

527/7125

पावती

Original/Duplicate

Saturday, July 01, 2017

नोंदणी क्र. :39म

11:56 AM

Regn.39M

पावती क्र.: 7961

दिनांक: 01/07/2017

मावाचे नाव: विपले निमळ

दस्तावेजाचा अनुक्रमणिका: इजिन26-7125-2017

दस्तावेजाचा प्रकार : कारखाना

सादर करणाऱ्याचे नाव: वर्षी, जळखीटे

नोंदणी की

₹. 30000.00

दस्त. हस्ताक्षरी की

₹. 820.00

पुण्याची संख्या: 41

एकूण:

₹. 30820.00

आमनास मूळ दस्त. संख्या: विट.सूची-२ अंदाजे

12:12 PM ह्या वेळेस मिळेल

Joint

काजार मुल्य: ₹.12500000/-

गोबदला ₹.8300000/-

भरलेले मुदतग शुल्क : ₹. 750000/-

सह.दुय्यम निबंधक (वर्ग-२)

हवेली क्र.२६, पुणे

1) देवकरा घनतः eSBTR/SimpleReceipt रकमत: ₹.30000/-

टीडी/घनत/देवकरे ऑर्डर क्रमांक: MH002924532201718R दिनांक: 01/07/2017

बँकेचे नाव व पत्ता:

2) देवकरा घनतः By Cash रकमत: ₹. 820/-



01/07/2017

सूची क्र.2

दस्तावेज क्रमांक : सह.दु.मि. हवेनी 26

दस्तावेज क्रमांक : 7125/2017

संदर्भणी :

विशेषाधिकार

वास्तव्य नाल : 1) पिंपळे निलख

(1) विलखाणा प्रकार : वास्तव्यनाल
(2) मालकाचा : 8500000
(3) मालकाचा (अपेक्षित) : 12500000



(4) मालकाचा (अपेक्षित) व वास्तव्यनाल : 1) वास्तव्यनाल : सह.दु.मि. हवेनी क्र. 26, हवेनी नं. 7 व सवई नं. 73
(अपेक्षित) : सह.दु.मि. हवेनी क्र. 26, हवेनी नं. 7 व सवई नं. 73
करीब साहित्य हाईट्स मधील विन्डोज नं. 7 मधील अपेक्षित मालकाचा फ्लॉट नं. 1103 सवई क्षेत्र 1575 चौ.फुट मलकाचे 148.38 चौ.मी. कारपेट तल्लचे टोच क्षेत्र 200.00 चौ.फुट मलकाचे 24.16 चौ.मी. (Survey Number : 6 :)

(5) मालकाचा : 1) 1575 चौ.फुट

(6) मालकाचा किंवा जमीन देणारा असेल तेव्हा :

(7) दस्तावेज करण देण-वास्तव्यनाल : 1) : सह.दु.मि. हवेनी क्र. 26, हवेनी नं. 7 व सवई नं. 73
दस्तावेज करण देण-वास्तव्यनाल : सह.दु.मि. हवेनी क्र. 26, हवेनी नं. 7 व सवई नं. 73
मालकाचा (अपेक्षित) किंवा अर्धसहकारिता, प्रतिबंधित नाल व पाला :

(8) दस्तावेज करण देण-वास्तव्यनाल : 1) : सह.दु.मि. हवेनी क्र. 26, हवेनी नं. 7 व सवई नं. 73
दस्तावेज करण देण-वास्तव्यनाल : सह.दु.मि. हवेनी क्र. 26, हवेनी नं. 7 व सवई नं. 73
मालकाचा (अपेक्षित) किंवा अर्धसहकारिता, प्रतिबंधित नाल व पाला :

(9) दस्तावेज करण दिनांक दिनांक : 01/07/2017

(10) दस्तावेज जमणी देण-वास्तव्यनाल : 01/07/2017

(11) मालकाचा (अपेक्षित) व मालकाचा : 7125/2017

(12) मालकाचा (अपेक्षित) मालकाचा : 750000

(13) मालकाचा (अपेक्षित) मालकाचा : 250000

(14) वास्तव्यनाल :

सह.दु.मि. हवेनी क्र. 26, हवेनी नं. 7 व सवई नं. 73

मालकाचा (अपेक्षित) किंवा अर्धसहकारिता, प्रतिबंधित नाल व पाला :

मालकाचा (अपेक्षित) किंवा अर्धसहकारिता, प्रतिबंधित नाल व पाला :



Municipal Corporation or any Cantonment

Data of Bank Receipt for GRN MH002924532201718R

Bank - IDBI BANK

Bank/Branch : 127054043
 Print Tm Id : 29/05/2017 17:17:53
 Print DtTime : 29/05/2017 17:17:53
 ChallanIdNo : 60103302017062952749
 District : 2201 / PUNE
 Simple Receipt
 Print DtTime :
 GRAS GRN : MH002924532201718R
 Office Name : JCR008 / HVL1_HAVELI NO1 SUB REGISTRAR

StDuty Schnt : 0000046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 7,50,000.00/- (Rs Seven Lakh Fifty Thousand Rupees Only)

RgnFee Schnt : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : 225 Only for verification-not to be printed and used
 Prop Mvblty : Immovable
 Prop Descr : 3 NO 8 TINGAWALE PARK , NEW D F ROAD PIMPLE NILAKH PUNE
 Maharashtra
 411027
 Duty Payer : PAN-AMFPJ270TA VARSHA MAGNATH JALKOTE
 Other Party : PAN-RAFY1363M M S VAISHNAVI PROMOTERS AND DEVELOPERS

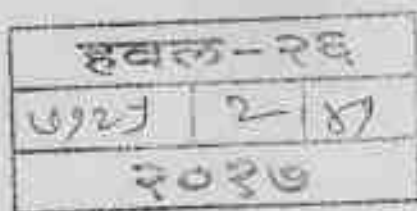
Bank Serial No : 100
 Date of Receipt : 30/05/2017
 919621100H18



Sl. No.	Remarks	Defacement No.	Defacement Date	Usual	Defacement Amount
1	000-527-7125	0001079829201718	01/07/2017-11:39:37	IGR557	30000.00
2	000-527-7125	0001079829201718	01/07/2017-11:39:37	IGR557	750000.00
Total Defacement Amount					7,80,000.00

हवल-२६
 ७/२७ / १ / ४
 २०१७





//SHREE GAJANAN PRASANNA//

AGREEMENT FOR SALE

This agreement for sale of made and executed at Pune on this
1st Of June in the year 2017

July

BETWEEN

Handwritten signature/initials

M/S. VAISHNAVI PROMOTERS & DEVELOPERS

Registered Partnership Firm,

PAN No: - AAIFVE363M

Through its Partner

Mr. SANDEEP VITTHAL KATE,

Age - 45 Years, Occ:- Business,

R/at:- Pimple Saudagar, Taluka-Haveli,

District, PUNE - 411 027.

HEREINAFTER CALLED AS "PROMOTER"

(Which expression shall unless it be repugnant to the context shall mean and include themselves, their heirs, executors, partners, administrators and assigns.)

AND

...PARTY OF THE FIRST PART.

1) VARSHA JALKOTE

Age:- 26 Years, Occ:- SERVICE

PAN NO. AMFPJ2707A

ADDRESS:- 101 laxmi enclave model colony Shivajinagar pune-411016

HEREINAFTER CALLED A "PURCHASER"

(Which expression shall unless it is repugnant to the context shall mean and include themselves, their heirs, executors, partners, administrators an)

...PARTY OF THE SECOND PART.

AND

1. Mr. Nivruti Maruti Ingawale

Age - Adult, Occupation - Agriculturallist,

2. Mr. Ravindra Nivruti Ingawale

Age - Adult, Occupation - Service,

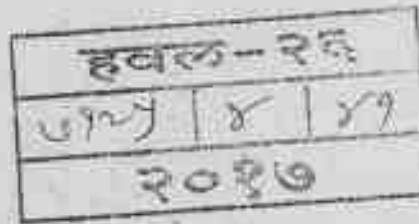
3. Mrs. Seema Sanjay Godambe

Age - Adult, Occupation - Housewife,

हवल-२६		
७१२१	३	४१
२०३७		



4. Mrs. Sheetal Subhash Hagwane
Age - Adult, Occupation - Housewife.
5. Mr. Rajendra Namdeo Ingawale
Age - Adult, Occupation - Service.
6. Mrs. Chanda Rajendra Ingawale
Age - Adult, Occupation - Housewife.
7. Kum. Bhushan Rajendra Ingawale
Age - Minor, Occupation - Education.
8. Kum. Sameer Rajendra Ingawale
Age - Minor, Occupation - Education.
9. Kum. Gauri Rajendra Ingawale
Age - Minor, Occupation - Education.
10. Mr. Janardan Sitaram Dhore,
Age - Adult, Occupation - Agriculturalist.
11. Mr. Parbhar Sitaram Dhore,
Age - Adult, Occupation - Agriculturalist.
12. Mr. Ankush Sitaram Dhore,
Age - Adult, Occupation - Agriculturalist.
13. Mr. Subhash Sitaram Dhore,
Age - Adult, Occupation - Agriculturalist.
14. Mrs. Kusum Bhagawanta Kate,
Age - Adult, Occupation - Housewife.
15. Mrs. Nanda Ashok Saste,
Age - Adult, Occupation - Housewife.
16. Mr. Gopichand Baburao Dhore,
Age - Adult, Occupation - Agriculturalist.
17. Mr. Machindra Baburao Dhore,
Age - Adult, Occupation - Agriculturalist.
18. Mr. Dhananjay Baburao Dhore,
Age - Adult, Occupation - Agriculturalist.
19. Mrs. Kamal Jalindar Dhore,
Age - Adult, Occupation - Housewife.
20. Mrs. Suman Shankar Dongre,
Age - Adult, Occupation - Housewife.
21. Mrs. Shakuntala Shivaji Tingare,
Age - Adult, Occupation - Housewife.
22. Mrs. Devyani Bhanudas Ghule,
Age - Adult, Occupation - Housewife.
23. Mr. Anand Janardan Dhore,
Age - Adult, Occupation - Service.
24. Mr. Sunil Parbhakar Dhore,
Age - Adult, Occupation - Service.
25. Mr. Anil Ankush Dhore,
Age - Adult, Occupation - Service.
26. Mr. Chetan Subhash Dhore,
Age - Adult, Occupation - Service.
27. Mr. Suresh Jalindar Dhore,
Age - Adult, Occupation - Service.



28. Mr. Uday Jalindar Dhore,
Age - Adult, Occupation - Service,
29. Mr. Ashish Gopichandra Dhore,
Age - Adult, Occupation - Service,
30. Mr. Harshal Machindra Dhore,
Age - Adult, Occupation - Service,
No. 10 to 30 R/at - Dhore Bhavan,
OLD SANGAVI Pune-27

Through their Developer & Power Of Attorney Holder

M/S.VAISHNAVI PROMOTERS & DEVELOPERS,
Registered Partnership Firm, Through its Partner
Mr. SANDEEP VITTHAL KATE,
Age - 43 Years, Occ. - Business,
Rat - Pimple Sandagar, Taluka-Haveli, District, PUNE - 411 027.

HEREINAFTER CALLED AS "CONSENTING PARTY"

(Which expression shall unless it is repugnant to the context shall mean and include themselves, their heirs, executors, partners, administrators and assigns.)

...PARTY OF THE THIRD PART.

WHEREAS ALL that piece and parcel of the property bearing...

- A. Survey No. 6, Hissa No. 2/1+2/3/2, total area admeasuring 00 H. 59 R, assessed at Rs. 14.37 Paise.
- B. Survey No. 7, total area admeasuring 01 H. 12 R+00 H 05 R, Pothkaraba, total area admeasuring 01 H 17 R, assessed at Rs. 06.87 Paise, out of it area admeasuring 00 H 46.5 R.
- C. Survey No. 7, Hissa No. A, total area admeasuring 01 H 17 R, assessed at RS. 06.88. Out of it area admeasuring 00 H 25R. All the properties are situated at Village Pimple Nilakh Taluka-Haveli, District, and Pune. Within the jurisdiction of Pimpri Chinchwad Municipal Corporation and within the limits of Sub-Registrar HAVELI No. 1 to 20

Which is bounded as under.

- East :- Property of Mr. Vilas Nandgude & Mr. Ingawale.
West :- Property of Mr. Suresh Chonde.
North :- Defence land
South :- 12 Mtrs wide road.

The Project is called "SAHIL HEIGHTS"

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HISTORY RELATING TO SURVEY NO. 6/2/1+2/3/2.

That the property bearing Survey No. 6 was owned by one Vithoba Sakharam Ingawale. That mutation entry No. 391 shows that Vithoba Sakharam Ingawale has sold the an admessuring 01 Acre 18 Guntha to one Kalu Dagadu Dhore by sale Deed dated 09/06/1954. The said sale Deed is registered in the office of SUB- REGISTRAR HAVELI. That this survey No.6 was sub divided into survey No. 6/2/1+2/3/2 and accordingly by above in mutation entry No. 391 name of Kalu Dagadu Dhore was entered in the revenue record i.e. 7/12 extract as owner thereof.

That Kalu Dagadu Dhore expired on 11/07/1960 leaving behind him following legal heirs-

- | | | |
|--------------------------|---|----------|
| 1. Sitaram Kalu Dhore | - | Son |
| 2. Baburao Kalu Dhore | - | Son |
| 3. Jijabai Dnyanoba Kate | - | Daughter |

Accordingly the name of above legal heirs of Kalu Dagadu Dhore was entered in the revenue record i.e. 7/12 in the year 1960 by mutation entry No. 506. Thus the above legal heirs of Kalu Dagadu Dhore become absolute owner of the above property.

That Mutation Entry No. 524 Shows that Jijabai Dnyanoba Kate has preferred application before the revenue authority and has released her rights, title & interest from the above property INFAVOUR of her brothers sitaram Kalu Dhore, Baburao Kalu Dhore. Accordingly the name Jijabai Dnyanoba Kate deleted from the 7/12 extract. By the said mutation entry No. 524, both brothers got 1/2 share i.e. each got 1/2 Anna share in the said property. The said mutation entry No. 524 was certified on 12/03/1963. That Jijabai Dnyanoba Kate has released her share from the property.

That Baburao Kalu Dhore expired on 29/10/1983 leaving behind him following legal heirs namely:-

- | | | |
|-------------------------------|---|--------------------------------|
| 1. Gopichand Baburao Dhore | - | Son |
| 2. Machindra Baburao Dhore | - | Son |
| 3. Dhananjay Baburao Dhore | - | Son |
| 4. Kamal Jalindar Dhore | - | Widow of Jalindar BaburaoDhore |
| 5. Thakubai Haricand Dhore | - | Widow of Haricand BaburaoDhore |
| 6. Suman Shankar Dongre | - | Daughter |
| 7. Shakuntala Shivaji Tingare | - | Daughter |
| 8. Gulab Vijay Hagawane | - | Daughter |
| 9. Devyani Bhanndas Ghule | - | Daughter |

Accordingly the name of above legal heirs of Baburao Kalu Dhore was entered in revenue record i.e. 7/12 in the year 1983 by mutation entry No. 1141. Thus the above legal heirs of Baburao Kalu Dhore become absolute owner of the above property. To the extent of 1/2 share. That Sitaram Kalu Dhore expired on 06/10/1986 leaving behind him following legal heirs namely:-

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२०२७		



- | | | |
|-----------------------------|---|------------|
| 1. Janardan Sitaram Dhore | - | Son |
| 2. Prabhakar Sitaram Dhore | - | Son |
| 3. Ankush Sitaram Dhore | - | Son |
| 4. Subhash Sitaram Dhore | - | Son |
| 5. Kusum Bhagwantrao Kate | - | Daughter |
| 6. Nanda Ashokrao Saste | - | Daughter |
| 7. Vitthalbai Sitaram Dhore | - | widow Wife |

Accordingly the name of above legal heirs of Sitaram Kalu Dhore was entered in the revenue record i.e. 7/12 in the year 1991 by mutation entry No. 2298. Thus the above legal heirs of Sitaram Kalu Dhore become absolute owner of the above property. To the extent of 1/2 share. That Vitthal Sitaram Dhore expired on 20/08/1993 leaving behind him following legal heirs. Thereafter Janardan Sitaram Dhore, Prabhakar Sitaram Dhore, Ankush Sitaram Dhore, Subhash Sitaram Dhore, Kusum Bhagwantrao Kate, Nanda Ashokrao Saste, Gopichand Baburao Dhore, Machindra Baburao Dhore, Dhananjay Baburao Dhore, Kanai Lalindar Dhore, Suman Shankar Dongra, Shaktintala Shivaji Tingare, Devyani Bhamadas Uthale, & some of the family members has assigned development rights by executing Development Agreement & Power of Attorney in favour of M/s. Vaidhavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate. The said Development Agreement & Power of Attorney is registered in the office of sub Registrar Haveli No. 5 noted Serial No. 3195/2004 & 3196/2004 on 05/04/2004. That Thakobai Haricandra Dhore & Gulab Vijay Hagawane have not signed the said Development Agreement but has granted their consent for approval of building plan on the said property by authority letter. That the owner has filed return U/s. 6(1) of Urban Land (Ceiling & Regulation) Act, 1976 by ULC case No. 712-T. After filing the said return the Deputy Collector and Competent Authority No. II, Pune Urban Agglomeration Pune, has passed order U/s. 8(4) and has declared that owners do not hold vacant land in excess of the ceiling limit in the said property by its order dated 03/11/2004. Thereafter Mr. Sandeep Vitthal Kate has carried out demarcation of the said property on 25/11/2004 by M. R. No. 647/2004. That thereafter the above owners have executed supplementary Development Agreement & power of Attorney in favour of said promoter. The said supplementary Development Agreement & power of Attorney are registered in the office of sub Registrar Haveli No. 17 noted at Sr. No. 11230/2009 & 11231 on 03/12/2009.

HISTORY RELATING TO SURVEY NO. 7 & 7A.

That the said properties originally to one Maruti Genu Ingawale. Mutation Entry No. 1963 shows that Maruti Genu Ingawale & his family member have parted the above properties and other properties among themselves by partition and accordingly effect was given to the revenue record. That as per partition the survey No. 7 which was originally having area admeasuring 02 H 34 R, was sub divided into survey no. 7 area admeasuring 01 H 17 R & survey No 7/A area admeasuring 01 H 17 R. By the said partition survey No. 7 area admeasuring 01 H 17 R came to the share of Nivruti Maruti Ingawale & Survey No. 7/A area admeasuring 01 H 17 R came to the share of Rajendra Namdeo Ingawale, Smt. Sundarabai Namdeo Ingawale, Smt. Bebi Baban Shinde, Sou. Vatsala Chandrabai Namdeo Ingawale, Smt. Bebi Baban Shinde, Sou. Vatsala Chandrakant Kadam, Sou. Pushpa Manohar Dhore. The said partition was registered on 06/09/1988. As per the partition the name of Nivruti Maruti Ingawale was entered in the 7/12 extract of survey No. 7, & the name of Rajendra Namdeo Ingawale, Smt. Sundarabai Namdeo Ingawale, Smt. Bebi Baban Shinde, Sou. Vatsala Chandrakant Kadam, Sou. Pushpa Manohar

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Dhore were entered in the 7/12 extract of Survey No. 7/A, by Mutation entry No 1963. Thus the above person becomes absolute owners of the respective properties.

HISTORY RELATING TO SURVEY NO. 7.

Thereafter Nivruti Maruti Ingawale has sold various plots from survey No. 7 to various purchasers by executing sale deeds. Accordingly the name of purchasers are recorded in the 7/12 extract by various mutation entries. The said mutation entries are not concerning to said search report hence they are mentioned in this report. Thereafter Nivruti Maruti Ingawale & his family member has assigned development rights by executing Development Agreement & power of Attorney in favour of M/S. Vaishnavi Promoters & Developers Through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate from Survey No. 7, to the extent of area admeasuring 00 H 18.5 R. The said Development Agreement & Power of Attorney is registered in the office of sub Registrar Haveli No. 17. Noted at Serial No. 7209/2005-7210/2005 on 23/11/2005. Nivruti Maruti Ingawale & his family members again had assigned development rights by executing Development Agreement & power of Attorney in favour of M/S. Vaishnavi Promoters & Developers through its Partner M/s. Sandeep Vitthal Kate & Nilesh Vitthal Kate, from the Survey No. 7, to the extent of area admeasuring 00 H 28 R. the said Development Agreement & power Of Attorney is registered in the office of sub Registrar Haveli No. 17 noted at serial No. 3988/2008 on 17/04/2008. Out of the said 28 R. land area admeasuring 00 H 25 R lands is falling under the various reservations of Pimpri Chinchwad Municipal Corporation, and area admeasuring 00 H 03 R falling under residential zone. Thus M/s. Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate have acquired development rights with ultimate rights to transfer thereof in respect of area admeasuring 00 H 46.5 R. land from Survey No. 7.

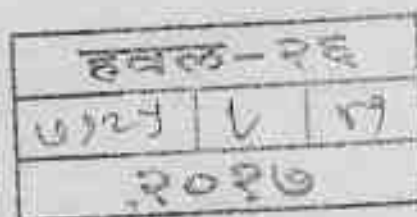
HISTORY RELATING TO SURVEY NO. 7A.

That out of the owners of survey No. 7/A Sundarabai Namdeo Ingawale expired on 02/01/2002 leaving behind her following legal heirs namely :-

- | | | |
|------------------------------|---|----------|
| 1. Rajendra Namdeo Ingawale | - | Son |
| 2. Behi Baban Shinde | - | Daughter |
| 3. Vatsala Chandrakant Kadam | - | Daughter |
| 4. Usha Manohar Dhore | - | Daughter |

The above legal heirs of late, Sundarabai Namdeo Ingawale is already on the record of 7/12 extract. That the name of Sundarabai Namdeo Ingawale is still appearing in the 7/12 extract which is required Ingawale is still appearing in the 7/12 extract which is required to be deleted.

AND WHEREAS Babi Baban Shinde, Vatsala Chandrakant Kadam, Usha Manohar Dhore, has released their right, title and interest from the said property in favour of their brother Rajendra Namdeo Ingawale by executing registered Release Deed. The said Release deed is registered in the office of sub Registrar HAVELI No. 5 noted at serial No. 1791/2002 on 06/04/2002. That the name of Babi Baban Shinde, Vatsala Chandrakant Kadam, Usha Manohar Dhore, are still APPERING in the 7/12 extract which is required to be deleted. Mr. Rajendra Namdeo Ingawale & his family members have assigned development rights by executing Development Agreement & power of Attorney in favour of M/S Vaishnavi Promoters & Developers through its partner



Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate. From the said Survey No. 7/A, to the extent of area admeasuring 00 H 20 R LAND. The said Development Agreement is registered in the office of Sub- Registrar Haveli No.17 noted at serial No. 5253/2005 on 18/08/2005 & Power of Attorney is registered in the office of Sub Registrar No.17 noted at Serial No.5269/2005 on 22/08/2005. Thus M/s. Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate have acquired development rights with ultimate rights to transfer thereof in respect of area admeasuring 00 H 20 R land from Survey No.7A. That the owners of survey No. 7 & 7/A has filed return U/s. 6(1) of Urban land (ceiling & Regulation) Act, 1976 by ULC case No. 91-I along with other survey Numbers. After filing the said return the Deputy Collector and Competent Authority, PUNE Urban Agglomeration PUNE, has passed order U/s. 8(4) and has declared an area admeasuring 26900 Sq. MTRS. As surplus land from survey No. 7 & 2 by its order dated 17/05/2007.

That thereafter Mr. Sandeep Vitthal Kate on behalf of owners preferred application to the Town Development Department against the above ULC order. That the Desk officer, Government of Maharashtra by its order dated 14/02/2008 having No. NJK2208/293/NJKD2, has declared the provisions of ULC are not applicable to the said Lands. Thereafter Mr. Sandeep Vitthal Kate has carried out demarcation of both the properties excluding the area under various reservation of Pimpri Chinchwad Municipal Corporation from Survey No.7, to the extent of area admeasuring 00H 25R on 14/11/2005 by M.R.No.1588. That thereafter Mr. Sandeep Vitthal Kate has got lay-out sanctioned from the office of PCMC by No. B.P. Layout/Pimple Nilakh/31/08, dated 31/05/2008 in respect of all above properties excluding the area under various reservation of Pimpri Chinchwad Municipal Corporation from Survey No.7. Mr. Sandeep Vitthal Kate on behalf of original owners has preferred Building Plan in respect of all above properties and has obtained commencement certificate from Pimpri Chinchwad Municipal Corporation on 31/05/2008 by No. B.P./Layout/Pimple Nilakh/31/2008 M/s. Vaishnavi Promoters & Builders & developers through its partner Mr. Nilesh Vitthal Kate have obtained N.A. Permission for construction of Residential Building admeasuring 10165.95 Sq. Mtrs and Commercial building admeasuring 99.45 Sq. Mtrs., in the above mentioned properties from the office of Collector of Pune, Revenue Branch, Pune-1 by No. PMH/NA/SR/501/2008 on 24/12/2008.

And Whereas Gopichand Baburao Dhore, Ashish Gopichand Dhore, Machindra Baburao Dhore, Harshal Machindra Dhore, Dhananjay Baburao Dhore, Karan Dhananjay Dhore, Kamal Jalindar Dhore, Suresh Jalindar Dhore, Uday Jalindar Dhore, Sujata Rajaram Mungse, Anjali Farakh Gogre, Sangita Alias Pooja Mhasku Kamthe, Thakubai Harishchandra Dhore, Shamrao Harishchandra Dhore, Neelima Balasaheb Thorve, Vaishali Dattatraya Waghole, Suman Shankar Dongre, Shakuntala Shivaji Tingre, Gulab Alias Pushpa Vijay Hagwane, Devyani Bhamdas Ghule, Lilabai Janardan Dhore, Parshottam Janardan Dhore Anand Janardan Dhore, Minakshi Gulabao Sorse, Prahtakar Sitaram Dhore, Sunil Sitaram Dhore, Ankush Sitaram Dhore, Anil Ankush Dhore, Manoj Ankush Dhore, Shubhash Sitaram Dhore, Chetan Subhash Dhore, Kalpana Dhananjay Dhore, Sunanda Machindra Dhore, Rekha Gopichand Dhore, Kusum Bhagwanta Kate, Nanda Ashokrao Sante, Have executed Supplementary Development Agreement & Power of Attorney in favour of M/s. Vaishnavi Promoters Builders & Developers through its Partners Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate in respect of above property. The said Supplementary Development Agreement & Power of Attorney is registered in the office of Sub Registrar Haveli No. 17 noted at Sr.No. 11230/2009 & 11231/2009 on 05/12/2010. Thus M/s. Vaishnavi Promoters & Developers through its Partner Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate have acquired development rights with ultimate rights

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to transfer thereof in respect of are administering 00 H 59 R land from Survey No.6, Hissa No.2/1+2/3/2. That Mr. Rajendra Nandoo Ingawale, Chanda Rajendra Ingawale, Bhushan Rajendra Ingawale, Sameer Rajendra Ingawale Gauri Rajendra Ingawale, have sold 00 H 05 R land from Survey No.7, Hissa No.A, to M/s. M/s. Vaishnavi Promoters Builders & Developers through its Partners Mr. Sandeep Vitthal Kate & Mr. Nilesh Vitthal Kate by registered sale deed. The said sale deed is registered in the office of Sub Registrar Haveli No.17 noted at Sr.No.8529/2009 on 23/9/2009. Thereafter the said Promoter has acquired Development Rights in respect of Development Right Certificate No.520 issued by Pimpri Chinchwad Municipal Corporation. That said Promoter has utilized the said TDR on said property by obtaining necessary permission from Pimpri Chinchwad Municipal Corporation. That thereafter **Mr. SANDEEP VITTHAL KATE**, On behalf of original owners has preferred revised building plan in respect of all above properties and as obtained revised commencement certificate from Pimpri Chinchwad Municipal Corporation on 30/12/2009 by No. BP/ Pimple Nilakh/75/2009. Thereafter the said Promoter has acquired Development Rights in respect of Development Rights Certificate No. 731 issued by Pimpri Chinchwad Municipal Corporation. That said Promoter has utilized the said TDR on said property by obtaining necessary permission from Pimpri Chinchwad Municipal Corporation.

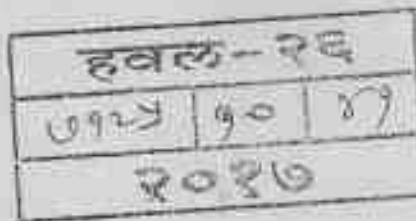
Mr. SANDEEP VITTHAL KATE, On behalf of original owners has preferred revised building plan in respect of all above properties and as obtained revised commencement certificate from Pimpri Chinchwad Municipal Corporation on 20/12/2011 by No. BP/ Lay-Out/ Pimple Nilakh/80/2011. That M/s. Vaishnavi Promoters Builders & Developers through its Partners Mr. Sandeep Vitthal Kate has entered into various agreements with prospective purchasers in respect of flats constructed on the said property.

AND WHEREAS the promoter have entered into a standard agreement with an Architect registered with the council of Architects and such agreement described by the council of Architects, the Promoter have engaged the services of GEM Associates through M/s. Girish & Monika Gupta, Registered Architect as Structural Consultants, herein for the Preparation of the structural designs of the building and promoter accepts the professional supervision of the building and Edify Systems Pvt. Ltd., for RCC consultant. The Promoter has right to change the Architect at any time.

AND WHEREAS by virtue of the Development Agreement/ Power of Attorney, the Promoter alone has the sole and exclusive right to sell. The units in the said building to be constructed by the Promoter on the said property and to enter into agreement with the Purchasers of the flats/ shops and to receive sale price in respect thereof.

AND WHEREAS the purchaser demanded from the Promoter and the Promoter have given inspection to the Purchaser of all the documents of title relating to the said property, the order, the agreement and the plans design and specification prepared by the Promoter and of such other document as are specified under the Maharashtra Ownership Flats (Regulation of Construction, sale, Management and Transfer) Act 1963 and rule made there under.

AND WHEREAS copies of Certificate of title issued by Mr. Rajesh K. JADHAV & Kishor N. Patil Advocates of the Promoter & Building, Copies of Property Card, extract of village form or any other relevant revenue record showing the nature of the title of the



Promoter & Builder to the said land on which the shops/flats/ Parking Space, Agreed to be Purchased by the Purchaser's.

AND WHEREAS the flat Purchaser applied to the Promoter & Builder for allotment of Flat No.1103,11th Floor, in "B" building Ready Possession on the above said property called as SAHIL HEIGHTS".

AND WHEREAS prior to making applications as aforesaid as required by the provisions of Maharashtra Co-op. Societies Act, 1960 (Maharashtra Act No. XXIV of 1976) and Urban Land (Ceiling & Regulation) Act, 1976 the Purchaser have made a declaration to the effect firstly, that whether the Purchaser owns any tenement, house or building within the limits of PUNE Urban Agglomeration area.

AND WHEREAS relying upon the said application declaration & agreement the Promoter & Builder agreed to sell the purchaser the schedule flat at the price & on the terms & conditions herein after appearing.

AND WHEREAS prior to the execution of these presents the Flat Purchaser has paid to the promoter a sum of Rs. 13,00,000/- (Rs. Thirteen LAC Only) by following manner:-

Rs. 5,000/- Paid by RTGS, DATED, 23/06/2017.
Rs. 2,95,000/- Paid by RTGS DATED, 23/6/2017.
Rs. 10,00,000/- Paid by RTGS DATED, 25/5/2017

Being part payment of the total sale price of Flat agreed to be sold by the Promoter to the Purchaser (the Payment and receipt whereof, the Promoter do here by admit and acknowledge) and the Purchaser herein has to pay the Promoter balance of the total sale price as herein after mentioned. The above mentioned CHEQUES are subject to realization.

AND WHEREAS U/s 4 of the said Act Promoter and Builder is required to execute a written Agreement for sale, of the said flat to the Purchaser being in fact, these presents and also to register said Agreement under the Registration Act.

NOW THIS AGREEMENT, WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS :-

1. CONSTRUCTIONS AS PER APPROVED PLANS :-

The promoter & Builder has started the said multistoried Building as per specifications approved by the PCMC & which have been and approved by the purchaser which only such variations & modification as the Promoter & Builder may consider necessary or as may be required by the concerned authorities to be made in them or any of them. It is further agreed that Purchaser shall have no right to take any objection or exception for any modification of alterations and/ or variation made by the Promoter & Builder in the said plan as may be required by him or by any authority.

2. CONSIDERATION & PAYMENT SCHEDULE:-

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The Purchaser hereby agrees to Purchase from the Promoter and the Promoter hereby agree to sell to the Purchasers, the said Flat in the Project Known as "SAHIL HEIGHTS" being Flat No-1103, on 11th floor in Building "B" Admeasuring as Follows:-

Carpet Area of flat 1575 Sq.Fts.(carpet) i.e. 146.38 sq.mtrs+area of terrace 260.00 Sq.Fts.i.e.24.16sq.mtrs.The said flat is more particularly described in the schedule II written hereunder and delineated in the plan attached herewith as Annexure. The area of the flat is inclusive of area of balconies. The main flat is marked on the floor plan thereof and hereto annexed (hereinafter collectively referred to as the "said Premises") and more particularly described in the schedule II written hereunder. The Promoter has agreed to sell the said flat for the lump sum consideration amount 83,00,000 /-(Ru.(Eighty three lac only) excluding stamp duty ,registration ,vat of & Service Tax to be paid by the Purchaser/s to the Promoter as mentioned here under. The Purchase price is Excluding amount of Rs. 1,25,000/- towards MSEDCL Meter connection Charges , Society Formation charges . The said price includes the proportionate price of the common areas and facilities appurtenant to the said premises and more particularly be described. The percentage of undivided interest in the common areas for the above flat is in proportion to the built up area of the respective flat of the Purchaser/s to the built up area all the building. The said Purchase price shall be paid by the Purchaser/s as per following schedule. The Purchaser shall be liable to pay additional contribution in case any additional facility is offered or given by the Promoter for the flat.

THE TIME IS THE ESSENCE OF THIS CONTRACT

3. PAYMENT OF ADDITTIONAL CHARGES:-

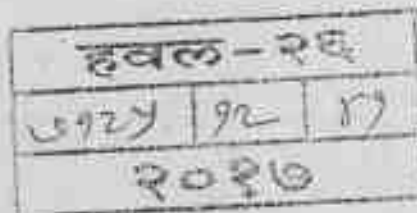
The purchaser shall pay before delivery of possession an additional amount of amenities to Promoter and builders which is agreed mutually as legal charges, share money application, entrance fees for formation of society condominium/Apartment / Limited /Company , Common electric Meter, individual Electric Meter (with SLC Charges) Common Pump set, Common lift with generator Backup, Compound wall Proper Internal Roads, remaining area with rough Fard / / checked tiles or concrete inside of compound all common Parking and common terrace etc. Non refundable. Which is included in consideration amount & reflected in agreement con? After clearing the total cost and extra charges of the flat the Purchaser/s shall take Possession letter from the Builder otherwise possession will be treated illegal.

4. BERVANCE OF ALL CONDITIONS IMPOSED BY LOCAL AUTHORITY/IES.

The Promoter & Builder hereby agree to observe perform and comply with all the terms comply which all the terms condition , stipulations and ratications, if any which may have been imposed by the concurred local authorities before obtaining occupation and or completion certificates in respect of shops / flats etc.

5. F.S.I.

The Promoter hereby declares that as per existing rules the Floor Space Index available in respect of the said land is minimum 200Sq. Meters. And that on part of the said floor space index has been utilized by the promoter elsewhere. The promoter shall if necessary furnish to the Unit Purchaser all the detailed Particulars in respect of such utilization of said floor space index. In



case while developing the said land the promoter has utilized any floor space index, except road widening area, of any other land or property by way of floating floor space index, then the particulars of such floor space index shall be disclosed by the promoter to the unit purchaser. The residual and further available and claimed by the promoter, and if any additional FSI is available F. A. R. (F.S.I.) in respect of the plot or the layout not consumed, will be available to the promoter and if any additional FSI is available and claimed by the promoter, they shall be entitled to construct additional flats/units etc. Upon the said property phase wise and dispose of the same in similar manner and get the layout and building plans changed and revised suitably, Phase wise or otherwise for which the consent of the purchaser shall be deemed to have been given and the society whether registered and/or proposed, or the purchaser shall not demand any share or compensation in any circumstances from the promoter. The purchaser hereby gives his irrevocable consent and authorizes the developer for doing all acts and things necessary and signing on his behalf before all semi- GOVT. and MUNICIPAL AUTHORISED etc. for the above purposes. For this reason the plan annexed to this Agreement is tentative and the purchaser consents for changing of the record plan by the promoter till the execution of the sale Deed.

6. DISCLOSURE AS TO TITLE:

In case the promoter is acting as an agent of original owners of the said land, then the promoter hereby agrees that they shall before handing over possession of the unit to the purchaser and in any event before execution of the conveyance of the said land IN FAVOUR of a corporate body to be formed by the purchasers of units in the building /s to be constructed on the said land in (hereinafter referred to as "the society" / the limited company" or "Apartment condominium" make full and true disclosure of the nature of his title to the said land and shall as far as practicable, ensure that the said land is free from all encumbrances, if any, including discharge of the equitable mortgage and that the original owners have absolute, clear and Marketable title to the said land so as to enable them to convey to the said society / limited company.

7. INTEREST ON AMOUNT DUE:

The unit purchasers hereby agrees to pay to the promoter the amounts payable under the terms of this agreements as and when they become due and payable time in this respect being the essence of the contract the unit purchaser agrees to pay the promoters interest at the prevailing lending rate or 18 % per annum whichever is more on all the amounts which become due and payable by the unit purchaser to the promoters under the term of this agreements from the date the said amount becomes payable by the unit purchaser to the Promoter

8. TERMINATION ON DEFAULT IN PAYMENT AND BREACH OF CONDITIONS:-

Time for payment of each installment and other dues in terms hereof is the essence of the contract. on the unit purchaser committing default in payment on due date of any amount due payable by the unit purchaser to the promoter under this agreement (including his/ her proportionate share of taxes levied by the contained and if the default or breach continues even after 15 days' notice in writing to that effect is given by the promoters to the purchasers, then the promoters shall be entitled at his own options to terminate agreement. PROVIDED ALWAYS that the power of termination herein before contained shall not be exercised by the promoter

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breach committed by the purchaser of the unit and conditions in respect of which it is intended to terminate the agreement, and default shall have been made by the unit purchaser in remedying such breach or breaches within the time mentioned above, after the giving of such notice. Provided that upon the termination of this agreement as aforesaid, the promoter shall be entitled to forfeit 15% of the consideration amount paid on this agreement and shall be entitled to dispose of the said unit to any other person of their choice. In termination of this agreement the purchaser shall have no right left in the said flat under this agreement or otherwise, as if the agreement has not been entered into. It is specifically agreed that only after a third party purchaser agrees to purchase the said flat and makes payment towards the purchase of the same, the promoter shall be liable to refund the amounts in installments as and when paid by the third party purchaser to the promoters but the promoter shall not be liable to pay to the unit purchaser any interest on the amount so refunded; and upon the termination of this agreement, the promoter, shall be at liberty to dispose off and sell the unit to any other person and at such price as the promoter may in his absolute discretion think fit without any hindrance or objection from the purchaser who shall be at liberty to dispose off and sell the unit to any other person and at such price as the promoter may in his absolute discretion think fit without any hindrance or objection from the purchaser who shall be deemed to have given his consent for such resale. The promoter may at their discretion alone accept the installments/other dues in default together with compensation by way of interest. And also promoters have been authorized to cancel the agreement to sale before the sub-Registrar.

9. AMENITIES PROVIDED:-

The fixtures, fittings, specifications and amenities tentatively proposed to be provided by the promoter in the said building and the unit/s are those that are set out in schedule III annexed hereto. However, the same may be changed suitably by the promoters depending on the availability of building materials and / or changes in Government policies or laws or rules for which changes the unit purchaser shall deemed to have given his consent. If the purchaser wants any change in the amenities of the flat, the said change can be effected by the promoter if it is in accordance with rules and regulations of the sanctioning authority and the same is suitable and convenient to carry out for the Promoter. It is hereby agreed by the Purchaser that the Purchaser shall not without any consideration amount of the Flat for want of completion of Amenities to be provided by the Builder. Amenities providing by the all over Project completed.

10. POSSESSION & DELAY/FAILURE TO GIVE POSSESSION ON DUE DATE:

The promoter shall give possession of the unit to the unit Purchaser after paying entire consideration amount. If the Promoter fails or neglect to give possession of the unit to the unit Purchaser on account of reasons beyond his control and of his control and of his agents by the aforesaid date or the time agreed upon and the same is accepted by the Promoter, then the Promoter shall be liable to refund the unit Purchaser the amounts already received by them in respect of the unit provided, That the promoter shall be entitled to reasonable extension of time for giving delivery of the unit on the aforesaid date, and status shall be maintained, if the completion of the building in which the unit is situated is delayed on account of:-

- (i) Non-availability of steel, cement, other building materials, water or electric supply, labor problems etc.