

462/2009

पावती

Original/Duplicate

Tuesday, April 19, 2022

नोंदणी क्र. : 39म

1:19 PM

Regn.: 39M

पावती क्र.: 8105 दिनांक: 19/04/2022

भावाचे नाव: बरासे त. वासरेव

वस्तुऐवजाचा अनुक्रमांक: कलार-2009-2022

वस्तुऐवजाचा प्रकार: कन्व्हेंट डीइ

सादर करणाऱ्याचे नाव: युनिव्हर्सल एम्पायर सहकारी गृहवचना संस्था मर्यादित तर्फे बरासे, श्री मनोहर
भाषिकराव जाधव.

नोंदणी फी

रु. 30000.00

वस्तु हस्ताळणी फी

रु. 4800.00

पूजांची संख्या: 240

एकूण:

रु. 34800.00

Sub Registrar Khalapur

दुय्यम निबंधक खालापूर

बाजार मुल्य: रु. 12743300/-

मोबदल रु. 0/-

मरसेचे मुद्रांक शुल्क: रु. 784300/-

1) देवकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/समादेश/वे ऑर्डर क्रमांक: 1804202207022 दिनांक: 18/04/2022

बँकेचे नाव व पत्ता:

2) देवकाचा प्रकार: DHC रकम: रु. 800/-

डीडी/समादेश/वे ऑर्डर क्रमांक: 1804202207121 दिनांक: 18/04/2022

बँकेचे नाव व पत्ता:

3) देवकाचा प्रकार: DHC रकम: रु. 2000/-

डीडी/समादेश/वे ऑर्डर क्रमांक: 1804202206826 दिनांक: 18/04/2022

बँकेचे नाव व पत्ता:

4) देवकाचा प्रकार: eChallan रकम: रु. 30000/-

मुळ दस्त परत मिळाला

दिनांक: 19/04/2022

19/04/2022

Sub Registrar Khalapur

4/19/2022

डीडी/धनादेश/चे ऑर्डर क्रमांक: MH000568878202223P दिनांक: 15/04/2022
बँकचे नाव व पत्ता:

डीडी/ध
बँकचे



सूची क्र.2

दुय्यम निबंधक : दु.नि. खासापुर

19/04/2022

दस्ता क्रमांक : 2009/2022

सोदणी :

Regn:63m

चालाचे नाव : वरासे त, वासरंग

(1) विनेधाचा प्रकार	शब्देन्म मीटर
(2) मोबदला	0
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकर आकारणी देणे की पट्टेदार ने नसुन करावे)	12743300
(4) भू-मापन, पोटॅन्सिमा व सरकमांक(असल्यास)	1) पाविकेचे नाव: रावचड हवर वर्चन ., इतर माहिती: . इतर माहिती: पाविकेचे नाव एयवड गाव मीजे बरोसे नगर परिषद छोपोली, तालुका खालापूर, जिल्हा रावचड येथील सर्व्हे नं. 22/3, सीटीएस नं. 3530, प्लॉट नं. 1 याची क्षेत्रफळ 4110.00 चौ.मी. हि मिळकत वसेव त्यावर बांधण्यात आलेल्या इमारत नावे युनिफॉन्ट एम्पायर सहकारी गृहपचना संस्था मर्यादित येथील मधील एकूण 174 सदनिका व 25 सॉप सहित जमीन मिळकत या वस्तीला विषय आहे. (Survey Number : 22/3 ; C.T.S. Number : 3530 ;)
(5) क्षेत्रफळ	1) 4110 चौ.मीटर
(6) आकारणी किंवा जुडी देणान असेल वेळा.	
(7) दस्तऐवज करण देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- ये आर.एस.एम इन्टरनॅशनल सर्व्हे भागीदार महेंद्र घासीलान राठोर ., बय:-57, पत्ता:- प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: स २४, नंदगवठी ईन्स्टीट्यूट एस्टेट, अंधेरी कुर्ना रोड, फ्लेड फ्ल, साफीनाकर, अंधेरी (पूर्व) मुंबई, ज्यॉक नं. ., रोड नं. ., महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AABPR8733Q
(8) दस्तऐवज करण देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- युनिफॉन्ट एम्पायर सहकारी गृहपचना संस्था मर्यादित सर्व्हे नं. 22/3, सीटीएस नं. 3530, प्लॉट नं. 1, छोपोली, तालुका - खासापुर, जिल्हा - रावचड, ज्यॉक नं. ., रोड नं. ., महाराष्ट्र, राईगाड:- (0). पिन कोड:-410202 पॅन नं:-ABDPJ4597R 2): नाव:- युनिफॉन्ट एम्पायर सहकारी गृहपचना संस्था मर्यादित सर्व्हे सचिव, श्री. सुभांत चंद्रकांत म्हाणे . बय:-38, पत्ता:- प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: . प्लॉट नं. २१२, ए बिंग, युनिफॉन्ट एम्पायर, सर्व्हे नं. २२/३, सीटीएस नं. ३५३०, छोपोली, तालुका - खासापुर, जिल्हा - रावचड, ज्यॉक नं. ., रोड नं. ., महाराष्ट्र, राईगाड:- (0). पिन कोड:-410202 पॅन नं:-CBMPM2266H 3): नाव:- युनिफॉन्ट एम्पायर सहकारी गृहपचना संस्था मर्यादित सर्व्हे सचिव, श्री. राहुल कुल्लाचंद बुवा . बय:-32, पत्ता:- प्लॉट नं. ., माळा नं. ., इमारतीचे नाव: प्लॉट नं. २०१, ए बिंग, युनिफॉन्ट एम्पायर, सर्व्हे नं. २२/३, सीटीएस नं. ३५३०, छोपोली, तालुका - खासापुर, जिल्हा - रावचड, ज्यॉक नं. ., रोड नं. ., महाराष्ट्र, राईगाड:- (0). पिन कोड:-410202 पॅन नं:-AFUPG7452F
(9) दस्तऐवज करण दिल्याचा दिनांक	19/04/2022
(10) दस्त नोंदणी केल्याचा दिनांक	19/04/2022
(11) अनुक्रमिक, बंड व वृद्ध	2009/2022
(12) बाजारभावाप्रमाणे मुदतीक शुल्क	784300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) भेदा	

मुल्याकनासाठी विचारान घेतलेला तपशील:-

मुदत शुल्क आकारलेला निगडलेला अनुच्छेद 27

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

दुय्यम निबंधक खालापूर

दुय्यम निबंधक खालापूर



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RSM Enterprises through its Partner Mahendra Ghasailal Rathor	eChallan	10000502022041500259	MH000568878202223P	784300.00	SD	0000379850202223	19/04/2022
2		DHC		1804202207022	2000	RF	1804202207022D	19/04/2022
3		DHC		1804202207121	800	RF	1804202207121D	19/04/2022
4		DHC		1804202206826	2000	RF	1804202206826D	19/04/2022
5	RSM Enterprises through its Partner Mahendra Ghasailal Rathor	eChallan		MH000568878202223P	30000	RF	0000379850202223	19/04/2022

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



CHALLAN
MTR Form Number-6



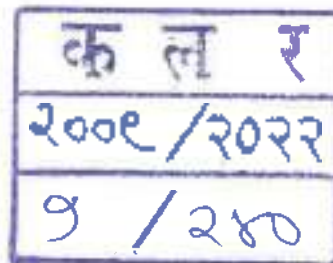
GRN	MH000568578202223P	BARGODE	10000562022041800259		Date	15/04/2022-11:33:42	Form ID	25.1
Department Inspector General Of Registration					Payer Details			
Stamp Duty					TAX ID / TAN (If Any)			
Type of Payment Registration Fee					PAN No.(If Applicable) AABPR6733Q			
Office Name KLR_KHALAPUR SUB REGISTRAR					Full Name RSM Enterprises through Its Partner Mahendra			
Location RAIGAD					Ghasble Rajhor			
Year 2022-2023 One Time					Flat/Block No. C.T.S. No. 9530			
Account Head Details			Amount In Rs.		Premises/Building			
0030046401 Stamp Duty			784300.00		Road/Street Varose			
0030063301 Registration Fee			30000.00		Area/Locality Khopoli			
					Town/City/District			
					PIN 4 1 0 2 0 2			
					Remarks (If Any)			
					PAN2=ABDPJ4597R-SecondPartyName=Unknown Empire CHB LTD			
					Through Its Chairman Manohar Manikrao Jadhav--			
					Amount In Eight Lakh Fourteen Thousand Three Hundred Rupees			
Total			8,14,300.00		Words Only			
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK			
Cheque/DD Details					Bank CIN Ref. No. 10000562022041800259 1219190026030			
Cheque/DD No.					Bank Date RBI Date 15/04/2022-11:34:08 Not Verified with RBI			
Name of Bank					Bank Branch STATE BANK OF INDIA			
Name of Branch					Scroll No. Date Not Verified with Scroll			

Document ID:

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

संदर्भ चरण केवल दस्तावेज का रजिस्ट्रार कार्यालय में दर्ज होने पर ही मान्य रहेगा। नॉट रजिस्टर्ड दस्तावेज के लिए यह चालान मान्य नहीं रहेगा।

Mobile No : 9821335743



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1904202206826	Date 18/04/2022
Received from M/S. RSM ENTERPRISES, Mobile number 8500998952, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Khalapur of the District Raigarh.	
Payment Details	
Bank Name BKID	Date 18/04/2022
Bank CN 10004152022041809881	REF No. 130781800
This is computer generated receipt, hence no signature is required.	

क ल र
2000/2022
2/210



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1804202207121	Date 18/04/2022
Received from M/S. RSM ENTERPRISES, Mobile number 8600999952, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office S.R. Khalapur of the District Raigarh.	
Payment Details	
Bank Name BKID	Date 18/04/2022
Bank CIN 10004152022041810258	REF No. 130782574
This is computer generated receipt, hence no signature is required.	

क ल र
2000/2022
3 / 280



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1304202207022	Date 13/04/2022
Received from M/S. RSM ENTERPRISES, Mobile number 8800999952, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Khalapur of the District Raigarh.	
Payment Details	
Bank Name SKO	Date 13/04/2022
Bank C/M 10004152022041810163	REF No. 130782237
This is computer generated receipt, hence no signature is required.	

क ल र
2000/-/2022
8/280





CHALLAN
MTR Form Number-6



GRN	MH000568878202223P	SARCODE	15/04/2022-11:35:42		Form ID	25.1	
Department Inspector General Of Registration			Payer Details				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment Registration Fee			PAN No.(If Applicable)		AADPR6733Q		
Office Name KLR_KHALAPUR SUB REGISTRAR			Full Name		RSM Enterprises through its Partner Mahendra		
Location RAIGAD			Flat/Block No.		C.T.S. No. 3530		
Year 2022-2023 One Time			Premises/Bulding				
Account Head Details		Amount in Rs.	Road/Street		Varosa		
0030046401 Stamp Duty		784300.00	Area/Locality		Khopoli		
0030063301 Registration Fee		30000.00	Town/City/District				
			PIN		4 1 0 2 0 2		
			Remarks (If Any)				
			PAN2=ABDP.M507R-SecondPartyName=Unknont Empire CHS LTD				
			through its Chairman Manohar Mankirao Jadhav-				
Total		8,14,300.00	Amount in Words		Eight Lakh Fourteen Thousand Three Hundred Rupees Only		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DO Details			Bank CIN	Ref. No.	10000502022041500259	1213190626030	
Cheque/DO No.			Bank Date	RBI Date	15/04/2022-11:34:08	18/04/2022	
Name of Bank			Bank Branch		STATE BANK OF INDIA		
Name of Branch			Scroll No. . Date		1008269 , 18/04/2022		

Department ID :

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

कलर चलन केवल प्रत्यक्ष निबंधक कार्यालयों में नोंदणी के लिये वैध है. नोंदणी न करवायेगा, अनधिकृत दस्तावेजों के लिये।

Signature Not
Verified

Digitally signed by OS
VIRTUAL TREASURY
MUMBAI 03
Date: 2022.04.19
13:24:36 IST
Reason: Secure
Do Not Remove
Location: India

Challan Defaced

Sr. No.	Reason: Secure Document Location: India	Defacement No.	Defacement Date	User ID	Defacement Amount
1	(IS)-462-2009	0000379650202223	18/04/2022-13:19:10	IGR156	30000.00
2	(IS)-462-2009	0000379650202223	18/04/2022-13:19:10	IGR156	784300.00
Total Defacement Amount					8,14,300.00



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1804202207022

Receipt Date 19/04/2022

Received from M/S. RSM ENTERPRISES, Mobile number 8600999952, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2009 dated 19/04/2022 at the Sub Registrar office S.R. Khalapur of the District Raigarh.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name BKID

Payment Date 18/04/2022

Bank CIN 10004152022041810183

REF No. 130782237

Deface No 1804202207022D

Deface Date 19/04/2022

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

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2000 / 2022
₹ / 200





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1804202206826

Receipt Date 19/04/2022

Received from M/S. RSM ENTERPRISES, Mobile number 8600999952, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 2009 dated 19/04/2022 at the Sub Registrar office S.R. Khalapur of the District Raigarh.

DEFACED

₹ 2000

DEFACED

Payment Details

Bank Name BKID

Payment Date 18/04/2022

Bank C/N 10004152022041809983

REF No. 130781800

Deface No 18042022068260

Deface Date 19/04/2022

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

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२००६ / २०२२
७ / २४०





Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1804202207121

Receipt Date 19/04/2022

Received from M/S. RSM ENTERPRISES, Mobile number 8600999952, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 2009 dated 19/04/2022 at the Sub Registrar office S.R. Khalapur of the District Raigarh.

DEFACED

₹ 800

DEFACED

Payment Details

Bank Name BKID

Payment Date 18/04/2022

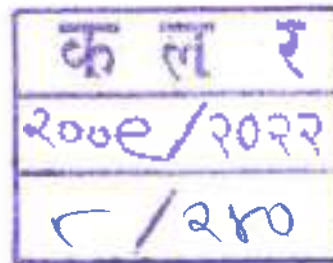
Bank CIN 10004152022041810258

REF No. 130782574

Deface No 1804202207121D

Deface Date 19/04/2022

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



DEED OF CONVEYANCE

Deed of Conveyance made at Mumbai, this 19th day of April, in the Christian Year Two Thousand and Twenty-Two;

Between

M/S. RSM ENTERPRISES, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its administrative office at 705, 7th Floor, Satra Plaza, Plot No. 19 & 20, Sector 19D, Palm Beach Road, Vashi, Navi Mumbai - 400 703, hereinafter referred to as the "Vendor" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners for the time being of the firm and heirs, executors, administrators and assigns of the last surviving partner) of the One Part,

And

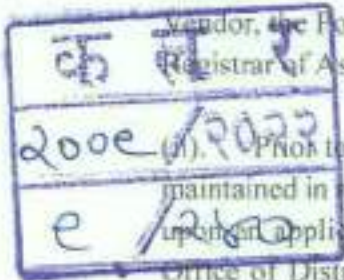
Unimont Empire Co-operative Housing Society Limited a co-operative society incorporated under the provisions of the Maharashtra Co-operative Societies Act, 1960, vide registration no. RGD/KLR/HSG(TC)/4845/2021-2022/Year-2021 dated 09.11.2021, having its registered office at Survey No.22/3, Plot No.1, CTS No.3530, Near BSNL Telephone Exchange, Old Mumbai Pune Highway, Khopoli, Taluka: Khalapur, Dist. Raigad-410203, hereinafter referred to as the "Purchaser" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the said society and all person/s claiming and/or deriving title from, under or through them respectively, and their respective successors and assigns) of the Other Part.

The Vendor and the Purchaser are hereinafter, wherever the context may so require, individually referred to as "Party", and collectively referred as "Parties".

Whereas:

(i). By and under the Deed of Conveyance dated 23rd May, 2013, registered in the Office of the Sub-Registrar of Assurances at Khalapur vide Serial no.KLR-2258 of 2013 dated 23rd May, 2013 (hereinafter referred to as the "Deed of Conveyance"), made by and between the Vendor through its partners Ramesh Chinnaya Bangera, Suresh Onkarlal Jain, Mahendra Ghasital Rathor as 'Purchaser' of the One Part and (1) Chandrakant Yama Puri, (2) Ravikant Yama Puri, (3) Bhagirathi Yama Puri, (4) Radhabai Gopal Puri, (5) Shrikant Gopal Puri, (6) Arun Gopal Puri, (7) Yashwant Gopal Puri, (8) Pravin Gopal Puri, (9) Shaila Mukund Giri, (10) Nirmala Gopal Puri alias Giri (hereinafter referred to as the "Erstwhile Owners") as the 'Vendors' of the Other Part, the Erstwhile Owners granted, conveyed, sold and assigned to the Vendor, the land admeasuring approximately 5890 square meters, bearing Survey No. 22, Hissa No. 3 and now bearing City Survey No.3530, situate at Village Varose, Taluka Khalapur, District Raigad, Maharashtra (hereinafter referred to as the "Entire Land") at or for the consideration and upon the terms and conditions as mentioned and contained therein. Simultaneously with the execution of the Deed of Conveyance, the Erstwhile Owners executed in favour of the Vendor, the Power of Attorney dated 23rd May, 2013, registered in the Office of the Sub-Registrar of Assurances at Khalapur bearing Serial no.KLR-2259 of 2013;

(ii). Prior to the year 2016, there was an area discrepancy in the land/revenue records maintained in respect of the Entire Land (but not in the physical area thereof). Accordingly, upon an application for rectification of the area of the Entire Land in such records, the Office of District Superintendent of Land Records, Raigad- Alibaug, by and under the Order bearing no. C.S/KHOPOLI/C.S NO.3530/2016/1600 dated 20th May, 2016, rectified such area discrepancy, whereby the area of the Entire Land was rectified from 8.080 square



Handwritten signature in blue ink at the bottom left.

Handwritten signature 'S.C. Mhete' in blue ink at the bottom left.

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meters to 5,890 square meters. Pursuant thereto the Property Register Card in respect of the Larger Land was amended/issued.

(iii). The Vendor filed an application dated 4th July, 2016 to the Khopoli Municipal Council (hereinafter referred to as the "KMC") to grant to it, non-agricultural permission in respect of the Entire Land for residential purposes. Pursuant thereto, the Vendor obtained from the KMC, an Order dated 29th September, 2016 bearing reference no. KMC/BV/AR/Pra.Kra.36/14-16/1824/2954, (hereinafter referred to as the "N.A. Permission") non-agricultural permission in respect of the Entire Land as per the plans approved by the KMC and subject to the terms and conditions recorded therein.

(iv). Portions of the Entire Land has been affected by reservations, as follows:

- (a). area admeasuring approximately 550 square meters reserved for D.P Road ; and,
- (b). area admeasuring approximately 350 square meters reserved for National Highway (N.H.).

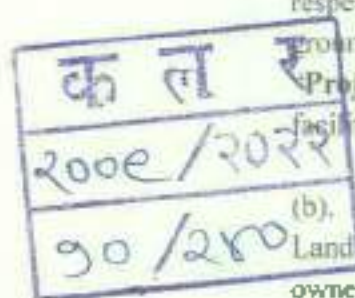
(v). Under the N.A. Permission, the Entire Land has been sub-divided into three parts as follows:

- (a). Plot No.1 admeasuring approximately 4110 square meters, (hereinafter referred to as the "Plot 1");
- (b). Plot No.2 admeasuring approximately 380 square meters, (hereinafter referred to as the "Plot 2"); and,
- (c). area admeasuring approximately 500 square meters (now 494.848 square meters) for Amenity Open Space (hereinafter referred to as the "Amenity Open Space").

(vi). The Plot 1 and Amenity Open Space are hereinafter collectively referred to as the "Project Land". The Project Land alongwith the Project (defined hereinafter) is shown delineated by a Red colored boundary line on the plan annexed hereto and marked Annexure 'A', and more particularly described in **Firstly** and **Secondly** respectively in the **Second Schedule** hereunder written. A photocopy of property register card in respect of the Project Land is annexed hereto and marked Annexure 'B'.

(vii). The Vendor by utilizing the entire current, enhanced, future and estimated/projected/envisaged, FSI, Premium FSI, FAR, DR, DRCs, TDR, and other development potential, benefits, potential, yield, and/or advantages, and/or as may be available on any account whatsoever, and/or any other rights, benefits and/or any floating rights of any nature whatsoever, and by whatever name called, including fungible FSI, additional FSI, special FSI, compensatory FSI, incentive FSI, paid FSI, that is, or may be, available, or acquired, under any applicable law, or otherwise howsoever (hereinafter referred to as the "Development Potential") developed the Project Land by constructing thereon a complex known as 'Unimont Empire' comprising of:

- (a) a residential and commercial building, consisting, inter alia, of four wings respectively called Wing A, Wing B, Wing C and Wing D each comprising of ground and seven (7) upper floors above the stilt, (hereinafter referred to as the "Project Building") alongwith car-parking spaces, club-house and recreational facilities;
- (b). areas, amenities and facilities upon the Project Land, all within the Project Land which are intended for the common use of, inter alia, the allottees, purchasers, owners and occupants, from time to time of flats and premises in the Building, and



more particularly described in Part A of the Statement annexed hereto and marked Annexure 'C', which shall always exclude the Limited Common Areas & Amenities (defined hereinafter) within the Project Land (hereinafter referred to as the "Common Areas & Amenities"); and,

(c). in respect of the Project Building, staircases, lifts and common passages on each floor/level thereof, fire-fighting systems, and includes certain areas within each of the wings of the Project Building, which shall always exclude Common Areas & Amenities, car-parking spaces, garages, and independent areas and utility areas to be developed upon the Project Land (hereinafter referred to as the "Limited Common Areas & Amenities"). The Limited Common Areas & Amenities in respect of the Project Building are more particularly described in Part B of the Statement annexed hereto at Annexure 'C'.

(viii). The scheme of development and construction of the Project Land, as evolved by the Vendor, *inter alia*, involved:

(a). the construction of the Project by utilization of the Development Potential as the Vendor deems fit, in its discretion;

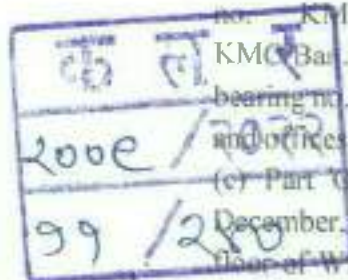
(b). the allotments and sales, by the Promoter of the flats and premises in the Project Building, on an "ownership basis" under the applicable provisions, from time to time, of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "MOFA") (as applicable) and the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "RERA"), and/or the grant of leases, tenancies, licences, and/or any other alienation or disposed of flats and premises, as the Promoter deems fit, in its discretion;

(c). formation and registration of a co-operative society/ies under the Maharashtra Co-operative Societies Act 1960, and/or any other entity/ies, organization/s, association/s, or body/ies, referred to in, or permitted under the Real Estate Act (hereinafter referred to as the "Entity & Organisation") in respect of the Project Building;

(d). upon completion of the entire Project, the conveyance and transfer of the Project Land, the Project Building, the Common Areas & Amenities, the Limited Common Areas & Amenities alongwith the car-parking spaces and club-house and recreational facilities to the Entity & Organisation.

(ix). The Vendor has registered the Project under RERA read with Maharashtra Real Estate (Regulation and Development) Rules, 2017 bearing RERA Registration No.P52000002714.

(x). The Vendor has, from time to time, undertaken and completed the Project and obtained in respect of the Project from time to time the following permissions and approvals from the KMC, Pune, thereof, that is: (a) Commencement Certificate bearing no. KMC/Ban.VI/Ban.Pa/1834/2016, dated 30th September, 2016 and KMC/Ban.VI/Ban.Pa/3455, dated 13th December, 2018, (b) Part Occupancy Certificate bearing no. KMC/Ban.VI/Va.Pa/1613, dated 31st July, 2018 issued in respect of the shops and offices on the ground and first floor of Wing 'A' and Wing 'B' of the Project Building (c) Part Occupancy Certificate bearing no. CBRKC/PO/2019/APL/00007, dated 9th December, 2019 issued in respect of residential flats on the second, fifth, sixth and seventh floor of Wing 'A' and Wing 'B' of the Project Building. (d) Part Occupancy Certificate bearing no. CBRKC/PO/2020/APL/00008, dated 1st January, 2020 issued in respect of residential flats on the first, third and fourth floor of Wing 'A' and Wing 'B' of the Project



Building. (e). Full Occupancy Certificate bearing no. JAKRMC/NAGARRACHNA/VA.P/1349, dated 14th July, 2021 in respect of Wing 'C' and Wing 'D' of the Project Building (hereinafter collectively referred to as the "Approvals and Permissions"). Photocopies of the Approvals and Permissions are annexed hereto and marked Annexure 'D'.

(xi). By and under several agreements for sale entered into and executed by the Vendor and various third parties, the Vendor allotted and sold on an "ownership basis" to such allottees/purchasers/third parties, under the provisions of RERA and/or MOFA, to various persons, all the flats comprised in the Project Building together with the exclusive use and benefit of designated car-parking spaces as an amenity thereto, at or for the purchase price and other amounts, and upon the terms and conditions respectively recorded and contained in such agreements (hereinafter collectively referred to as the "Ownership Agreements"). The Ownership Agreements have all been duly stamped with the requisite ad-valorem stamp duty chargeable/payable under the provisions of Maharashtra Stamp Act, 1958 and have been duly registered under the provisions of the Indian Registration Act, 1908.

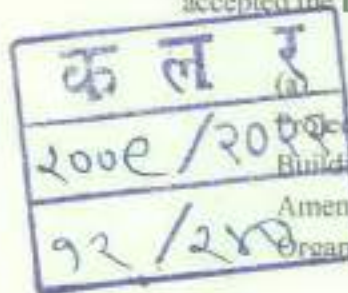
(xii). The Vendor has since then handed over vacant and peaceful possession of the 140 (One Hundred Forty residential flats (hereinafter referred to as the "Flats"), and 11 (Eleven) shops (hereinafter referred to as the "Shops") (the Flats, Office Premises and Shops are hereinafter collectively referred to as the "Premises") in the Project Building to the respective purchasers and allottees of the Premises therein. A statement containing the names of the purchasers and allottees of the Premises in the Project Building, the areas thereof purchased by them, the consideration paid by them in respect of their respective Premises in the Project Building and the respective amounts of stamp duty and registration charges paid by them respectively on their respective agreements for sale, is annexed hereto and marked as Annexure "E".

(xiv). The Vendor formed and registered the Entity & Organisation into a co-operative housing society under the provisions of Maharashtra Co-operative Societies Act, 1960, being the Purchaser herein comprising of the aforesaid allottees/purchasers/third parties of the flats comprised in the Project Building, or their successors or assigns (as the case may be). A photocopy of the Registration Certificate no. RGD/KLR/HSG(TC)/4845/2021-2022/Year-2021 dated 09.11.2021 is annexed hereto and marked Annexure 'F'.

(xv). The Premises are in the respective possession, use, occupation and enjoyment of the present members of the Purchaser, which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include all members (including joint members, but excluding associate and nominal members), the respective heirs, executors, administrators, successors and assigns of the members (including joint members, but excluding associate and nominal members), and all persons claiming from, through or under any of the members (including joint members but excluding associate and nominal members) (hereinafter collectively referred to as the "Members"):

(xvi). The Purchaser is aware of, and has accepted, the hereinbefore facts, matters and events, and have acknowledged and accepted the terms and conditions of the Ownership Agreements. The Purchaser has also been notified by the Vendor and is aware and has accepted the facts and matters referred to herein below in this recital (xvi), that is:

Under the Vendor completing, in its discretion, the development of the entire Project, which shall mean and include construction of all the wings of the Project Building, the Common Areas & Amenities and the Limited Common Areas & Amenities, the Vendor shall convey and transfer in favour of the Entity & Organisation (formed and constituted in respect of the Project) under Deed of



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Transfer the Project Land, the Project Building, including the Common Areas & Amenities and the Limited Common Areas & Amenities alongwith the car-parking spaces and club-house and recreational facilities developed and constructed upon the Project Land;

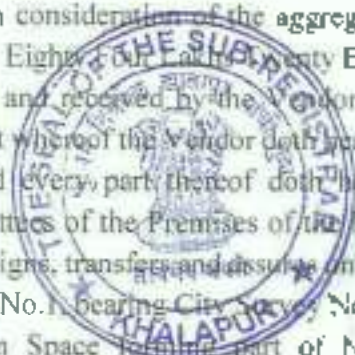
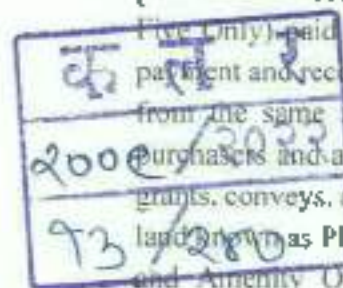
(b). all costs, charges, expenses, liabilities, lease rent, taxes, maintenance charges, capital and revenue expenses related to, and arising from, the Project Land, the Limited Common Areas & Amenities and the Common Areas & Amenities shall be proportionately borne, paid and discharged by the Entity & Organisation formed and constituted in respect of the Project Building, based upon the aggregate carpet area of all the Premises in each of the wings in the Project Building to the aggregate carpet area of all the Premises in the entire Project Building;

(xvii). As the Vendor has completed the construction of the Project Building as aforesaid, and as the Purchaser has requested the Vendor to convey and transfer to it, the Project Land, the Project Building, including the Common Areas & Amenities and the Limited Common Areas & Amenities alongwith the car-parking spaces and club-house and recreational facilities, and as the Vendor has received the entire consideration payable by the Members under the Ownership Agreements, the Vendor has agreed to convey, assign and transfer the Project Land, the Project Building more particularly described in the Second Schedule hereunder written, including the Common Areas & Amenities and the Limited Common Areas & Amenities more particularly described in Part A and Part B respectively of the Statement annexed hereto at Annexure 'C' alongwith the car-parking spaces and club-house and recreational facilities.

(xviii). These presents, being the transfer document to be executed in favour of a co-operative housing society of its immovable property, is chargeable to stamp duty under Article 25(d)(1)(A) and (B) of Schedule I to Maharashtra Stamp Act, 1958. However, as all the purchasers and allottees of the Premises comprised in the Project Building have duly paid the full ad-valorem stamp duty under the Maharashtra Stamp Act, 1958, and the entire registration fees payable under the Indian Registration Act, 1908, upon their respective Ownership Agreements, as detailed in Statement annexed hereto at Annexure 'F', the stamp duty paid as aforesaid upon the Ownership Agreements is and shall be wholly set-off and adjusted against the stamp duty chargeable and payable upon these presents by virtue of the Second Proviso to Explanation I of Article 25(d) of Schedule I of the Maharashtra Stamp Act, 1958.

(xix). It is necessary to expedient for the Parties, to record the conveyance and transfer of the Project Land, the Project Building, including the Common Areas & Amenities and the Limited Common Areas & Amenities in favour of the Purchaser.

Now This Indenture Witnesseth that in pursuance of the Ownership Agreements made by and between the Vendor and the members of the purchasers and/or allottees of the Premises and in consideration of the aggregate sum of Rs. 37,84,28,345/- (Rupees [Three Seven Crore Eighty Four Lakh Twenty Eight Thousand, Three Hundred and Forty Five Only]) paid to and received by the Vendor under the Ownership Agreements (the payment and receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and discharge the purchasers and allottees of the Premises of the Project forever), the Vendor doth hereby grants, conveys, assigns, transfers and disposes unto the Purchaser the Project Land, that is, land known as Plot No. 1, bearing City Survey No. 3530, admeasuring 4,110 square meters and Amenity Open Space forming part of N.A. layout of City Survey No. 3530, admeasuring 494.848 square meters situated at Village Varose, Taluka Khalapur, District Raigad, Maharashtra more particularly described Firstly in the Schedule hereunder written



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together with the Project, consisting of Wing A, Wing B, Wing C and Wing D each having ground with seven (7) upper floors more particularly described Secondly in the Second Schedule hereunder written and so constructed and developed by the Vendor on the Project Land including the Common Areas & Amenities more particularly described in Part A of the Statement annexed hereto and marked Annexure 'C' and Limited Common Areas & Amenities are more particularly described in Part B of the Statement annexed hereto at Annexure 'C', developed and constructed upon the Project alongwith the car-parking spaces and club-house and recreational facilities therein (hereinafter collectively referred to as the "Property"). Together With all and singular the structures, houses, outhouses, edifices, buildings, yards, compounds, sewers, areas, ditches, fences, drains, ways paths, passages, common gullies, wells, waters, water courses, trees, plants, lights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the Property or any part thereof belonging to or in anywise appertaining to with the same or any part thereof now or at or any time heretofore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto AND all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law and in equity or otherwise of the Vendor in to out of or upon the Property and/or any part thereof

To Have And To Hold all and singular the Property hereby granted, conveyed, assigned, transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances, unto and to the use and benefit of the Purchaser absolutely and forever, Subject To the covenants and conditions recorded and contained in these presents And Also Subject To the payment of all property rates taxes, cesses, assessments, dues, betterment charges, impositions and liabilities now chargeable and payable upon the same or which may hereinafter become chargeable and payable to the Government of Maharashtra and/or Union of India and/or KMC and/or any other public body/ies or local authority/ies in respect of or relating to the Property and every part thereof And Subject to the terms, conditions and covenants contained in the respective Ownership Agreements made by and between the Vendor and the purchasers and allottees of the Premises And the Vendor doth hereby for itself and its successors or its counsel in law covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for it made done committed omitted or knowingly or willingly suffered to the contrary, the Vendor now hath in itself good right and full power to grant, convey, assign, transfer and assure the Property hereby granted, conveyed, assigned, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid And That it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the Property and or every part thereof hereby granted, conveyed, assigned, transferred and assured with their and every of their rights, members and appurtenances, and receive the rents, issues and profits thereof and every part thereof to and for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the Vendor or its successors or its counsel in law or any of them or by any person or persons claiming or to claim, from, under or in trust for the Vendor or any of them or by any person lawfully or equitably claiming or to claim by from under or in trust for them AND THAT the Vendor and all persons claiming or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Property hereby granted, conveyed, assigned, transferred and assured or any part thereof by, from, under or in trust for the Vendor or its successors or its counsel in law or any of them, shall and will from time to time and at all times hereafter at the request and cost of the Purchaser execute and cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, conveyances and assurances in law whatsoever for and to better and more perfectly and absolutely granting unto and to

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the use of the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser for assuring the Property and every part thereof hereby granted conveyed assigned transferred and assured unto and to the use of the Purchaser in manner aforesaid.

And This Deed Further Witnesseth And The Purchaser Hereby Agrees, Undertakes And Covenants that

(i) The Purchaser has inspected all the title documents in respect of the Project Land and Entire Land, all sanctions and approvals in respect of the Project and has satisfied itself in respect hereof, and accepted the Vendor's title to the Entire Land including the Project Land.

(ii) The name of the Project is, and shall always be and remain, "Unimont Empire", and the name of the Purchaser shall always be and remain "Unimont Empire Co-operative Housing Society Limited" and such names shall not be changed at any time in future for any reason whatsoever;

(iii) The Purchaser shall maintain and keep in good order, repair and condition all the power, water, sewerage and drainage connections and all other infrastructure installed and attributable to the Project;

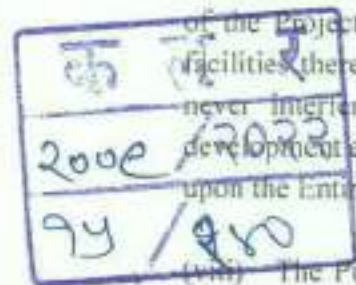
(iv) The Purchaser shall observe and perform all statutory regulations as may be in force from time to time, of all other concerned/statutory authorities having authority including the KMC, and which relate to the Property;

(v) The Purchaser shall not construct any structures on the Project Land by utilising any part of the Development Potential that has not been utilised in the development of the Project and which may be available and/or arise at any time hereafter for any reason whatsoever;

(vi) The Purchaser shall cause its Members from time to time to observe, perform and comply with all the covenants, conditions, terms, and provisions recorded and contained herein and in the Ownership Agreements so far as the same are applicable to them and shall not do, or omit to be done, or commit, or suffer to be done, omitted, or committed, any breaches thereof, and shall indemnify and keep indemnified and saved harmless at all times, the Vendor, and its successors and counsel in law, against all actions, suits, proceedings and prosecutions, and against all costs, charges, expenses, losses, damages, fines, penalties incurred or suffered by or caused to or imposed or levied upon or recovered from them or any of them, in respect of any such act, omission, commission, sufferance, or breach, by the Vendor;

(vii) The Purchaser has no right, title, interest, claim or demand whatsoever to any part or portion of the Entire Land, the transfer and conveyance herein being strictly in respect of the Property (being the Project Land, the Project Building, the Common Areas & Amenities and the Limited Common Areas & Amenities forming part of each of the wings of the Project Building along with the car-parking spaces, club-house and recreational facilities therein). Accordingly, the Purchaser and its Members from time to time shall never interfere with, hinder, restrict or object to the possession, use, enjoyment, development etc., of any portions of the Entire Land, and the other projects to be developed upon the Entire Land.

(viii) The Purchaser has taken over the accounts with the Vendor and has taken over the administration and management of the Project;



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(ix) The Purchaser shall restrict its Members from covering or enclosing in any manner whatsoever, the open terrace/s, the open balcony/balconies or other open space/s (if any) forming part of or appurtenant to the Premises, and/or affix/install grills to the windows only as approved by the Vendor to maintain uniformity of grill/s or safety door/s to the main door/s of the Premises.

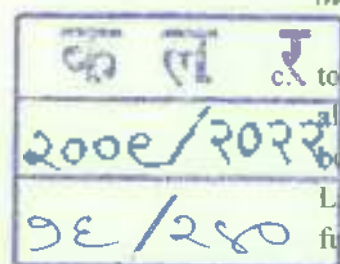
(x) The Purchaser shall not make or permit any of their Members to make any additions or alterations of whatever nature in the elevations and outside colour scheme of the Project Building and not to change or alter the position of any of the windows installed in the Premises, without prior permission in writing of the Vendor.

(xi) The unsold/unalienated flats and premises in the Project Building shall continue to be retained by the Vendor and the Vendor shall be fully and freely entitled to sell, transfer, assign, deal with, alienate and otherwise dispose of the same, or any part thereof, as it may deem fit and in its sole, absolute and unfettered discretion without having to obtain the permission or consent of the Purchaser and without having to pay any charges, premiums or transfer fees to the Purchaser. The Purchaser hereby agrees, undertakes and covenants with the Vendor that as and when directed by the Vendor, it shall admit such purchasers and allottees of such unsold/unalienated flats and premises in the Project Building to the membership of the Purchaser and issue requisite shares of itself to them. In such case only the necessary application form for membership of the Purchaser shall be submitted by the such purchasers and allottees of the unsold/unalienated flats and premises in the Project Building and the Purchaser to be allotted to them with the shares certificate of the face value of which payment is already been made by the Vendor to the societies bank account, and the Purchaser shall not charge or levy any other admission fees, premiums, or charges for admitting such purchasers and allottees to its membership. The Vendor also reserves the right to take up the membership of the Purchaser in respect of such unsold/unalienated flats and premises in the said Building upon the terms and conditions specified in this sub-clause (xi) and as and when the Vendor deems fit.

(xii) The management and operations of the club house and recreational facilities in the Project is on the date hereof being handed over by the Vendor to the Purchaser, and shall be under the sole, exclusive and absolute control of the Purchaser, and/or the PMC (if appointed by the Purchaser), who shall be entitled to *inter alia*, frame, and implement, the aforesaid rules and regulations in respect thereof.

(xiii) The Purchaser is aware and has accepted that the rights and entitlements of the Purchaser under this Deed is subject to the rights and entitlement of the Vendor as specified in the Ownership Agreements made by and between the Vendor and the purchasers and allottees of the Premises and the Vendor shall be entitled to exercise the following:

- a. to develop the remaining undeveloped part/portions of the Entire Land in parts or in whole and/or in phases as may be determined by the Vendor;
- b. to deal with and/or dispose of the unsold/unalienated flats and premises in the Project Building for such consideration and on terms and conditions as Vendor may deem fit.



c. to continue to retain all rights, powers, authorities, control and ownership over all undeveloped parts and/or portions of the Entire Land and/or those that may be under development at such time (including all other projects upon the Entire Land and all unutilised aggregate development potential), with the irrevocable, full, complete and unfettered right, power, authority and discretion to own, hold, deal, develop and encumber the same, including to complete



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developments and ongoing developments thereof, whether as other projects, or otherwise howsoever;

- d. The Purchaser in respect of the Project shall never be involved in, or be entitled to interfere, obstruct or in any manner deal with any matters relating to the other projects and/or the Entire Land and/or the utilisation and/or the dealing with the aggregate development potential, or any part/s thereof. The Purchaser, shall strictly function within the frame work of its constitution and bye-laws as framed, from time to time, by the Vendor.
- (xiv) To observe and perform and comply with the agreements and contracts entered into by the Vendor with the PMC and all other agreements/writings executed in respect of the Project;
- (xv) Not to do any act, deed, matter or thing which will breach any of the terms and conditions of the sanctions, approvals and permissions, statutory or otherwise in respect of the development of the Project or which will cause annoyance, nuisance or inconvenience to neighboring owners and occupants of the buildings constructed or to be constructed upon the Entire Land;
- (xvi) Not to do or cause or suffer to be done anything upon the Project Building any act, which is, or is likely to be, a nuisance or annoyance to the Vendor, and/or the occupiers of the remaining parts/porions of the Entire Land;
- (xvii) The Purchaser shall be liable, at its own costs, to have the Property transferred to its name in the records of the KMC, and all other applicable Government, land and revenue records.

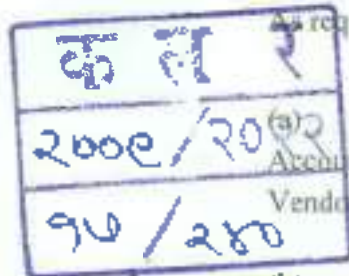
And The Parties Hereby Confirm And Declare that by virtue of and pursuant to the conveyance and transfer of the Property to the Purchaser by the Vendor: (i) the Purchaser is the absolute and exclusive owner and holder of the Property upon and subject to the covenants and conditions recorded and contained herein, (ii) the quiet, vacant and peaceful possession of the Property has been delivered by the Vendor to the Purchaser.

And It Is Agreed And Declared that: (i) the stamp duty and registration charges payable upon these presents shall be borne and paid proportionately by the Members of the Purchaser the Purchaser shall immediately upon the execution hereof present the original executed and stamped counterpart of these presents for registration in the Office of the Sub-Registrar of Assurances concerned and the Parties shall thereupon respectively admit execution hereof in accordance with the Indian Registration Act, 1908, and (ii) the original executed and registered counterpart of these presents shall be retained by and be the property of the Purchaser and the duplicate executed counterpart hereof shall be retained by and be the property of the Vendor.

As required by the Income-tax (Seventeenth Amendment) Rules, 1998:

(a) The Vendor states that it is assessed to Income Tax, and the Permanent Account Number (PAN) allotted to it is AAPFR3586D. A photocopy of the Vendor's PAN Card is annexed hereto and marked Annexure 'G-1'.

(b) The Purchaser states that it is assessed to Income Tax, and the Permanent Account Number (PAN) allotted to it is AACAU225Q. A photocopy of the Purchaser's PAN Card is annexed hereto and marked Annexure 'G-2'.



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IN WITNESS WHEREOF, the Parties have set and subscribed their respective hands to this Deed (in duplicate) the day and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Entire Land)

All that piece or parcel of land known as City Survey No.3530, area admeasuring 5890 square meters carved out of Survey No. 22, Hissa No. 3 situated at Village Varose, Taluka Khalapur, District Raigad, Maharashtra and bounded as follows that is to say:

On or towards the North by : Old Mumbai Pune Highway
On or towards the South by : Partly C.T.S.No. 3525 & Partly C.T.S.No.3529
On or towards the East by : C.T.S. No.3531
On or towards the West by : C.T.S. No.3525

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the Project Land and Project)

Firstly: All that piece or parcel of land known as Plot No.1, City Survey No.3530, area admeasuring 4110 square meters and Amenity Open Space forming part of N.A. layout of City Survey No. 3530, area admeasuring 494.848 square meters situated at Village Varose, Taluka Khalapur, District Raigad, Maharashtra and bounded as follows that is to say:

On or towards the North by : Old Mumbai Pune Highway
On or towards the South by : Partly C.T.S.No. 3525 & Partly C.T.S.No.3529
On or towards the East by : Proposed 12 Meter wide D.P. Road
On or towards the West by : C.T.S. No.3525

Secondly: Wing 'A' Ground and (7) habitable upper floors above the stilt, (b) Wing 'B' Ground and (7) habitable upper floors above the stilt., (c) Wing 'C' Ground and (7) habitable upper floors above the stilt., (d) Wing 'D' Ground and (7) habitable upper floors above the stilt, alongwith car-parking spaces, club-house and recreational facilities;

SIGNED AND DELIVERED

by the withinnamed "Vendor"

M/S. RSM ENTERPRISES through its Partner

Mr. Mahendra Ghasikal Rathor

Mr. Mahendra Ghasikal Rathor
in the presence of ...



Mr. Mahendra Ghasikal Rathor

(1).

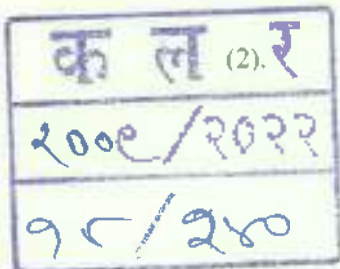


PHOTO	THUMB	SIGN AND NAME OF THE PARTIES
		"UNIMONT EMPIRE SAHAKARI GRAHANIRMAN SANSTHA MARAYADIT", THROUGH IT'S CHAIRMAN, <i>mmj</i> MR. MANOHAR MANIKRAO JADHAV,
		AND IT'S SECRETARY, <i>S. C. Whatre</i> MR. SHUSHANT CHANDRAKANT MHATRE,
		AND IT'S TREASURER, <i>Rahul</i> MR. RAHUL KRISHNACHANDRA GUPTA, "AS THE PURCHASERS OR THE SOCIETY"

WITNESSES:

① Umesh Charnawat - *Umesh*
 ② Rahul Ghare -

