

AGREEMENT

THIS ARTICLE OF AGREEMENT IS MADE AND EXECUTED AT PUNE ON THIS _____ DAY OF _____, 20__.

BETWEEN

M/S. ABHINAV RAINBOW DEVELOPERS AND PROMOTERS L.L.P. PAN: AATFA4990Q a Limited Liability Partnership Firm duly registered under the provisions of the Limited Liability Partnership Act, 2008 having its principal place of business at:- CTS No. 927, Office No. 302, 3rd Floor, Sanas Memories, F.C. Road, Pune - 411004, thorough it's Authorised Partner, **1) MR. SHAMKANT JAGANNATH SHENDE** - Age: - 58 Years, Occupation: - Business, office address at : CTS No. 927, Office No. 302, 3rd floor, Sanas Memories, F.C.Road, Pune **AND/OR 2) MR. SUNIL POPATLAL NAHAR** - Age: 43 Years, Occupation: Business, office address at : 701, 7th Floor, Pride Purple Accord, Near Mahabaleshwar Hotel, Baner, Pune 411046.

Hereinafter referred to as the "**PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their partners, executors and administrators and assigns.)

--- **PARTY OF THE FIRST PART**

AND

1) **MR./MRS.** _____, [PAN _____]
Age;- yrs, Occ:- _____,
R/at:- _____
.....

2) **MR./MRS.** _____, [PAN _____]
Age;- yrs, Occ:- _____,
R/at:- _____
.....

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

---- **PARTY OF THE SECOND PART**

AND

MR. LAXMAN KANHU BHUNDE decased through his legal heirs 1 to 15 ,	1)SMT. SAVITRA LAXMAN BHUNDE, Age:- 72 yrs, Occ:- Housewife & Agriculturist,
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2)MR. VIJAY LAXMAN BHUNDE, Karta of Joint Hindu family Age:- 50 yrs, Occ:- Agriculturist,	3)MRS. MANGAL VIJAY BHUNDE, Age:- 45 yrs, Occ:- Housewife,
4)MR. SACHIN VIJAY BHUNDE, Age:- 20 yrs, Occ:- Agriculturist,	5)MRS. ARCHANA MAHESH GHULE, Age:- 24 yrs, Occ:- Housewife,
6)MRS. RANI AMOL WAJE, Age:- 23 yrs, Occ:- Agriculturist,	7)MR. ASHOK LAXMAN BHUNDE, Karta of Joint Hindu familyAge:- 45 yrs, Occ:- Agriculturist,
8)MRS. NANDA ASHOK BHUNDE, Age:- 40 yrs, Occ:- Housewife,	9)MR. SAGAR ASHOK BHUNDE, Age:- 21 yrs, Occ:- Agriculturist,
10)MR. KIRAN ASHOK BHUNDE, Age:- 19 yrs, Occ:- Agriculturist,	11)MR. AMOL ASHOK BHUNDE, Age:- 17 yrs, Occ:- Agriculturist,
12)MR. DILIP RAJU BHUNDE, Karta of Joint Hindu family Age:- 27 yrs, Occ:- Agriculturist,	13)SMT. KAMAL RAJU BHUNDE, Age:- 47 yrs, Occ:- Housewife,
14)MR. DEEPAK RAJU BHUNDE, Age:- 24 yrs, Occ:- Agriculturist,	15)MR. NITIN RAJU BHUNDE Age:- 19 yrs, Occ:- Agriculturist, Nos. 1 to 16 R/at: Bavdhan Budruk,Taluka Mulshi, District -Pune
16)MRS. CHINDUBAI BAPU BAHIRAT Age:- 71 yrs, Occ:- Housewife, R/at:- Bopodi, Taluka Haveli, District - Pune	

Hereinafter Owner No. 1 to 16 jointly and collectively referred to as the , “
OWNER NO. 1”

AND

1)MR. SHIVAJI BARKU BHUNDE Karta of Joint Hindu family Age:- 61yrs, Occ:- Agriculturist,	2)MRS. DROPADABAI SHIVAJI BHUNDE Age;- 50yrs, Occ:- Housewife
3)MR. NAVNATH SHIVAJI BHUNDE Age:- 32yrs, Occ:- Agriculturist,	4)MR. KIRAN SHIVAJI BHUNDE Age;- 28yrs, Occ:- Agriculturist,
5)SMT. DWARKABAI GULAB BHUNDE Age;- 45yrs, Occ:- Housewife, No. 1 to 5 R/at:Bavdhan Budruk, Taluka Mulshi, District - Pune	6)MRS. SUJATA RAJESH BALKAWADE ALIS MISS SUJATA GULAB BHUNDE Age;-30 yrs, Occ:- Housewife, residing at : Kothrud, Tal. Havel, Dist: Pune
7)MISS VINITA GULAB BHUNDE Age: 27 Yrs, Occ:- Agriculturist,	8)MISS NEHA GULAB BHUNDE Age: 22 Yrs, Occ:- Agriculturist

9)MR. NAGESH GULAB BHUNDE Age: 21 Yrs, Occu: Agriculturist No. 7 to 9 R/at:Bavdhan Budruk, Taluka, Mulshi, District - Pune	10)SMT. BAYDABAI RAMESH BAHIRAT Age: 45 Yrs, Occu: Agriculturist, R/at: 158/2, Bopodi Gaon, Near Radhakrishan High school, Bopodi, Pune 20
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Hereinafter Owners No. 1 to 10 jointly and collectively referred to as the, “
OWNER NO. 2”

AND

1)MR. VASANT SOPAN BHUNDE for himself as a Karta of Joint Hindu Family Age:- 58yrs, Occ:- Agriculturist,	2)MRS ANJANA VASANT BHUNDE, Age55 yrs, Occ:- Housewife & Agriculturist,
3)MR. VINAYAK VASANT BHUNDE, Karta of Joint Hindu family Age:- 29 yrs, Occ:- Agriculturist,	4)MRS. SWATI VINAYAK BHUNDE, Age:-27 yrs, Occ:- Housewife,
5)MR. RAJENDRA VASANT BHUNDE Age:- 27 yrs, Occ:- Agriculturist, No. 1 to 5 R/at:Bavdhan Budruk, Taluka, Mulshi, District - Pune	6)MRS. SARIKA ANIL KAMTHE, Age33- yrs, Occ:- Housewife, Residing at: Kodhav, Tal. Haveli, Dist. Pune
7)MRS. SUREKHA SUNIL INGAWALE, Age32 yrs, Occ:- Housewife,Residing at: Bhugaon, Tal.Mulshi, Dist. Pune.	8)MR. TANAJI SOPAN BHUNDE, Karta of Joint Hindu familyAge:- 54yrs, Occ:- Agriculturist,
9)MRS. SUVANRA TANAJIBHUNDE, Age:- 46 yrs, Occ:- Housewife, No. 8& 9 R/at:Bavdhan Budruk, Taluka, Mulshi, District - Pune	10)MRS. TANUJA SACHIN INGAWALE, Age:26 -yrs, Occ:- -House wife,Residing at: Pimple Nilakh, Tal. Haveli, Dist. Pune
11) MR.SURAJ TANAJI BHUNDE, Age:24 -yrs, Occ:- -Education,	MISS. PRIYANKA TANAJI BHUNDE, Age:26 -yrs, Occ:- -Education,
11) MR. BALIRAM SOPAN BHUNDE, for himself as a Karta of Joint Hindu Age:- 55 yrs, Occ:- Agriculturist,	12)MRS. KUSUM BALIRAM BHUNDE, Age:- 53yrs, Occ:- Agriculturist,
13) MR. AKSHAY BALIRAM BHUNDE Age:- 22yrs, Occ:- Education	14) MISS. ASHWINI BALIRAM BHUNDE Age:- 24yrs, Occ:- Education No. 11 to 14 R/at:Bavdhan Budruk, Taluka, Mulshi, District - Pune
13)MRS. SADHNA LANKESH GHULE Age:28yrs, Occ:- Housewife Residing at: Mohammad wadi, Tal. Haveli, Dist. Pune	14)SMT. SEETABAI SHANTARAM TAPKIR Age72 yrs, Occ:- Housewife, Residing at: charoli, Tal. Maval, Dist. Pune

15) SMT. KANTABAI SHIVARAM DABHADE, Age55- yrs, Occ:- Agriculturist, Residing at: Bavdhan Bk., Tal. Mulshi, Dist. Pune.	16)MRS. MANGAL SUBHASH TAPKIR Age51 yrs, Occ: Housewife Residing at: charoli, Tal. Maval, Dist. Pune
17)SMT. LILABAI RAJENDRA SAKHARE Age:- 43yrs, Occ:- Housewife, R/at: Hinajewadi, Tal. Mulshi, Dist. Pune.	

Hereinafter Owners No. 1 to 17 jointly and collectively referred to as the, “**OWNER NO. 3”**

1)MR. BHANUDAS BALU AMRALE Age: 34Yrs, Occ:- Agriculturist,	2) MRS.SUPRIYA BHANUDAS AMRALE Age: 31 Yrs, Occ:- Housewife both residing at: Amrale Vasti, Tal. Mulshi, Dist. Pune
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Hereinafter Owners No. 1 to 2 jointly and collectively referred to as the, “**OWNER NO.4”**

AND

1)MR.SAHEBRAO RAMCHANDRA BHUNDE Karta of Joint Hindu family Age:- 61yrs, Occ:- Agriculturist,	2)MRS. NANDA SAHEBRAO BHUNDE Age;- 53 yrs, Occ:- Housewife
3)MR. AKASHA SAHEBRAO BHUNDE Age:- 27 yrs, Occ:- Agriculturist,	4)MR. VIKAS SAHEBRAO BHUNDE Age;- 25 yrs, Occ:- Agriculturist,
5)SMT TULSABAI RAMCHANDRA BHUNDE Age:83 yrs, Occu: Housewife All residing at: Bavdhan Bk, Tal.Mulsh, Dist. Pune .	

Hereinafter Owners No. 1 to 5 jointly and collectively referred to as the “**OWNER No. 5”**

Owner No. 1 to 5 through their Constituted Attorney

M/S. ABHINAV RAINBOW DEVELOPERS AND PROMOTERS L.L.P. PAN: AATFA4990Q , a Limited Liability Partnership Firm duly registered under the provisions of the Limited Liability Partnership Act, 2008 having its principal place of business at:- CTS No. 927, Office No. 302, 3rd Floor, Sanas Memories, F.C. Road, Pune - 411004, thorough it’s

Authorised Partner, **1) MR. SHAMKANT JAGANNATH SHENDE** - Age: - 58 Years, Occupation: - Business, office address at : CTS No. 927, Office No. 302, 3rd floor, Sanas Memories, F.C.Road, Pune **AND/OR 2) MR. SUNIL POPATLAL NAHAR** - Age: 43 Years, Occupation: Business, office address at : 701, 7th Floor, Pride Purple Accord, Near Mahabaleshwar Hotel, Baner, Pune 411046

----- Hereinafter owners No. 1 to 5 jointly & collectively referred to as the "**OWNERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors and administrators and assigns.) ----

PARTY OF THE THIRD PART

AND

ATHASHRI HOMES PVT. LTD. [PAN_____] a company incorporated under the Companies Act, 1956, having registered office at PSC House, CTS No. 111+111/2, Anand Colony, Off Prabhat Road, Pune: 411 004; through its Authorised Signatory _____, Age :- Adult, Occupation :- _____, Residing at _____.

Hereinafter referred to as "**THE MANAGEMENT COMPANY**" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their successors-in-title as also nominees and/or assignees),...party of the Fourth Part,

WHEREAS

1. All that piece and parcel of the lands admeasuring **5 H. 95.59 R.**, situated at Village Bavdhan, Bk., Tal. Mulshi, Dist. Pune is subject matter of the Larger Land, which is more particularly described in the **SCHEDULE - I** hereunder written and hereinafter referred to as "**SAID LARGER LAND**", for the sake of convenience only. Out of the said larger land the promoter is the owner of the land admeasuring 4 H. 72.50 R and said owners are owner of the land admeasuring 1 H. 23.10 R and said Promoter herein has every power, authority and right to develop, construct, sell, lease, mortgage, transfer and allot the tenements etc., to be constructed on the said larger land to the intending purchasers.
2. **RECITAL / FLOW OF TITLE OF SAID LARGER LAND:-**
 - 2.1 The said promoter is the owner of the land admeasuring 04 H. 72.50 R. bearing S.No.270/1 to3, 270/2 to 3, 271/1 to 3, 272/1 to 7, 273/1 to 2, 317/2, 317/4,

318/1, 318/2, 319/1, 319/3, 319/5 & 319/6/B out of the said Larger land as its purchased property.

2.2 The owner No. 1 to 5 are the owners of the land admeasuring 01 H. 23.10 R. out of the said Larger land and the said promoter has obtained development rights of the land admeasuring 01 H. 23.10 R. from the said owners, the details of which as under :-

2.2.1 The owner No. 1 is the owner of the land admeasuring 00 H. 27 R. The said owner executed Development Agreement and Power of Attorney as mentioned herein under in favour of said promoter and appointed the said promoter and has granted unto and in favour of the said promoter the exclusive development rights and authorities to develop the land admeasuring 00 H. 27 R. and the detail of the same is as under :-

Sr. No.	Name of the Owner/ Vendor	Survey No.	Area In ARE	Details of development agreement
1	Mr. Laxman Khanu Bhunde & Others	317/3	0 H. 27 R.	Dated 23/01/2012 Reg. No. 964/2012

2.2.2 The owner No. 2 is the owner of the land admeasuring 00 H. 38.66 R. The said owner executed Development Agreement and Power of Attorney as mentioned herein under in favour of said promoter and appointed the said promoter and has granted unto and in favour of the said promoter the exclusive development rights and authorities to develop the land admeasuring 00 H. 38.66 R. and the detail of the same is as under :-

Sr. No.	Name of the Vendor	Survey No.	Area In ARE	Details of development agreement
1	Mr. Shivaji Barku Bhunde & Others	316/5	8 R.	17/5/2014,3668/21014
		317/1	27 R.	
		317/2	3.66 R.	

2.2.3 The owner No. 3 and 4 is the owner of the land admeasuring 00 H. 26 R. The said owner executed Development Agreement and Power of Attorney as mentioned herein under in favour of said promoter and appointed the said promoter and has granted unto and in favour of the said promoter the exclusive development

rights and authorities to develop the land admeasuring 00 H. 26 R. and the detail of the same is as under :-

Sr. No.	Name of the Vendor	Survey No.	Area In ARE	Details of development agreement
1	Mr. Vasant Sopan Bhunde & Others	316/4	26 R	16/3/2015,2620/2015 and 09/05/2016, 4153/2016

2.2.4 The owner No. 4 and 5 are the owner of the land bearing S.No. 317/5 admeasuring 00 H. 29 R. and owner No. 4 is the owner of the land admeasuring 00 H. 1.22 R out of S.No. 317/2. The said owner executed Development Agreement and Power of Attorney as mentioned herein under in favour of said promoter and appointed the said promoter and has granted unto and in favour of the said promoter the exclusive development rights and authorities to develop the land admeasuring 00 H. 30.22 R. and the detail of the same is as under :-

Sr. No.	Name of the Vendor	Survey No.	Area In ARE	Details of development agreement
1	Mr. Sahebrao Ramchandra Bhunde& Others	317/5	29 R.	11/2/2015, 1480/2015, and 09/05/2016,
2	Mr. Sahebrao Ramchandra Bhunde & Others	317/2	1.22 R.	11/2/2015,1480 /2015

3. The said Promoter by above mentioned Sale Deeds, Development Agreements and Power of Attorney's, is entitled to develop land admeasuring 05 H 95.59 R. i. e. 59559 Sq. Mtrs, which is more particularly described in the Schedule-I written hereunder.
4. There are no covenants, impediments, tenants and illegal encroachment on the said Land, which affect the title of the Larger Land. Moreover the Larger Land is freehold land and therefore no prior permission is required for sale of the said Larger Land

5. The Promoters are entitled and enjoined upon to construct buildings on the larger land in accordance with the recitals hereinabove. The Promoter is in possession of the said larger land.

5.1 Statutory Permissions:

The said promoter prepared building plan of the buildings to be constructed on the said Larger Land and same is also revised from time to time by the said Promoter and accordingly obtained sanction said Plans and to the revised building plans as mentioned herein under and accordingly also obtain revised Non-Agricultural Permission from Collector Pune and PMRDA and also obtained Environmental Clearance from State Level Environmental Impact Assessment Authority as follows:

- I. Non-Agricultural Permission bearing No PMA/NA/SR/341/2012 Dated 31/12/2012. The said Non –Agricultural Permission revised from time to time and lastly obtained Non-Agricultural permission of the said larger area by Revised Non-Agricultural Permission bearing No. PMRDA/NA/SR/56/15 dated 27/06/2016.
- II. The Promoter thereafter submitted building plan of the proposed buildings to be constructed on the said larger properties to the Collector/ Asst Director of Town Planning Pune/Pune Metropolitan Region Development Authority Pune (PMRDA) for sanction. The Collector/Asst Director of Town Planning Pune/Pune Metropolitan Region Development Authority Pune (PMRDA) has sanctioned building plan of the proposed buildings to be constructed on the said properties vide various orders mentioned hereinabove. The said commencement orders also revised from time to time and lastly obtained revised commencement certificate through Pune Metropolitan Region Development Authority Pune (PMRDA) vide No.BMU/Mouje Bavdhan Bk.,/S.No/270/1 & Others/P.K./480/18-19 dated 31/7/2018 .
- III. Environmental Clearance Letter dated 11/06/2014 bearing No. SEAC-2011/CR-651/TC-2,
- IV. Amended Environmental Clearance Letter dated 29/09/2014 and 7/8/2018.
- V. The aforesaid sanctioned building plan is revised by the Pune Metropolitan Regional Development Authority Pune ("**PMRDA**") vide order No. PMU/Mou. Bavdhan Bk.,/S.No. 270/1 & Others/P.K. 1718/2016, dated 27/4/2017 . As per sanctioned layout for the Larger Property, area admeasuring 943.77 square metres shown as 18 Mtrs. Road, area admeasuring 8792.28 square meters shown as amenity space, area admeasuring 549.47 Square meters shown as Open Space No.3, area admeasuring 5996.55 Square meters shown as HEMRL Area, area admeasuring 4907.40 Square meters shown as

