/1A/23 Private Plot No. 17 to Mr. Vaman Purushottam Mahajan on 1/04/1998. The Said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 5 at serial No. 2282/1998. The name of Mr. Vaman Purushottam Mahajan entered on the 7/12 extract vide Mutation Entry No.4322.

iii) S. No. 97 Hissa No. 1A/1A/21 & S. No. 97 Hissa No. 1A/1A/23 COMMON

AND WHEREAS Mrs. Premala Arun Nalawade sold 00 H. 01 R land out of land admeasuring about 00 H. 02 R out of bearing S. No. 97 Hissa No. 1 A/1A/21 Private Plot No. 16 and Mr. Vaman Purushottam Mahajan sold land admeasuring about 00 H. 02 R out of bearing S. No. 97 Hissa No. 1 A/1A/23 Private Plot No. 17 to Mr. Balwant Baburao Argade. The Said Sale Deed duly executed and registered at the office of Sub-Registrar Haveli No. 17 at serial No. 4105/2008 on 17/04/2008. The name of Mr. Balwant Baburao Argade entered on the 7/12 extract vide Mutation Entry No.6434.

AND WHEREAS Mr. Balwant Baburao Argade have assigned Development rights of the said land in favour of Sonigara and Bhosale Associates, a Partnership Firm through it's partners namely 1) Mr. Ankit Amrit Sonigara 2) Mr. Vinod Subhash Bhosale. The said Development Agreement duly executed and registered at the office of Sub-Registrar Haveli No. 24 at serial No. 3489/2016 on 4/05/2016. Same day Mr. Balwant Baburao Argade also executed Power of Attorney in favour of Sonigara and Bhosale Associates through its Partners 1) Mr. Ankit Amrit Sonigara 2) Mr. Vinod Subhash Bhosale at same registered office at serial No. 3490/2016.

F)

WHEREAS the land bearing S. No. 97/1A/1A/1 admeasuring about 5 H. 64 Aar + Pot Kharaba admeasuring about 00 H. 20 Aar total admeasuring about 5 H. 84 Aar of village Ravet Tal. Haveli, Dist. Pune was originally owned by Mr. Gokul Bhika Mhaske.

AND WHEREAS Mr. Gokul Bhika Mhaske sold the land admeasuring about 00 H. 2.5 R out of S. No. 97 Hissa No. 1 A/1A/1 to Miss. Sujata Sharad Chitte. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 5 at serial No. Printed 3941/1992 on 21/07/1992. The name of Miss. Sujata Sharad Chitte entered on the 7/12 extract vide Mutation Entry No. 2732.

AND WHEREAS Miss. Sujata Sharad Chitte with the consent of Mr. Gokul Bhika Mhaske sold the land admeasuring about 00 H. 2.5 R to Mr. Sudam Manohar Parab. The said Sale Deed duly executed and registered at the Office of Sub-Registrar Haveli No. 14 at serial No. 2934/2010 on 01/04/2010. The name of Mr. Sudam Manohar Parab entered on the 7/12 extract vide Mutation Entry No. 7131. In this manner Mr. Sudam Manohar Parab became owner of the land admeasuring about 00 H. 2.5 R out of S. No. 97/1A/1A/1. He has regularized his plot as per the Maharashtra

Gunthewari Rules No. 27 vide order No. जा१०/२७३०/गुंठेकावि/३/काअ/बपर/स्था/ dated 15/07/2010.

AND WHEREAS Mr. Sudam Manohar Parab have assigned development rights of the land admeasuring about 00 H. 2.5 R to Sonigara and Bhosale Associates, a Partnership Firm through its partners namely 1) Mr. Ankit Amrit Sonigara 2) Mr. Vinod Subhash Bhosale vide registered Development Agreement and Power of Attorney. The said Development Agreement & Power of Attorney duly executed and registered at the office of Sub-Registrar Haveli No. 24 at serial No. 8092/2017 & 8093/2017 on 06/09/2017.

G) In this manner 1) Mr. Ankit Amrit Sonigara 2) Mr. Vinod Subhash Bhosale partners of Sonigara and Bhosale Associates has obtained development rights in respect of the land total admeasuring about 00 H. 75 R out of S. No. 97/1A/1A/1, 00 H. 6 R out of S. No. 97/1A/1A/24 A, 00 H. 4 R out of S. No. 97/1A/1A/25 A, 00 H. 1 R out of S. No. 97/1A/1A/21 and 00 H. 2 R out of S. No. 97/1A/1A/23 of village Ravet Tal. Haveli, Dist. Pune. (Which is more particularly described in Schedule -I hereunder.)

H) AND WHEREAS the land total admeasuring about 00 Hecter 77.35 Aar i.e. 83259 Sq. Ft. (Land admeasuring about 5616.56 Sq. Mtrs.+ F.S.I. of land admeasuring about 2118.85 Sq. Mtrs.)) out of S. No. 97/1A/1A/1 of village Ravet, Tal Haveli, Dist. Pune is owned by M/s. Dhanshree Construction a Partnership Firm. (Which is more particularly described in Schedule –II hereunder.)

I) AND WHEREAS by virtue of mutual understanding and technical reasons Sonigara and Bhosale Associates & M/s. Dhanshree Construction. Sonigara has amalgamated both the lands i.e. land described in Schedule I & Schedule II.

AND WHEREAS Sonigara and Bhosale Associates & M/s. Dhanshree Construction has appointed **I.P. Associates** off/at : Basement, River Side, Chinchwad, Pune duly registered with the Council of Architects of India vide registration No. CA/2013/61900 and entered in to a contract in the form prescribed by Council of Architects of India to prepare drawings, layout etc. and supervise the work of project till completion and to do all the work as per contract or till the Sonigara and Bhosale Associates & M/s. Dhanshree Construction desires so.

AND WHEREAS Sonigara and Bhosale Associates & M/s. Dhanshree Construction has appointed **Rahul Kapase & Associates as a Structural Consultant** having it's office : 20, 2nd floor, Kamala Cross Road, opp. PCMC Bldg., Finolex Chowk, Pimpri, Pune to supervise all the structural work as per plans sanctioned by prescribed authority which is Pimpri Chinchwad Municipal Corporation Pune till the completion of the project or Sonigara and Bhosale Associates & M/s. Dhanshree Construction desires so.

AND WHEREAS Sonigara and Bhosale Associates & M/s. Dhanshree Construction submitted all the lay out plans prepared by his above said Architect to PCMC and procured the sanction of PCMC of a layout consisting of areas earmarked for construction of multi-storied buildings on a plot admeasuring about 16241.68 sq.

mtrs. with road set back of 3308.82 sq. mtrs. showing an open space admeasuring 1230.03 sq. mtrs. and internal roads area vide its Commencement Certificate No. B.P./Ravet /103/2018 dated 21/09/2018.

AND WHEREAS the Sonigara and Bhosale Associates & M/s. Dhanshree Construction has applied to Collector, District Pune for obtaining Non Agricultural use of the said land and the Collector Pune has issued N.A. Certificate vide No. JAMIN /NA/SR/528/2018 dated 27/12/2018 made under the provisions of the Maharashtra Land Revenue Act, 1966 and declared the said land as Non-Agricultural.

AND WHEREAS Advocate Savita Bapu Avaghade who has taken Search of the said land and issued a Certificate and Report regarding the Title of the said land.

AND WHEREAS the said sanctioned lay out in respect of the said land hereinafter referred to as "the said sanctioned lay out".

AND WHEREAS the said sanctioned layout consists of Three (3) residential buildings and One commercial building and One Mhada Building.

AND WHEREAS though Sonigara and Bhosale Associates & M/s. Dhanshree Construction amalgamated their plot but both the firm will construct building on the said land separately. Similarly both the firm shall sale the units constructed on their land separately.

AND WHEREAS both the parties realized that mutual understanding should be elaborately described and be reduced in writing to avoid any problem arise in future. Both the parties executed a Memorandum of Understanding which is duly notarized by Notary Advocate Janardhan K. Rananavare vide No. 388/2019 dated 11/02/2019.

AND WHEREAS by virtue of Memorandum of Understanding the whole project will be known as **SONIGARA PRESIDENCY**.

AND WHEREAS the Developer/Promoter Sonigara and Bhosale Associates proposes to develop the land described in Schedule III (which is more particularly described in schedule III and hereinafter called and referred as the 'the said land' for sake of brevity) in Phases. Each of which "Phase" shall be deemed to be a project within the meaning of the said Act.

AND WHEREAS the said "Phases or Project" to be implemented by the Promoter on the said land as part of the sanction layout shall be as under :

AND WHEREAS the said sanctioned layout consists A Wing, B Wing, C Building, Commercial Building, D Building (Mhada Building).

AND WHEREAS the said "Phase I having A & B Wing consisting of 2 Parking floors + 15 residential floors. There will be flats in both the wings. Refuse area will be on 7th and 11th floor.

AND WHEREAS Phase II will be constructed by Dhanshree Construction having C, D and Commercial Building as per sanction.

The FSI available as per rules will be consumed on the said Phase I and load TDR as permissible by PCMC.

AND WHEREAS Phase I shall have open space and internal roads which shall be common for both the Phases and the amenities provided in it shall also remain common.

AND WHEREAS Phase I consisting of Wing A & B is being constructed by Sonigara & Bhosale Associates and this agreement is related to Phase I.

AND WHEREAS word 'Phase I' has been referred only for convenience of Allottee for clarification of construction. In fact there are no phase in sanctioned plan.

AND WHEREAS the Promoter has procured all the sanctions under the provisions of law from different departments, applicable to the development of the said land and implementation of the said project thereon.

AND WHEREAS Promoter has applied to RERA authorities for registration of the said project under Real Estate (Regulation and Development) Act and obtained Certificate vide No..... dated, which is annexed herewith as Annexure 'F'.

AND WHEREAS in compliance of the Act Developer/Promoter put all the relevant documents sanctions, plan on its allotted website.

AND WHEREAS Promoter has displayed all the sanctioned plans, specifications as per circular No. 20/2018 dated 27/09/2018 and directions issued by Hon'ble Supreme Court at the site of project.

AND WHEREAS the Allottee has offered to purchase an **Apartment bearing number** on the **Floor**, (hereinafter referred to as the said "Apartment") in the **Wing** (hereinafter referred to as the said "Building/ Wing") of Phase I of the said project, known as **SONIGARA PRESIDENCY** by the Promoter.

AND WHEREAS the Allottee demanded from the Promoter and the Promoter has given inspection to the Allottee of all the documents of title relating to the said land and the plans, designs and specifications prepared by the Promoter's Architects **I. P. Associates** and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the rules made thereunder. And also provided draft copy of Agreement for Sale to the Allottee.

AND WHEREAS the copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, copies of Property card or extract of Village Forms VI and

VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the said land on which the Apartments are constructed or are to be constructed have been annexed hereto and marked Annexure 'A' and 'B', respectively.

AND WHEREAS the copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked Annexure 'C'.

AND WHEREAS the copies of the plans of the Apartment agreed to be purchased by the Allottee, as proposed by the Promoter and as approved by the concerned local authority have been annexed hereto and marked Annexure 'D'. Similarly the Specification are particularly described in the Schedule C & Amenities are described in the Schedule D written hereunder.

AND WHEREAS the copies of Commencement as issued by the concerned local authority have been annexed hereto and marked Annexure 'E'.

AND WHEREAS the Promoter has got some of approvals from the concerned local authority the plans, the specifications, elevations, sections and of the said Buildings/Wings and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupation Certificate of the said Building

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the said land and the said building and upon due observance and performance of which only the completion or occupation certificates in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoter has accordingly commenced construction of the said building/s in accordance with the said sanctioned plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of an **Apartment/Flat No.** on **..... Floor** situated in the building **..... Wing** of Phase I being constructed by him.

AND WHEREAS the carpet area of the said Apartment is **..... square meter** and "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the parties relying on confirmation, representations and assurance 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 his Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Apartment to the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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 hereby agrees to purchase the Apartment **and the covered Parking**.

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

1. The Promoter shall construct the said building/s consisting of Parking on ground, and on upper ground floors on the said land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing from the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due change in law.

1(a) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Apartment/Flat No.** carpet area admeasuring **sq. mtrs. along with Enclosed Balcony admeasuring about sq.mtrs. and Terrace admeasuring about sq. mtrs.** on **Floor** in the **Wing** (hereinafter referred to as "the Flat ") as shown in the Floor plan thereof hereto annexed and marked Annexure 'D' for the consideration of **Rs./- (Rupees Only)** being proportionate price of the common areas, M.S.E.D.C.L. charges, society formation and facilities appurtenant to the premises, (including all the charges applicable as per rules of RERA) but excluding expenses for stamp duty, registration fees, CGST & SGST or any other taxes levied by State/Central/Local/Gov./Semi Govt. or any competent authority which shall be paid by purchaser separately. The nature, extent and description of the common /limited common areas and facilities which are more particularly described in the Schedule annexed herewith and **One Covered Car Parking on Ground Floor** having exclusive right to use for his/her/their own vehicle.

1(b) The Allottee has paid **Rs./- (Rupees Only)** by cheque No. **dated drawn on** as Earnest Money Deposit as application fee and the same will remain with Promoter as advance deposit interest free unsecured loan which will be adjusted in flat cost after execution of Agreement and hereby agrees to pay to the Promoter the balance amount of purchase consideration in the following manner:-

10%	At the time of Booking
10%	At the stage of Agreement
10%	At the time of Plinth
10%	At the time of Second Slab
10%	At the time of Sixth Slab

10%	At the time of Tenth Slab
10%	At the time of Fourteenth Slab
10%	At the time of BBM & Plaster
5%	At the time of Flooring
5%	At the time of Sanitary fitting
5%	At the stage of Electrical fitting and Lift installation
5%	At the stage of Possession
100%	TOTAL

Provided that Promoter shall be at liberty to amalgamate one or more installments while demanding the payment as per schedule. Purchaser /allottes cannot raise any objections.

In the case of Allottee purchases Apartment in ready possession position or after completion certificate obtained from PCMC, above payment schedule will not apply and he has to pay total consideration within 30 days from the date of agreement.

1(c) The Total Price above excludes Taxes consisting of tax paid or payable by the Promoter by way of CGST & SGST or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project and levied by State/ Central/Local/Gov./Semi Govt. or any competent authority payable by the Promoter up to the date of handing over the possession of the said Flat.

1(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee 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 Purchaser, which shall only be applicable on subsequent payments.

1(e) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the completion certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area. Allottee has been made aware and has agreed that there may be variation in area all the three sides due to skirting and plaster not more than 5 % in this case agreed consideration will not change. If the variation is more than 5 % then the total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area beyond the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand that from the Allottee as per the next milestone of the Payment Plan.

1(f) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand /direct the Promoter to adjust his payments in any manner.

1(g) If the cost exceeds Rs. 50,00,000/- or above then Allottee have to make payment after deducting of 1 % T.D.S. u/s. 194-1A and submit certificate of such deductions made at the time of taking possession. If Allottee fails to do so he has to pay an equal amount to the Promoter as deposit for the period of 4 months during which he has to submit the required certificate. In case he does not submit Certificate within the stipulated time period, Promoter shall be at liberty to utilize the amount for paying income tax.

2.1 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 said flat to the Allottee, obtain from the concerned local authority occupation and/or completion certificates in respect of the said Flat.

2.2 Time is the essence for the Promoter as well as for the Purchaser. The Promoter shall abide by the time schedule for completing the project and handing over the said Flat to the Purchaser and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Purchaser shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (b) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the said land is as per development rules of the corporation and Promoter has planned to utilize floating Floor Space Index as per Permission by Competent authority by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index as proposed to be utilized by him on the said Land in the said Project and Purchaser has agreed to purchase the said Flat based on the proposed construction and sale of flats to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only. In case T.D.R. purchased by floating F.S.I. is found in excess Promoter shall be at liberty to utilize the same in his own discretion. The Purchaser shall not raise any objection.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in

the Rule, on all the amounts paid by the Allottee, for every month of delay according to payment received, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule , on all the delay payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter. Interest shall be calculated as per rate of interest of SBI on prevailing dated + 2 % as per RERA.

4.2 Without prejudice to the right of Promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall on his own option, may terminate this Agreement, but this option cannot be invariably adopted.

Provided that, the Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee 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.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (Subject to adjustment and recovery of any agreed liquidated damages or any other amount which may payable to Promoter) within a period of thirty days of the termination of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter without any interest. For the completion of procedure allottee shall co-operate and attend the office of Assurance for admission and execution of cancellation deed.

4.3 In case where Allottee applies for cancellation of Booking/Agreement on his own personal valid reason and gives prior notice of his intention of 15 days. Then Promoter shall cancel his agreement and refund the amount after deducting administration and liquidation loss upto 10 % of total consideration as per agreement at the time of execution of Cancellation Deed.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particulars like brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment are those that are set out in Annexure 'E' annexed hereto.

6. The Promoter shall give possession of the Apartment to the Allottee on or before 31st December 2022. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with

interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid,

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of force majeure–

(i) non-availability of steel, other building material, water or electric supply ;

(ii) war, civil commotion or act of God ;

(iii) any notice, order, rule, notification of the Government and/or other public or competent authority.

7.1 Procedure for taking possession

The Promoter, upon obtaining the Occupancy Certificate/Completion Certificate from the competent authority shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the Occupancy Certificate/Completion Certificate of the Project.

7.2 The Allottee shall take possession of the Apartment within 15 days of the Promoters giving written notice to the Allottee intimating that the said Apartments are ready for use and occupation:

7.3 Failure of Allottee to take Possession of Apartment:

Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings & such other documentation as prescribed in this Agreement and payments of all dues payable and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable from the date of notice.

7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defect on account of workmanship, quality or provision of service, then wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the Act.

But the Promoter shall not be held responsible for any colour variation, size variation in the marble, ceramic or granite.

8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence. He shall use the parking space only for purpose of keeping or parking the Allottee's owned vehicle.

9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organisation of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within three months of registration of the Society or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Vendor/Lessor /Original Owner/Promoter and/or the owners in the said structure of the Building or wing in which the said Apartment is situated.

9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor /Lessor/Original Owner/Promoter and/or the owners in the said land on which the building with multiple wings or buildings are constructed.

9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupation, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Apartment) of outgoings in respect of the said land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional a lump sum contribution of **Rs. 1,50,000/- for 60 months** towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/ assignment of lease of the structure of the building or wing is executed in favour of the society or a limited

company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Total aggregate amount of the apartment including share money, application entrance fee of the Society or Limited Company/Federation/ Apex body, fees for formation and registration of the Society or Limited Company/Federation/ Apex body, proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body, Deposit towards Water, Electric, and other utility and services connection charges, deposits of electrical receiving and Sub Station provided in Layout and price of covered parking spaces and all other charges applicable as per rules of RERA, except **Rs. 1,50,000/- for 60 months** towards provisional lump sum contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

11. The Allottee shall pay to the Promoter proportionate share of the amount for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, 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.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society / Limited Company/ Apex Body /Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing/land to be executed in favour of the said Society/Limited Company/ Apex Body /Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

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

ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the said Land or the Project except those disclosed in the title report;

iv. There are no litigations pending before any Court of law with respect to the said Land or Project except those disclosed in the title report;

v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, said Land and said building/wing 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 Project, said Land and said building/wing 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 Project, said Land, Building/wing and common areas;

vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee 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 Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

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

ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association 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 project to the competent Authorities;

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 property) has been received or served upon the Promoter in respect of the said Land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever is hands the Apartment may come, hereby covenants with the Promoter as follows :-

i. To maintain the Apartment at the Allottee's own cost 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, if required.

ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused 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.

iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.

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

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the said land and the building in which the Apartment is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

viii. To bear and pay increase in local taxes. Water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or

Government and/or other public authority, on account of change of user of the Apartment by the Allottee to any purposes other than for purpose for which it is sold.

ix. The Allottee 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 until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up and only if the Allottee had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Allottee has intimated in writing to the Promoter and obtained the written consent of the Promoter for such transfer, assign or part with the interest etc. and payment of premium as per the Co-operative Societies Act, 1960.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation 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 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 shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/ Federation regarding the occupation and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee 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 buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the said Land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee 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 Land or any part thereof to view and examine the state and condition thereof.

xiii. Common amenities will be provided after completion of last building in the project and such period of conveyancing the said project in favour of apex Body Co. Op. Societies as the case may be from the date of obtaining completion of whole project.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and

Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the said Land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the [Apartment/] 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 who has taken or agreed to take such Apartment.

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee 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 Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by 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 and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15(Fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules, 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/plot/building, as the case may be.

20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

21. PROVISIONS OF THIS AGREEMENT APPLICABLE ON ALLOTTEE / SUBSEQUENT ALLOTTEES

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 Project shall equally be applicable to and enforceable against any subsequent

Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

22. SEVERABILITY

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.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be the proportion which the carpet area of the Apartment bears to the total carpet area of all the Apartments in the Project.

24. FURTHER ASSURANCES

Both 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.

25. PLACE OF EXECUTION

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 some other place, which may be mutually agreed between the Promoter and the Allottee, in office of Promoter 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. Hence this Agreement shall be deemed to have been executed at Haveli, Pune.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/ assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A. D. or notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee :

Allottee Address :

Notified Email ID :

Promoter name :

Promoter Address :

Notified Email ID :

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post 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.

28. JOINT ALLOTTEES

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.

29. STAMP DUTY AND REGISTRATION

The Charges towards stamp duty and registration and handling fee of this Agreement shall be borne by the Allottee.

30. DISPUTE RESOLUTION

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulation, thereunder.

31 GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Competent Courts will have the jurisdiction for this Agreement

Wherever the word Building and Wing accord have the same meaning.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at Pune in the presence of attesting witness, signing as such on the day first above written.

SCHEDULE "I" OF THE PROPERTY**A)**

i) The land bearing S. No. 97/1A/1A/1 admeasuring area about 5 Hector 64 Aar + Potkharaba admeasuring about 00 Hector 20 Aar total admeasuring area about 5 Hector 84 Aar having assessment of 24 Rupees 37 Paise of village Ravet, Tal Haveli, Dist. Pune and within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation out of it

1) Private Plot No. 4 admeasuring about 00 Hector 02 Aar which is bounded as follows –

On ward Towards East	:	10 Ft. Common Road.
On ward Towards West	:	Remaining land of same S.No.
On ward Towards South	:	Private Pot No. 5.
On ward Towards North	:	Private Pot No. 3.

2) Private Plot admeasuring about 00 Hector 03 Aar which is bounded as follows –

On ward Towards East	:	Plot owned by Mr. Waghire.
On ward Towards West	:	Plot owned by Mr. Bhosale.
On ward Towards South	:	Road & Railway Line.
On ward Towards North	:	Plot owned by Kaushalya Sonawane.

3) Private Plot No. 8 & 9 admeasuring about 00 Hector 04 Aar which is bounded as follows –

On ward Towards East	:	S.No. 97.
On ward Towards West	:	Road & Plot No. 10.
On ward Towards South	:	Road & S.No. 97.
On ward Towards North	:	Road & Plot No. 7.

4) Private Plot No. 5 admeasuring about 00 Hector 01 Aar which is bounded as follows –

On ward Towards East	:	Plot owned by Mr. Shaikh.
On ward Towards West	:	Plot owned by Mr. Bhosale.
On ward Towards South	:	S.No. 97.
On ward Towards North	:	Road.

5) Land admeasuring about 00 Hector 03 Aar out of Private Plot No. 10,19 & 20 which is bounded as follows –

SONIGARA PRESIDENCY

On ward Towards East : Plot owned by Mr. Shaikh.
On ward Towards West : Plot owned by Mr. Bhosale.
On ward Towards South : S.No. 97.
On ward Towards North : Road.

6) Private Plot No. 7 admeasuring about 00 Hector 02 Aar which is bounded as follows –

On ward Towards East : S.No. 97.
On ward Towards West : Plot No. 8.
On ward Towards South : S.No. 97.
On ward Towards North : Plot No. 8.

7) Land admeasuring about 00 Hector 02 Aar out of Private Plot No. 10,19 & 20 which is bounded as follows –

On ward Towards East : Plot owned by Mr. Shaikh.
On ward Towards West : Plot owned by Mr. Bhosale.
On ward Towards South : S.No. 97.
On ward Towards North : Road.

8) Private Plot No. 6 admeasuring about 00 Hector 02 Aar which is bounded as follows –

On ward Towards East : Remaining land of S.No. 97
On ward Towards West : Road.
On ward Towards South : Plot No. 7.
On ward Towards North : Plot No. 5.

9) Private Plot No. 5 admeasuring about 00 Hector 01 Aar which is bounded as follows –

On ward Towards East : Plot owned by Mr. Raju Peraka.
On ward Towards West : 10 Ft. Common Road.
On ward Towards South : Plot No. 6.
On ward Towards North : Plot owned by Mr.Imde & Mr. Channappa.

10) Private Plot No. 3 admeasuring about 00 Hector 04 Aar which is bounded as follows –

On ward Towards East : Plot out of S.No. 97.

On ward Towards West : Plot out of S.No. 97.
 On ward Towards South : Plot out of S.No. 97.
 On ward Towards North : Plot out of S.No. 97.

Total admeasuring about 00 H. 24 Aar.

ii) All that piece and parcel of the land admeasuring about 00 H. 5.5 R i.e. 5500 sq. ft. i.e. 511.76 sq. mtrs. out of S. No. 97/1A/1A/1 total admeasuring area about 5 Hector 84 Aar of village Ravet, Tal Haveli, Dist. Pune and within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation.

On ward Towards East : Property owned by M/s. Dhanshree
 Construction.
 On ward Towards West : Property owned by Mr. Arjun Shirke
 On ward Towards South : Property owned by Mr. Rajiv Shetty.
 On ward Towards North : Property owned by M/s. Dhanshree
 Construction.

Total admeasuring about 00 H. 29.5 Aar.

B)

All that piece and parcel of the following land admeasuring about 00 H. 27 R out of S. No. 97 Hissa No. 1A/1A/1 total admeasuring about 5 H. 84 R having assessment Rupees 23 Paise 37 situated at Village Ravet, Tal Haveli, Dist. Pune and within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation which is bounded as follows –

ON OR TOWARDS EAST : Property owned by Dhanshree
 Construction out of Same S. No.
 ON OR TOWARDS WEST : Property owned by Mr. Balwant Argade,
 Vishwajit Birajdar, Pallavi Vaykole &
 remaining property of Mr. Gokul Bhika Mhaske.
 ON OR TOWARDS SOUTH : Property owned by Mrs. Kalawati Padale & Mr.
 Chandu Aswani out of same S. No.
 ON OR TOWARDS NORTH : 45 mtr. D.P. Road.

c)

All that piece and parcel of the following lands situated at Village Ravet, Tal Haveli, Dist. Pune and within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation :

a) S. No. 97 Hissa No. 1A/1A/24A admeasuring about 00H. 6 R having assessment Rupees 00 Paise 18

b) S. No. 97 Hissa No. 1A/1A/25A admeasuring about 00H. 4 R having assessment Rupees 00 Paise 12

c) admeasuring about 00H. 6 R out of S. No. 97 Hissa No. 1A/1A/1 total admeasuring about 5 H. 84 R having assessment Rupees 23 Paise 37

Total admeasuring about 00 H. 16 R which is bounded as follows –

ON OR TOWARDS EAST	:	20 ft. Road & Property owned by Mr. Padale out of the same S. No.
ON OR TOWARDS WEST	:	Land & House Property owned by Mr. Gokul Mhaske.
ON OR TOWARDS SOUTH	:	Property out of same S. No.
ON OR TOWARDS NORTH	:	Property owned by Jagdale & Padale out of Same S. No.

D)

The land bearing S. No. 97/1A/1A/1 admeasuring area about 5 Hector 64 Aar + Potkharaba admeasuring about 00 Hector 20 Aar total admeasuring area about 5 Hector 84 Aar having assessment of 24 Rupees 37 Paise of village Ravet, Tal Haveli, Dist. Pune and within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation out of it

i) The property owned by Mr. Hrishikesh Anant Chincholkar & Mr. Rahul Ananat Chincholkar admeasuring about 2500 sq. ft. as per latest 7/12 00 H.2.5R out of land as per Gunthewari admeasuring about 464.67 sq. mtrs. + Road 35.33 sq. mtrs. = 500 sq. mtrs. i.e. 5 R which is bounded as follows –

ON OR TOWARDS EAST	:	20 ft. Road & Property owned by Mr. S. H. Rathod.
ON OR TOWARDS WEST	:	Plot No. 2, owned by Mr. Mahajan.
ON OR TOWARDS SOUTH	:	Plot No. 3 owned by Mrs. Waykole & Mr. Birajdar.
ON OR TOWARDS NORTH	:	Property out of S. No. 97 & area of Railway

ii) The property owned by Mr. Vinayak Mahadev Mahajan admeasuring about 2500 sq. ft. as per latest 7/12 00 H.2.5R out of land as per Gunthewari admeasuring about 464.67 sq. mtrs. + Road 35.33 sq. mtrs. = 500 sq. mtrs. i.e. 5 R which is bounded as follows –

ON OR TOWARDS EAST	:	Plot No. 1, owned by Mr. Chincholkar
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ON OR TOWARDS WEST : S. No. 97, owned by Mr. Babar.

ON OR TOWARDS SOUTH : Plot No. 4 & 5 owned by Mr. Birajdar & Mrs. Zope

ON OR TOWARDS NORTH : Property out of S. No. 97 & area of Railway

iii) The property owned by Mrs. Pallavi Pradeep Waykole admeasuring about 2100 sq. ft. as per latest 7/12 00 H.2.1 R out of land as per Gunthewari admeasuring about 462.68 sq. mtrs. + Road 37.32 sq. mtrs. = 500 sq. mtrs. i.e. 5 R which is bounded as follows –

ON OR TOWARDS EAST : 20 ft. Road & Property owned by Mr. S. H. Rathod.

ON OR TOWARDS WEST : Plot No.4, owned by Mr. Birajdar.

ON OR TOWARDS SOUTH : Property out of same S. No.

ON OR TOWARDS NORTH : Plot No. 1 owned by Mr. Chincholkar

iv) The property owned by Mr. Vishwajeet Vyankatrao Birajdar admeasuring about 1500 sq. ft. as per latest 7/12 00 H. 1.5 R out of land as per Gunthewari admeasuring about 462.68 sq. mtrs. + Road 37.32 sq. mtrs. = 500 sq. mtrs. i.e. 5 R which is bounded as follows –

ON OR TOWARDS EAST : Plot No. 3 owned by Mrs. Waykole

ON OR TOWARDS WEST : Plot No.5, owned by Mrs. Zope.

ON OR TOWARDS SOUTH : Property out of same S. No.

ON OR TOWARDS NORTH : Plot No. 1 owned by Mr. Chincholkar & Plot No. 2 owned by Mr. Mahajan

v) The property owned by Mrs. Vandana Sanjay Zope & Mrs. Charulata Hemant Zope admeasuring about 1400 sq. ft. as per latest 7/12 00 H. 1.4 R out of land as per Gunthewari admeasuring about 462.68 sq. mtrs. + Road 37.32 sq. mtrs. = 500 sq. mtrs. i.e. 5 R which is bounded as follows –

ON OR TOWARDS EAST : Plot No. 4 owned by Mr. Birajdar

ON OR TOWARDS WEST : S.No. 97 owned by Mr. Babar.

ON OR TOWARDS SOUTH : Property out of same S. No.

ON OR TOWARDS NORTH : Plot No. 2 owned by Mr. Mahajan.

total admeasuring 00 H. 10 R

E) All that piece and parcel of the following lands situated at Village Ravet, Tal Haveli, Dist. Pune and within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation :

SONIGARA PRESIDENCY

a) S. No. 97 Hissa No. 1A/1A/21 admeasuring about 00H. 5 R out of it Private Plot No. 17 admeasuring about 00 H. 2 R out of it 00 H. 1 R

b) S. No. 97 Hissa No. 1A/1A/23 admeasuring about 00H. 5 R out of it Private Plot No. 16 out of it admeasuring about 00 H. 2 R

Total admeasuring about 00 H. 3 R which is bounded as follows –

ON OR TOWARDS EAST	:	20 ft. Road & Property owned by Mr. Shirke.
ON OR TOWARDS WEST	:	Remaining land of S. No. 97/1A/1A/21.
ON OR TOWARDS SOUTH	:	15 ft. Road & Property owned by Mr. Nalawade.
ON OR TOWARDS NORTH	:	Plot No. 18 & 19 out of same S. No.

F) All that piece and parcel of the land admeasuring about 00 H. 2.5 R out of S. No. 97 Hissa No. 1A/1A/1 total admeasuring about 5 H. 84 R having assessment Rupees 23 Paise 37 situated at Village Ravet, Tal. Haveli, Dist. Pune within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation which is bounded as follows –

ON OR TOWARDS EAST	:	Property owned by Mr. Santosh Shivaji Dhobale & Argade.
ON OR TOWARDS WEST	:	20 ft. road.
ON OR TOWARDS SOUTH	:	15 ft. road.
ON OR TOWARDS NORTH	:	Property owned by Vandana Sanjay Zope, Charulata Hemant Zope, & Vishwajit Vyankatesh Birajdar.

SCHEDULE "II" OF THE PROPERTY

All that piece & parcel of the land admeasuring about 00 Hectar 77.35 Aar i.e. 83259 Sq. Ft. (Land admeasuring about 5616.56 Sq. Mtrs.+ F.S.I. of land admeasuring about 2118.85 Sq. Mtrs.) having Private Plot No. 1 to 20 out of S. No. 97/1A/1A/1 total admeasuring area about 5 Hectar 64 Aar + Potkharaba admeasuring about 00 Hectar 20 Aar having assessment of 24 Rupees 37 Paise of village Ravet, Tal Haveli, Dist. Pune and within the jurisdiction of Joint Sub-Registrar Haveli, Pune and within the limits of Pimpri Chinchwad Municipal Corporation which is bounded as under :-

On ward Towards East	:	Remaining land of S. No. 97.
On ward Towards West	:	Remaining land of S. No. 97.
On ward Towards South	:	Remaining land of S. No. 97.

SONIGARA PRESIDENCY

On ward Towards North : D.P. Road.

Schedule I & II Total admeasuring about 16241.68 sq. mtrs. which is bounded as under :-

On ward Towards East : Panchavati Housing Society
On ward Towards West : Part of S. No. 97
On ward Towards South : part of s. No. 97
On ward Towards North : 45 mtrs. D.P. road & railway line.

SCHEDULE “B” OF THE FLAT

PROJECT NAME	
WING/BUILDING NO.	
FLOOR	
APARTMENT/ FLAT NO.	
CAREPET AREA OF FLAT (SQ. MTRS.)	
AREA OF TERRACE (SQ. MTRS.)	
AREA OF ENCLOSED BALCONY (SQ. MTRS.)	
CAR PARKING	

Along with all the common facility and common use of staircase, water connection, and common drainage line & W.C. as per the rules.

IN WITNESS WHEREOF the parties hereto have hereunto signed and subscribed their respective hands on the day and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED By the PROMOTER/DEVELOPER AND POWER OF ATTORNEY HOLDER OF THE OWNERS above names SONIGARA AND BHOSALE ASSOCIATES Through its Partner MR. ANKIT AMRIT SONIGARA (DEVELOPER/PROMOTER)		
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SIGNED, SEALED AND DELIVERED By the PROMOTER/DEVELOPER AND POWER OF ATTORNEY HOLDER OF THE OWNERS above names SONIGARA AND BHOSALE ASSOCIATES Through its Partner 2. MR. VINOD SUBHASH BHOSALE (DEVELOPER/PROMOTER)		
SIGNED, SEALED AND RECEIVED By the above named PURCHASER/S (PURCHASER)		
SIGNED, SEALED AND RECEIVED By the above named PURCHASER/S (PURCHASER)		

In presence of:-

1) Signature :
Name :
Address :

2) Signature :
Name :
Address :

SCHEDULE - C
SPECIFICATIONS

KITCHEN -

- Kitchen platform with granite top.
- Stainless steel sink
- Designer glazed dado tiles up to lintel level in kitchen.
- Water purifier.
- Concealed plumbing in kitchen.

ELECTRICAL -

- Concealed copper wiring with Standard quality fittings, fixtures & MCB.
- Concealed FRLS – fire resistant low smoke cable.
- Standard quality modular switches.
- Ample light points.
- AC point in master bedrooms.
- Well illuminated common Areas with sufficient lighting as per requirement.
- Inverter Backup for each Flat.

DOORS -

- Laminated entrance door with safety lock/mortise lock & nameplate.
- Premium quality fittings for main door.
- Wooden door frame with laminated flush door for internal rooms.

FLOORINGS -

- 24" x 24" Vitrified tile flooring with skirting in living/dining area, all bedrooms, kitchen and passage.
- Ceramic tiles for terrace & toilet.

TOILET -

- Standard quality chromium plated bathroom fittings & fixtures.
- Marble / granite door frames for toilets.
- Designer glazed dado tiles in toilets up to lintel level.
- Solar water heating system for master bedroom toilet only.

STRUCTURE -

- RCC frame structure with earth quake resistant.
- 125mm thick internal & external wall.

- Gypsum finished plaster for internal walls.

EXTERNAL FINISH -

- External sand faced plaster with acrylic paint

PROVISIONAL –

- Provision for DTH and telephones.
- Provision for Exhaust fan in all bathrooms.
- Provision for exhaust fan in Kitchen.

INTERNAL FINISH -

PAINT -

- Internal paint – pleasing shade of emulsion paint
- External paint –
 - a)** Attractive elevation
 - b)** Superior quality paint for external walls.

WINDOWS -

- Three track powder coated aluminum windows with sliding glass shutters, mosquito net.
- M.S. safety grills.
- Marble/granite window sill
- Powder coated aluminum sliding doors for Living Terrace.
- Aluminum adjustable louvered ventilators for toilets.

SPECIAL FEATURES -

- Decorative entrance lobby with name board & letter box.
- Two level Parking.
- SS Railings with toughened glass in terraces.

AMENITIES

- Gymnasium.
- Children's play area with equipments.
- Grand entrance gate with a security cabin.
- Senior citizen sitting area.
- Party lawn.
- Half basketball court.
- Table tennis, carom, chess table.
- Intercom & CCTV cameras for safety on the main entrance.
- Generator back up for common areas & lifts.
- Rain water harvesting system.
- Fire fighting system.
- Three automatic lifts for each building with generator back up.
- Garbage chute
- Internal concrete roads.
- Convenient shopping.
- Attractive designer entrance lobby.
- Multipurpose hall.
- Sand pit.
- Lily Pond.
- Activity hall.
- Temple.
- Temple tree court.
- Lush green lawn.
- Alluring landscaping.
- Club House.

RECEIPT

Received of and from the Allottee above named the sum of **Rupees/-**
(Rupees Only) on execution of this agreement towards Earnest Money
Deposit or application fee.

I say received.

SONIGARA AND BHOSALE ASSOCIATES
Through its Partners

1. MR. ANKIT AMRIT SONIGARA

2. MR. VINOD SUBHASH BHOSALE

The Promoter /s.