

Annexure 'A'

**Model Form of Agreement to be entered into between Promoter
and Allottee(s)
(See rule 10(1))**

Model Form of Agreement

This Agreement made at _____ this _____ day of ____
in the year Two Thousand and _____

Between

**GRD Miracle Realtors LLP,
A Limited Liability Partnership Firm,
Having its Office at:** Sry. No.169/1,
Raaga Imperio, Aundh Ravet BRT Road,
Tathawade, Tal. Mushi, Dist. Pune,
(PAN No. AAYFG3841P)

Through its Partners

1. Mr. Gaurav Devidas Attarde,

Age: 41 Years, Occ: Business,
R/at: Flat No.12, Asha Apartment,
Sanewadi, Aundh, Pune 411007

2. Mr. Rahul Rajendra Gawade,

Age: 38 Years, Occ: Business,
R/at: Plot No.203, Sector No.26,
"Rajlakshmi", Pradhikaran,
Nigdi, Pune 411044

3. Mr. Amit Sudhakar Borse

Age: 36 Years, Occ: Business,
R/at: A 20, Silvanus Apartment,
N.C.L. Road, Panchvati, Pashan, Pune 411008

Hereinafter referred to as the "Promoter" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present and future partners constituting the said firm and their respective heirs, successors, executors, administrators and assigns) of the One Part

AND

1. MR. _____

Age : ____ years, Occ. : _____,

PAN : _____

AADHAR: _____

2. MR. _____

Age : ____ years, Occ. : _____,

PAN : _____

AADHAR: _____

R/at: _____

Hereinafter referred to as the "Allottee"(which expression unless repugnant to the context or meaning there of shall mean and include the allottee's alone and shall include his / her / their heirs, executors, administrators and successors so far as the obligations on the part of the Promoters are concerned and I allottee shall not be entitled to assign or transfer his/her/their rights, title and interest under this agreement) of the Other Part.

- (1) **Mr. Ramchandra Shankar Pawar**, Age: 79 Years, Occ: Agriculturist, R/at: Sry. No.170/1, Tathawade, Tal. Mulshi, Dist. Pune. (2) **Mr. Vijay Ramchandra Pawar**, Age: 53 Years, Occ: Agriculturist, R/at: Sry. No.170/1, Tathawade, Tal. Mulshi, Dist. Pune, (3) **Mr. Sagar Vijay Pawar**, Age: 23 Years, Occ: Business, R/at: Sry. No.170/1, Tathawade, Tal. Mulshi, Dist. Pune. (4) **Ms. Neha Vijay Pawar**, Age: 25 Years, Occ: Service, R/at: Sry. No.170/1, Tathawade, Tal. Mulshi, Dist. Pune. (5) **Mr. Sanjay Ramchandra Pawar**, Age: 49 Years, Occ: Business, R/at: Sry. No.170/1, Tathawade, Tal. Mulshi, Dist. Pune. (6) **Mr. Gaurav Sanjay Pawar**, Age: 20 Years, Occ: Student, R/at: Sry. No.170/1, Tathawade, Tal. Mulshi, Dist. Pune. (7) **Ms. Nisha Sanjay Pawar**, Age: 23 Years, Occ: Student, R/at: Sry. No.170/1, Tathawade, Tal. Mulshi, Dist. Pune. (8) **Mrs. Jayshree Laxman Awate** Age: 52 Years, Occ: Housewife, R/at: Sry. No.170/1, Tathawade, Tal. Mulshi, Dist. Pune. (9) **Mrs. Dipali Vijay Pawar** Age: 47 Years, Occ: Housewife, R/at: Sry. No.170/1, Tathawade, Tal. Mulshi, Dist. Pune. (10) **Mrs. Suvarna Sanjay Pawar** Age: 39 Years, Occ: Housewife R/at: Sry. No.170/1, Tathawade, Tal. Mulshi, Dist. Pune. (11) **Mr. Sakharam Uttamrao Supekar**, Age: 54 Years, Occ: Agriculturist and Service, R/at: Yashoda Niwas, Krantiveer Colony, Near Shankar Mandir, Kalewadi, Pune – 411017. (12) **Mr. Madhukar Radhakisan Late**, Age: 48 Years, Occ: Agriculturist and Service, R/at: House No.446, Near Sawatamali Mandir, Punavale, Tal. Mulshi, Dist. Pune 411033. (13) **Mr. Shivanand Annappa Arjun**, Age: 48 Years, Occ: Agriculturist and Service, R/at: Room No.1/7, Near Datta Mandir, Sector No.22, Buddha Vihar, Nigdi, Pune 411044. (14) **Mr. Ravindra Narayan Pardeshi** Age: 40 Years, Occ: Service, R/at: Flat No.B9, Bhakti Classic Society, CTS No.3555, Tapkir Nagar, Kalewadi, Pune 411017 (15) **Mr. Sahdev Dnyanoba Bhoir** Age: 54 Years, Occ: Service R/at: Sundar Mauli Niwas, Gawade Bhoir Ali, Chinchwadgaon, Pune 411033 (16) **Mr. Mahesh Damodar Bhoir** Age: 38 Years, Occ: Service, R/at: Om Sadan Chinchwad-Kalewadi Road, Keshav Nagar, Chinchwad, Pune 411033 (17) **Mrs. Sudha Anil Jadhav** Age: 43 Years, Occ: Housewife, R/at: Vandev Nagar Society, Thergaon, Tal. Mulshi, Dist. Pune. (18) **Mrs. Anita Madhav Shinde** Age: 45 Years, Occ: Housewife, R/at: Shivprasad Colony, Chinchwadenagar, Dange Chowk, Thergaon, Pune 411033. (19) **Mr. Hanumant Bapurao Jadhav**, Age: 71 Years, Occ: Service, R/at: Anandvan Housing Society, Near K K Classes, Thergaon, Pune 411033 (20) **Mr. Laxman Raosaheb Jadhav**, Age: 65 Years, Occ: Service, R/at: Anandvan Housing Society, Near K K Classes, Thergaon, Pune 411033 (21) **Smt. Sindhu Ram Jadhav**, Age: 58 Years, Occ: Housewife, R/at: Venkatesh Niwas, Near Abhijit Park, Anand Van Housing Society, Vandev Nagar, Thergaon, Pune (22) **Mr. Avinash Ram Jadhav**, Age: 35 Years, Occ: Business, R/at: Venkatesh Niwas, Near Abhijit Park, Anand Van Housing Society, Vandev Nagar, Thergaon, Pune (23) **Mr. Ajay Ram Jadhav**, Age: 33 Years, Occ: Business, R/at: Venkatesh Niwas, Near Abhijit Park, Anand Van Housing Society, Vandev Nagar, Thergaon, Pune. (24) **Mrs. Ashwini Shivshankar Bhosale (Nee Ashwini Ram Jadhav)** Age: 27 Years, Occ: Housewife, R/at:

Walhekarwadi, Chinchwad, Pune 411033 (25) **Mr. Ravindra Hridaynarayan Dube** Age: 50 Years, Occ: Business, R/at: Dube Building, Kamgaar Nagar, Pimpri, Pune 411018 (26) **Smt. Jayshree Siddheshwar Sarde**, Age: 41 Years, Occ: Housewife, R/at: Indraprastha Colony, Nagar Road, Bhalepeer, Beed 431122 (27) **Mr. Durgesh Siddheshwar Sarde**, Age: 38 Years, Occ: Business, R/at: Indraprastha Colony, Nagar Road, Bhalepeer, Beed 431122 (28) **Mr. Yuvraj Siddheshwar Sarde**, Age: 35 Years, Occ: Service, R/at: Indraprastha Colony, Nagar Road, Bhalepeer, Beed 431122, (29) **Mrs. Yogita Mangesh Kadam** Age: 35 Years, Occ: Housewife, R/at: Flat No.206, Wing B-2, Vyenkatesh Marvella, New D.P. Road, Malwadi, Hadapsar, Pune 411027 (30) **Mr. Babasaheb Jaywant Patil** Age: 59 Years, Occ: Service, R/at: Palit Mala, Atpadi, Sangli – 412301 (31) **Mr. Prakash Dattatray Pawar**, Age: 46 Years, Occ: Agriculturist, R/at: Tathawade, Tal. Mulshi, Dist. Pune (32) **Mr. Digambar Dattatray Pawar** Age: 44 Years, Occ: Agriculturist, R/at: Tathawade, Tal. Mulshi, Dist. Pune. (33) **Mrs. Bhagyashree Sandeep Kate** Age: 39 Years, Occ: Housewife, R/at: Vishwashanti Colony, Pimple Saudagar, Pune (34) **Mrs. Ashwini Jitendra Wagh**, Age: 47 Years, Occ: Business, R/at: B1/41, LT Empire, Dasra Chowk, Balewadi, Tal. Haveli, Dist. Pune (35) **Mrs. Aruna Vijaykumar Nere**, Age: 70 Years, Occ: Housewife, R/at: 70, Shivjinagar, Sakri, Dhule – 424304 (35) **Mr. Rahul Rajendra Gawade** Age: 38 Years, Occ: Business, R/at: Plot No.203, Sector No.26, “Rajlakshmi”, Pradhikaran, Nigdi, Pune 411044 (36) **Mr. Amit Sudhakar Borse** Age: 36 Years, Occ: Business R/at: A 20, Silvanus Apartment, N.C.L. Road, Panchvati, Pashan, Pune 411008 (37) **Mrs. Pushpa Sohan Choudhari** Age:- 38 Years, Occ: Service, R/at:- 6C – 403, Phase II, Kalpataru Estate, Pimple Gurav, Pune 411061 (38) **Mrs. Anuja Kumar** Age: 45 Years, Occ: Housewife, R/at: Khivansara Garden, Flat No.11, B Wing, Opp. Hotel Lotus Court, Kamgaar Nagar, Pimpri, Pune (39) **Mr. Narayan Shankar Jadhav** Age: 60 Years, Occ: Agri; R/at : Anant Niwas, Murdhav, Tal. Renapur, Dist. Latur (40) **Mr. Ramnath Ashruba Khedkar**, Age: 49 Years, Occ: Service, R/at: Sry. No.22/6/3, Vandev Nagar, Thergaon, Pune (41) **Mr. Ramhari Shrirang Kshisagar** Age: 47 Years, Occ: Service, R/at: Building No.1, Flat No.3/17, Telco Road, Near MIDC Office, Chinchwad, Pune 411019 (42) **Mr. Anil Shahajirao Jadhav** Age: 50 Years, Occ: Business, R/at: Vandev Nagar Housing Society, Thergaon, Pune (43) **Mr. Arun Mahadev Gholve**, Age: 41 Years, Occ: Service, R/at: Sonigara Township, H 1/503, Keshavnagar, Chinchwad, Pune 411033 (44) **Mr. Nilesh Narayan Gholve**, Age: 41 Years, Occ: Service, R/at: A-202, Mangal Tirth Apartment, Shinde Vasti, Ravet, Pune 412101 (45) **Mr. Prasad Mahadev Mane**, Age: 45 Years, Occ: Service,

R/at: Parnakuti Apartment, Building No.A18, Flat No.4, Venunagar, Wakad, Pune 411057 (46) **Mr. Appasaheb Ramdas Nimbalkar**, Age: 55 Years, Occ: Service, R/at: Dakshtnagar, Building No.6, Flat No.401, Kaspate Vasti, Wakad, Pune 411057 (47) **Mrs. Rajeshree Ganesh Shinde**, Age: 40 Years, Occ: Housewife, R/at: Flat No.G1, Building No.H1, Sonigara Township, Keshavnagar, Chinchwad, Pune 411033 (48) **Mr. Prabhatkumar Jivrajji @ Jivramji Jain**, Age: 50 Years, Occ: Service, R/at: Flat No.11, Omkar Residency, Gurudwara Road, Chinchwad, Pune 411033 (49) **Mr. Laxman Manaji Gunjal**, Age: 43 Years, Occ: Service, R/at: Mangaldeep Society, Sector No.34, B Wing, Kalewadi, Thergaon, Pune 411033 (50) **Mr. Jayprakash Kuttarwade/Dahiphale**, Age: 44 Years, Occ: Service. R/at: Sejal Park, Keshavnagar, Chinchwad, Pune 411033 (51) **Mr. Yogesh Pandurang Padekar** Age: Years, Occ: R/at: (52) **Mr. Maroti @ Maruti Kisan Raut** Age: 31 Years, Occ: Service, R/at: Sajar Niwas, Lane No.7, New Laxmi Nagar, Near Bhalchandra Hospital, Pimple Gurav, Pune 411027 (53) **Mr. Jayesh Dnyaneshwar Karkar** Age: 21 Years, Occ: Student, R/at: Siddharth Nagar, Aundh, Pune. (54) **Triveni Dnyaneshwar Karkar** Age: 47 Years,

Occ: Housewife, R/at: Siddharth Nagar, Aundh, Pune. (55) **Mr. Balu Raghunath Nawale**, Age: 66 Years, Occ: Agriculturist, R/at: Tathwade, Tal. Mulshi, Dist. Pune (56) **Mr. Sandeep Balu Nawale**, Age: 40 Years, Occ: Agriculturist, R/at: Tathwade, Tal. Mulshi, Dist. Pune (57) **Ms. Sharwari Sandeep Nawale**, Age: 17 Years, Occ: Student, R/at: Tathwade, Tal. Mulshi, Dist. Pune. **Through her Guardian Father Mr. Sandeep Balu Nawale** (58) **Ms. Shrutika Sandeep Nawale**, Age: 15 Years, Occ: Student, R/at: Tathwade, Tal. Mulshi, Dist. Pune. **Through her Guardian Father Mr. Sandeep Balu Nawale** (59) **Master Rajveer Sandeep Nawale**, Age: 13 Years, Occ: Student, R/at: Tathwade, Tal. Mulshi, Dist. Pune. **Through his Guardian Father Mr. Sandeep Balu Nawale** (60) **Mr. Kaluram Balu Nawale**, Age: 38 Years, Occ: Agriculturist, R/at: Tathwade, Tal. Mulshi, Dist. Pune. (61) **Ms. Purva Kaluram Nawale**, Age: 13 Years, Occ: Student R/at: Tathwade, Tal. Mulshi, Dist. Pune. **Through her Guardian Father Mr. Kaluram Balu Nawale** (62) **Ms. Durva Kaluram Nawale**, Age: 10 Years, Occ: Student, R/at: Tathwade, Tal. Mulshi, Dist. Pune. **Through her Guardian Father Mr. Kaluram Balu Nawale** (63) **Master Reyansh Kaluram Nawale**, Age: 06 Years, Occ: Student, R/at: Tathwade, Tal. Mulshi, Dist. Pune. **Through his Guardian Father Mr. Kaluram Balu Nawale** (64) **Mr. Atul Balu Nawale**, Age: 36 Years, Occ: Agriculturist, R/at: Tathwade, Tal. Mulshi, Dist. Pune. (65) **Master Pradaksh Atul Nawale**, Age: 04 Years, Occ: Nil, R/at: Tathwade, Tal. Mulshi, Dist. Pune. **Through his Guardian Father Mr. Atul Balu Nawale** (66) **Ms. Advika Atul Nawale**, Age: 04 Years, Occ: Nil, R/at: Tathwade, Tal. Mulshi, Dist. Pune. **Through her Guardian Father Mr. Atul Balu Nawale** (67) **Mrs. Manisha Mohan Chandere** Age: 44 Years, Occ: Housewife, R/at: Thergaon, Tal. Mulshi, Dist. Pune. (68) **Mr. Bansilal Raghunath Nawale**, Age: 55 Years, Occ: Agriculturist, R/at: Tathwade, Tal. Mulshi, Dist. Pune. (69) **Mr. Aakash Bansilal Nawale**, Age: 30 Years, Occ: Agriculturist, R/at: Tathwade, Tal. Mulshi, Dist. Pune. (70) **Master Sairaj Aakash Nawale** Age: 03 Years, Occ: Nil, R/at: Tathwade, Tal. Mulshi, Dist. Pune. **Through his Guardian Father Mr. Aakash Bansilal Nawale** (71) **Monica Nitin Tapkir** Age: 32 Years, Occ: Housewife, R/at: Mulkhed, Tal. Mulshi, Dist. Pune. (72) **Smt. Savita Dattatray Pathare**, Age: 48 Years, Occ: Housewife, R/at: Amrut Kala Niwas, Kharadi Gaonthan, Near Ion IT Tower Park, Kharadi, Pune (73) **Mr. Sankalp Dattatray Pathare**, Age: 25 Years, Occ: Service, R/at: Amrut Kala Niwas, Kharadi Gaonthan, Near Ion IT Tower Park, Kharadi, Pune (74) **Mr. Kunal Dattatray Pathare** Age: 23 Years, Occ: Service, R/at: Amrut Kala Niwas, Kharadi Gaonthan, Near Ion IT Tower Park, Kharadi, Pune. (75) **Ms. Divya Dattatray Pathare** Age: 20 Years, Occ: Student, R/at: Amrut Kala Niwas, Kharadi Gaonthan, Near Ion IT Tower Park, Kharadi, Pune. (76) **Kamat Hospitals Pvt. Ltd. A private limited company incorporated Under the Companies Act, 2013 Having its registered office at: Sai Plaza, Chaphekar Chowk, Chinchwad, Pune 411033 Through its Directors (A) Mr. Amit Dilip Kamat** Age: 48 Years, Occ: Business Add: Same as above (B) **Mr. Dilip Shantaram Kamat**

Age: 74 Years, Occ: Business, Add: Add: Same as above **All Consenting Parties through their Power of Attorney Holders GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, Having its Office at: Sry. No.169/1, Raaga Imperio, Aundh Ravet BRT Road, Tathawade, Tal. Mushy, Dist. Pune, (PAN No. AAYFG3841P) Through its Partners (1) Mr. Gaurav Devidas Attarde**, Age: 41 Years, Occ: Business, R/at: Flat No.12, Asha Apartment, Sanewadi, Aundh, Pune 411007 (2) **Mr. Rahul Rajendra Gawade**, Age: 38 Years, Occ: Business, R/at: Plot No.203, Sector No.26, "Rajlakshmi", Pradhikaran, Nigdi, Pune 411044 (Mr. Amit Sudhakar Borse, Age: 36 Years, Occ: Business, R/at: A-20, Silvanus Apartment, N.C.L. Road, Panchvati, Pashan, Pune 411008

-----Hereinafter referred to as “**LAND OWNERS/
CONSENTING PARTIES**”

(Which expression shall unless be repugnant to the context or meaning thereof shall mean & include his/her heirs, executors, administrators, legal representatives, assigns of the first part)

**.....THE PARTY OF THE THIRD
PART**

WHEREAS, the Developer/Promoter herein GRD Miracle Realtors LLP through its said Partners are well and sufficiently entitled to develop the Lands described hereunder all situated at Village Tathawade, Tal. Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub-Registrar Haveli, Pune (more particularly mentioned hereinbelow) by virtue of the registered Development Agreements and Power of Attorneys as mentioned hereunder and more particularly mentioned in the Title Note hereinafter annexed at **ANNEXURE – A.**

Srl. No.	Land Area out of Sry. No. 170/1 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
1)	00 H 41.45 Ares	Mr. Ramchandra Shankar Pawar	GRD Miracle Realtors LLP through its said Partners (1) Mr. Amit Rajendra Gawade and (2) Mr. Amit Sudhakar Borse	DA dated 26/07/2024 and PA dated 09/08/2024 registered at Srl. No. 18299/2024 and 18300/2024 at S.R. Haveli No. 5, Pune on 09/08/2024
2)	00 H 02 Ares + 00 H 01 Ares	Mr. Sakharam Uttamrao Supekar, Mr. Madhukar Radhakisan Late, Mr. Shivanand Annappa Arjun and Mr. Ravindra Narayan Pardeshi	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27038/2023 and 27040/2023 at S.R. Haveli No. 5, Pune
3)	00 H 05 Ares	Mr. Sahadeo Dyanoba Bhoir and Mr. Mahesh Damodar Bhoir	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit Sudhdakar Borse	DA/PA dated 28/07/2023 registered at Srl. No. 15552/2023 and 15553/2023 at S.R. Haveli No. 5, Pune on 31/07/2023.
4)	00 H 01 Ares	Mrs. Sudha Anil Jadhav	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 06/09/2024 registered at Srl. No. 20640/2024 and 4/20641/2024 at S.R. Haveli No. 5, Pune on 06/09/2024
5)	00 H 01	Mrs. Anita	GRD Miracle	DA/PA dated 26/12/2023

	Ares	Madhav Shinde	Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	registered at Srl. No. 27157/2023 and 27158/2023 at S.R. Haveli No. 5, Pune
6)	00 H 05 Ares	Mr. Hanumant Baburao Jadhav, Mr. Laxman Raosaheb Jadhav, Smt. Sindhu Ram Jadhav, Mr. Avinash Ram Jadhav, Mr. Ajay Ram Jadhav, and Mrs. Ashwini Shivshankar Bhosale	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 26/12/2023 registered at Srl. No. 27155/2023 and 27156/2023 at S.R. Haveli No. 5, Pune
7)	00 H 10 Ares	Mr. Ravindra Hridaynarayan Dube	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse	A) DA / PA dated 08/02/2023 registered at Srl. 2229/2023 & 2230/2023 at S.R. Haveli No.14, Pune. B) Supplementary Agreement dated 06/07/2023 registered at Srl. No.16810/2023 at S.R. Haveli No.23, Pune
8)	00 H 1.50 Ares	Smt. Jayshree Siddheshwar Sarde, Mr. Durgesh Siddheshwar Sarde, Mr. Yuvraj Siddheshwar Sarde and Mrs. Yogita Mangesh Kadam	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 09/11/2023 registered at Srl. No. 24247/2023 and 24248/2023 at S.R. Haveli No. 5, Pune
9)	00 H 01 Ares	Mr. Babasaheb Jaywant Patil	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 26/12/2023 registered at Srl. No. 27151/2023 and 27153/2023 at S.R. Haveli No. 5, Pune
10)	00 H 05.05 Ares	Mr. Prakash Dattatray Pawar, Mr. Digambar Dattatray Pawar and Mrs. Bhagyashree Sandeep Kate	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and (2) Mr. Amit Sudhakar Borse	DA/PA dated 17/01/2024 registered at Srl. No. 1350/2024, 1351/2024, 1352/2024 and 1353/2023 respectively at S.R. Haveli No. 5, Pune
11)	00 H 12.50 Ares	Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and (2) Mr. Amit Sudhakar Borse	DA/PA dated 10/04/2024 registered at Srl. No. 8133/2024 and 8134/2023 at S.R. Haveli No. 5, Pune
Total Area	00 H 86.5 Ares out of Total Land admeasuring 00 H 87 Ares			

Srl. No.	Land Area out of Sry. No. 170/2	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
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	as per 7/12 extract.			
1)	00 H 16 Ares	Mr. Ravindra Hridaynarayan Dube	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse	A) DA / PA dated 08/02/2023 registered at Srl. 2229/2023 & 2230/2023 at S.R. Haveli No.14, Pune. B) Supplementary Agreement dated 06/07/2023 registered at Srl. No.16810/2023 at S.R. Haveli No.23, Pune
2)	00 H 01.24 Ares	Mrs. Pushpa Sohan Choudhari	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 21/11/2023 registered at Srl. No. 24661/2023 and 24662/2023 at S.R. Haveli No. 5, Pune
3)	00 H 05 Ares	Mrs. Anuja Kumar and Mr. Narayan Shankar Jadhav	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27012/2023 and 27014/2023 at S.R. Haveli No. 5, Pune
4)	00 H 2.26 Ares	Mr. Ramnath Ashruba Khedkar, Mr. Ramhari Shrirang Kshisagar and Mr. Anil Shahajirao Jadhav	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27016/2023 and 27017/2023 at S.R. Haveli No. 5, Pune
5)	00 H 05 Ares	Mr. Arun Mahadev Gholve, Mr. Nilesh Narayan Gholve, Mr. Prasad Mahadev Mane, Mr. Appasaheb Ramdas Nimbalkar and Mrs. Rajeshree Ganesh Shinde	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27019/2023 and 27020/2023 at S.R. Haveli No. 5, Pune
6)	00 H 05 Ares	Mr. Prabhatkumar J. Jain, Mr. Laxman Manaji Gunjal, Mr. Jayprakash Kuttarwade/Dahi phale, Mr. Yogesh Pandurang Padekar	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27022/2023 and 27023/2023 at S.R. Haveli No. 5, Pune
7)	00 H 01 Ares	Maroti @ Maruti Kisan Raut	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Amit Sudhakar Borse	DA/PA dated 18/09/2024 registered at Srl. No. 21251/2024 and 21252/2024 at S.R. Haveli No. 5, Pune
Total Area	00 H 35.50 Ares out of Total Land admeasuring 00 H 37 Ares			

Srl. No.	Land Area out of Sry. No. 170/3 as per 7/12	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
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	extract.			
1)	00 H 15 Ares	Mr. Ravindra Hridaynarayan Dube	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse	A) DA / PA dated 08/02/2023 registered at Srl. 2229/2023 & 2230/2023 at S.R. Haveli No.14, Pune. B) Supplementary Agreement dated 06/07/2023 registered at Srl. No.16810/2023 at S.R. Haveli No.23, Pune
2)	00 H 15	Mr. Jayesh Dnyaneshwar Karkar and his married daughter Triveni Dnyaneshwar Karkar	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Amit Sudhakar Borse	DA/PA dated 13/09/2024 registered at Srl. No. 21133/2024 and 21134/2023 at S.R. Haveli No. 5, Pune
Total Area	00 H 30 Ares			

Srl. No.	Land Area out of Sry. No. 171/4 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
1)	00 H 33.50 Ares	Mr. Balu Raghunath Nawale and others	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and and (2) Amit Sudhakar Borse	DA / PA dated 05/03/2024 registered at Srl. No. 8131/2024 and 8132/2024 on 10/04/2024 at S.R. Haveli No.5, Pune on 10/04/2024.
Total Area	00 H 33.50 Ares out of Total Land admeasuring 00 H 45 Ares			

Srl. No.	Land Area out of Sry. No. 171/5 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
1)	00 H 26.50 Ares	Smt. Savita Dattatray Pathare, Mr. Sankalp Dattatray Pathare, Mr. Kunal Dattatray Pathare and Ms. Divya Dattatray Pathare	GRD Miracle Realtors LLP through its Partners, (1) Mr. Gaurav Devidas Attarde, (2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit Sudhakar Borse	DA / PA dated 30/01/2024 registered at Srl. No. 2002/2024 and 2003/2024 on 30/04/2024 at S.R. Haveli No.5, Pune.
2)	00 H 11.50 Ares	Mr. Balu Raghunath Nawale and others	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and and (2) Amit Sudhakar Borse	DA / PA dated 05/03/2024 registered at Srl. 8129/2024 and 8130/2024 on 10/04/2024 at S.R. Haveli No.5, Pune.
3)	00 H 05 Ares out of 00 H 26.50 Ares	M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat	GRD Miracle Realtors LLP through its Partners, (1) Mr. Gaurav Devidas Attarde, (2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit Sudhakar Borse	DA/PA dated 21/02/2024, registered at Srl. No. 4081/2024 and 4082/2024 at S.R. Haveli No.5, Pune
4)	00 H 2.5	M/s. Kamat	GRD Miracle	DA/PA dated 21/02/2024,

	Ares out of 00 H 26.50 Ares	Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat	Realtors LLP through its Partners, (1) Mr. Gaurav Devidas Attarde, (2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit Sudhakar Borse,	registered at Srl. No. 4083/2024 and 4084/2024 at S.R. Haveli No.5, Pune
Total Area	00 H 45.50 Ares out of Total Land admeasuring 00 H 53 Ares			

Thus, the said GRD Miracle Realtors LLP through its Partners is entitled to develop the “**Total Land/Larger Property**” admeasuring 02 H 31 Ares i.e., hereinabove referred to as the “Project Land” situated at Village Tathawade, Tal. Mulshi, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corpoation by virtue of the aforesaid registered Development Agreements and Power of Attorneys and the Promoter Developer herein is in possession of the said “**Total Land/Larger Property**”. The said “**Total Land/Larger Property**”.

AND WHEREAS, thereafter, the said GRD Miracle Realtors LLP through its said Partners got the Non-Agricultural Permission for the said Project Land from the Tehsildar Mulshi, (Paud), Pune under Order No. 42B/NA/SR/04/2025 dated 07/02/2025.

AND WHEREAS, the Pimpri Chinchwad Municipal Corporation has issued the Zone Certificate dated 14/10/2022 and 29/11/2023 in respect of the said Lands and the said Lands are measured vide Very Very Urgant M.R. No.6791/2024 dated 10/05/2024, Very Very Urgent M.R. No.6792/2024 dated 10/05/2024 and Very Very Urgent M.R. No.6790/2024 dated 10/05/2024 and K-prat thereof is issued accordingly.

AND WHEREAS, in accordance with the applicable Development Control Regulations, the Promoter/Developer is entitled to utilize the paid F.S.I., F.S.I. in lieu of Transfer of Amenity Space, Roads Areas, T.D.R. and utilize the same for additional construction on the Total Project Land by modifying the sanctioned building plans as permitted by the sanctioning authority.

AND WHEREAS, the Promoter shall have and continue to have the right, title, interest, ownership of the Open Space as demarcated in the Layout Annexed herewith throughout the Development of the said Entire Land and thereafter forever and the Promoter shall continue to have the right, title ownership and possession therein.

AND WHEREAS, the Promoter-Developer is entitled to Develop the Total Project Land, in accordance with the Development Control Rules of Pimpri Chinchwad Municipal Corporation (P.C.M.C.) applicable to the said Larger Property, the Promoter-Developer is developing the project consisting of Flats/Shops/Offices in the Buildings/Wings in phase wise manner known as “**Imperio Towers**” on the Land admeasuring 02 H 26.70 Ares i.e. 22,670.00 Sq. Mtrs. out of the Larger Propety in view of the acquired Development Rights which Land is hereinafter referred to as the “**Total Project Land**” is described in the **SCHEDULE – I** hereunder written and is delineated by Red color on the plan annexed hereto as **Annexure “C1”**.

AND WHEREAS, the Developer herein got the Layout of the said “**Total Project Land**” sanctioned from the Pimpri Chinchwad Municipal Corporation under under IOD No.BP/EC/Tathawade/01/2025 dated

13/02/2025 (hereinafter referred to or called as the “**Total Project Land**” and annexed hereto as **Annexure “C2”**)

AND WHEREAS, accordingly, the Developer herein intends to develop the “**Total Project Land**” by constructing various buildings consisting of Wing A, B, C, D, E and F (MHADA) in the said project in phases in accordance with the Building Plans sanctioned by the Pimpri Chinchwad Municipal Corporation.

WHEREAS, Land bearing Sry. No.170 Hissa No.1 admeasuring 00 H 87 Ares was owned by Mr. Ramchandra Shankar Pawar, his brothers Mr. Laxman Shankar Pawar, Mr. Rajaram Shankar Pawar, mother Smt. Rakhmabai Shankar Pawar and their names were mutated in 7/12 extract of the said Land and the names of his married sisters Mrs. Radhabai Bhaguji Yelwande and Mrs. Tulsabai Dyanoba Vinode were mutated in other rights column of the the 7/12 extract of the said Land by virtue of succession.

AND WHEREAS, thereafter, the said Mr. Ramchandra Shankar Pawar along with his said bothers Mr. Laxman Shankar Pawar and Mr. Rajaram Shankar Pawar partitioned all their properties held by them as per the provision of Sec.85 of the Maharashtra Land Revenue Code, 1966 vide M.E. No.3013. As per the said Partition the said Land bearing Sry. No.170/1 admeasuring 00 H 87 Ares was partitioned between the said brothers and the Land admeasuring 00 H 59 Ares came to the share of Mr. Ramchandra Shankar Pawar, the Land admeasuring 00 H 11 Ares came to the Share of Mr. Laxman Shankar Pawar and the Land admeasuring 00 H 17 Ares came to the Share of Mr. Rajaram Shankar Pawar. Accordingly, the effect thereof was given in the 7/12 extract of the said Land vide M.E. No.3013 dated 12.10.1999. Thereafter, the name of Smt. Rakhmabai Shankar Pawar is deleted vide M.E. No.2774 as mentioned in 7/12 extract of the said Land.

AND WHEREAS, thereafter, the said Mr. Rajaram Shankar Pawar with the consent of his married sisters (i) Mrs. Radhabai Bhaguji Yelwande and (ii) Mrs. Tulsabai Dyanoba Vinode sold the Land admeasuring 00 H 17 Ares out of his said share in the said Land Sry. No.170/1 to Mr. Nitin Prabhudas Somani vide registered Sale Deed dated 19/07/2006, which is registered at the Office of the Sub Registrar Haveli No.18, Pune at Serial No.5173/2006. Accordingly, the name of the said Mr. Nitin Prabhudas Somani was mutated in the 7/12 extract of the said Land admeasuring 00 H 17 Ares vide M.E. No.4135 dated 10/10/2006.

AND WHEREAS, thereafter, the said Mr. Laxman Shankar Pawar with the consent of his said married sisters (i) Mrs. Radhabai Bhaguji Yelwande, (ii) Mrs. Tulsabai Dyanoba Vinode, and his sons (iii) Mr. Santosh Laxman Pawar and (iv) Mr. Dhananjay Laxman Pawar sold the Land admeasuring 00 H 11 Ares out of his share out of the said Land Sry. No.170/1 to Mr. Manoj Prabhudas Somani vide registered Sale Deed dated 19/07/2006, which is registered at the Office of the Sub Registrar Haveli No.18, Pune at Serial No.5174/2006. Accordingly, the name of the said Mr. Manoj Prabhudas Somani was mutated in the 7/12 extract of S.No.170/1 admeasuring 00 H 11 Ares vide M.E. No.4136 dated 10/10/2006 and the name of Mrs. Radhabai Bhaguji Yelwande and Mrs. Tulsabai Dyanoba Vinode were also deleted from the 7/12 extract by the said entry.

AND WHEREAS, thereafter, the Land admeasuring 1263 Sq. Mtrs. out of Sry. No.170/1 vide M.E. No.4798 dated 15/05/2009 was acquired for road widening and the effect thereof was given in the other rights column of the 7/12 extract of S.No. 170/1.

AND WHEREAS, the said Mr. Ramchandra Shankar Pawar and his married sisters Mrs. Radhabai Bhaguji Yelwande and Mrs. Tulsabai Dyanoba

Vinode sold the Land admeasuring 00 H 12.5 Ares to Mr. Ajay Nandkeolyar vide registered Sale Deed dated 18/08/2005, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at the Serial No.5936/2005 as mentioned in the said 7/12 extract of the said Land. Accordingly, the name of the said Mr. Ajay Nandkeolyar was mutated in 7/12 extract of the said Land vide M.E. No.4066 dated 06/05/2006.

AND WHEREAS, the said Mr. Ajay Nandkeolyar sold the said Land admeasuring 00 H 12.5 Ares to Kamat Hospital Pvt. Ltd. through its directors Mr.Amit Dilip Kamat and Mr. Dilip Shantaram Kamat vide registered Sale Deed dated 21/03/2018, which is registered in the Office of Sub-Registrar Haveli No. 17, Pune at Srl. No.3920/2018. Accordingly, the name of the said Kamat Hospital Pvt. Ltd. through its directors Mr.Amit Dilip Kamat and Mr. Dilip Shantaram Kamat is mutated in 7/12 extract of the said Land vide M.E. No.6755 as owner and possessor thereof.

AND WHEREAS, thereafter, the said Kamat Hospital Pvt. Ltd. through its directors Mr.Amit Dilip Kamat and Mr. Dilip Shantaram Kamat sold the said Land admeasuring 00 H 12.5 Ares to Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse vide registered Sale Deed dated 21/02/2024, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4077/2024. Accordingly, the names of the said Ashwini Jitendra Wagh, Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse are mutated in 7/12 extract of the said Land vide M.E. No.7933 as owners and possessors thereof.

AND WHEREAS, thereafter, the said Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse executed the Development Agreement dated 05/03/2024 and Irrevocable Power of Attorney dated 05/03/2024 in respect of the said Land favour of GRD Miracle Realtors LLP, through its Partner Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.5 Pune at Srl. No. 8133/2024 and 8134/2023 respectively. **Thus, the said Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse are the owners of the Land admeasuring 00 H 12.5 Ares out of the said Sry. No.170/1 of Village Tathawade, Tal. Mulshi, Dist. Pune.**

AND WHEREAS, the said Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse and M/s. Kamat Hospital Pvt. Ltd. through its directors Mr. Amit Dilip Kamat and Mr. Dilip Shantaram Kamt executed the Agreement of Right to Way/Road dated 21/02/2024 in respect of the said Lands bearing Sry. No.170/1 admeasuring 00 H 12.5 Ares, Sry. No.171/5 admeasuring 00 H 8.5 Ares and Sry. No.171/4 admeasuring 00 H 11.50 Ares, which Agreement is registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 4079/2024 and granted the rights of 12 Mtr. wide road from the said Sry. No.170/1 admeasuring 00 H 12.5 Ares to the said Lands bearing Sry. No.171/5 admeasuring 00 H 8.5 Ares and Sry. No.171/4 admeasuring 00 H 11.5 to the said M/s. Kamat Hospital Pvt. Ltd.

AND WHEREAS, the said Mr. Nitin Prabhudas Somani sold the Land admeasuring 00 H 02 Ares out of the said Sry. No.170/1 to Mr. Sakharam Uttamrao Supekar, Mr. Madhukar Radhakisan Late and Mr. Shivanand Annappa Arjun vide Sale Deed dated 29/06/2009, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.5471/2009. Accordingly, the names of the said Mr. Sakharam Uttamrao Supekar, Mr.

Madhukar Radhakisan Late and Mr. Shivanand Annappa Arjun are mutated in 7/12 extract of the said Land vide M.E. No.4859 dated 27/07/2009 as mentioned in the said M.E. and 7/12 extract of the said Land.

AND WHEREAS, thereafter, the said Mr. Sakharam Uttamrao Supekar, Mr. Madhukar Radhakisan Late, Mr. Shivanand Annappa Arjun and Mr. Ravindra Narayan Pardeshi executed the Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023 in respect of the said Land admeasuring 00 H 03 Ares out of the said Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 27038/2023 and 27040/2023 respectively.

AND WHEREAS, the said Mr. Nitin Prabhudas Somani, Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 16 Ares out of Sry.No.170/2, the Land admeasuring 00 H 10 Ares out of Sry. No.170/1 to Mr. Ravindra Hridhaynarayan Dube vide registered Sale Deed dated 07/08/2009, which is registered in the Office of Sub-Registrar Haveli No.5 at Srl. No.5235/2009 and accordingly, the name of the said Mr. Ravindra Hridhaynarayan Dube is mutated in 7/12 extract of the said Lands vide M.E. No.4875 dated 10/08/2009.

AND WHEREAS, thereafter, the said Mr. Ravindra Hridaynarayan Dube with the consent of Vardhaman Associates through its Partners Mr. Prakashchand Bhikchand Chajed and Mr. Lalitkumar Bhikchand Chajed executed the Joint Development Agreement dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya in respect of the Land admeasuring 00 H 10 Ares out of the said Land Sry. No.170/1 along with other Lands bearing Sry. No.170/2 and 170/3, which Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9981/2012. Along with the said Joint Development Agreement dated 22/10/2012 the said Mr. Ravindra Hridaynarayan Dube also executed Irrevocable Power of Attorney dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya, which is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9982/2012. Thereafter, the said Mr. Ravindra Hridaynarayan Dube also executed the Supplementary Joint Development Agreement dated 13/02/2013 in favour of the said Bora Kankariya Associates Promoter and Builders through its said Partners, which Supplementary Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.1380/2013.

AND WHEREAS, the said Mr. Ravindra Hridaynarayan Dube and the said Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya mutually decided to cancel/terminate the said Joint Development Agreement dated 22/10/2012, Irrevocable Power of Attorney dated 22/10/2012 and Supplementary Joint Development Agreement dated 13/02/2013 and accordingly, the said Bora Kankariya Associates Promoter and Builders through its said Partners executed the registered Cancellation Deed dated 08/02/2023 in favour of the said Mr. Ravindra Hridaynarayan Dube, which Cancellation Deed is registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.2228/2023.

AND WHEREAS, thereafter, the said Mr. Ravindra Hridaynarayan Dube

executed the Development Agreement and Irrevocable Power of Attorney both dated 08/02/2023, in favour of GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, through its Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse in respect of the said Land admeasuring 00 H 10 Ares out of the said Land Sry. No.170/1 along with other Lands bearing Sry. No.170/2 and 170/3 of Village Tathawade, Tal. Mulshi Dist. Pune, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. 2229/2023 and 2230/2023.

AND WHEREAS, the said Mr. Ravindra Hridaynarayan Dube also executed Supplementary Agreement dated 06/07/2023 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse and reduced the area of construction to be given as consideration as per the said Development Agreement dated 08/02/2023 from 50000 Sq. Ft. Saleable to 45800 Sq. Ft. Saleable. The said Supplementary Agreement is registered in the Office of Sub-Registrar Haveli No.23, Pune at Srl. No.16810/2023.

AND WHEREAS, the said Mr. Manoj Prabhudas Somani sold the Land admeasuring 00 H 01 Ares out of the Land bearing Sry. No.170/1 to Mr. Daulat Maruti Makhani vide registered Sale Deed dated 29/06/2009, which is registered at the Office of the Sub Registrar at Serial No.5472/2009. Accordingly, the name of the said was mutated in 7/12 extract of the said Land vide M.E. No.4881 dated 13/08/2009.

AND WHEREAS, thereafter, the said Mr. Daulat Maruti Makhare sold the said Land to Mr. Babasaheb Jaywant Patil vide registered Sale Deed dated 15/04/2013, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.3957/2013. Accordingly, the name of the said Mr. Babasaheb Jaywant Patil was mutated in 7/12 extract of the said Land vide M.E. No.5932 dated 10/06/2013.

AND WHEREAS, thereafter, the said Mr. Babasaheb Jaywant Patil executed the Development Agreement and Irrevocable Power of Attorney both dated 26/12/2023 in respect of the said Land admeasuring 00 H 01 Ares out of the Land bearing Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.27151/2023 and 27153/2023 respectively.

AND WHEREAS, the said Mr. Nitin Prabhudas Somani sold the Land admeasuring 00 H 05 Ares out of Sry. No.170/1 to Mr. Sahadeo Dyanoba Bhoir and Mr. Mahesh Damodar Bhoir vide Sale Deed dated 29/06/2009, which is registered in the Office of the Sub Registrar Haveli at Serial No.5467/2009. Accordingly, the name of the said Mr. Sahadeo Dyanoba Bhoir and Mr. Mahesh Damodar Bhoir were mutated in the 7/12 extract of the said Land in respect of the said Land admeasuring 00 H 05 Ares vide M.E. No.4886 dated 20/08/2009 as owners and possessors thereof.

AND WHEREAS, thereafter, the said Mr. Sahdev Dnyanoba Bhoir and Mr. Mahesh Damodar Bhoir executed the Development Agreement and Irrevocable Power of Attorney both dated 28/07/2023 in respect of the said Land admeasuring 00 H 05 Ares out of Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 15552/2023 and 15553/2023 respectively.

AND WHEREAS, thereafter, the said Mr. Nitin Prabhudas Somani sold the Land admeasuring 00 H 01 Ares out of the said Sry. No.170/1 to Mrs. Sudha Anil Jadhav vide registered Sale Deed dated 26/06/2009, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.5469/2009 on 29/06/2009. Accordingly, the name of the said Mrs. Sudha Anil Jadhav is mutated in 7/12 extract of the said Land vide M.E. No.4902 dated 27/08/2009.

AND WHEREAS, the said Mr. Nitin Prabhudas Somani sold the Land admeasuring 00 H 02 Ares out of Sry. No.170/1 to Mr. Devidas B. Bhosale, Mr. Dyaneshwar Vithal Mohite and Mr. Nilesh Suryabhan Bhosale vide registered Sale Deed dated 29/06/2009, which appears to be registered at the Office of the Sub Registrar at Serial No.5470/2009. Accordingly, the names of the said purchasers are mutated in 7/12 extract of the said Land vide M.E. No.4905 dated 27/08/2009.

AND WHEREAS, thereafter, the said Mr. Devidas Babruvan Bhosale, Mr. Dyaneshwar Vithalrao Mohite and Mr. Nilesh Suryabhan Bhosale sold the Land admeasuring 00 H 0.50 Ares out of Land admeasuring 00 H 02 Ares out of Sry. No.170/1 to Mrs. Sudha Anil Jadhav vide registered Sale Deed dated 26/02/2011, which is registered at the Office of the Sub Registrar Haveli at Serial No.2261/2011. Accordingly, the name of the said Mrs. Sudha Anil Jadhav is mutated in 7/12 extract of the said Land vide M.E. No.5370 dated 08/03/2011. However, at present, the Land admeasuring 00 H 01 Are only is standing in the name of the said Mrs. Sudha Anil Jadhav as per 7/12 extract of the said land.

AND WHEREAS, the said Mrs. Sudha Anil Jadhav executed the Development Agreement and Irrevocable Power of Attorney both dated 06/09/2024 in respect of the said Land admeasuring 00 H 01 Ares out of Land admeasuring 00 H 02 Ares out of Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 20640/2024 and 4/20641/2024 respectively.

AND WHEREAS, thereafter, the said Mr. Devidas Babruvan Bhosale, Mr. Dyaneshwar Vithalrao Mohite and Mr. Nilesh Suryabhan Bhosale sold the remaining Land admeasuring 00 H 1.50 Ares out of Land admeasuring 00 H 02 Ares out of Sry. No.170/1 to Mr. Siddheshwar Shantling Sarde vide registered Sale Deed dated 01/11/2012, which is registered at the Office of the Sub Registrar Haveli at Serial No.11578/2012. Accordingly, the name of the said Mr. Siddheshwar Shantling Sarde is mutated in 7/12 extract of the said Land vide M.E. No.5874 dated 12/02/2013. Thereafter, the said Mr. Siddheshwar Shantling Sarde died on 10/02/2015 and after his death the names of his legal heirs wife Smt. Jayshree Siddheshwar Sarde, sons Mr. Durgesh Siddheshwar Sarde, Mr. Yuvraj Siddheshwar Sarde and married daughter Mrs. Yogita Mangesh Kadam are mutated in 7/12 extract of the said Land vide M.E. No.6639 ddated 23/10/2017 by virtue of succession. Thereafter, vide M.E. No.7548 the area standing in the name of the said Smt. Jayshree Siddheshwar Sarde, Mr. Durgesh Siddheshwar Sarde, Mr. Yuvraj Siddheshwar Sarde and Mrs. Yogita mangesh Kadam in 7/12 extract of the said Land was corrected from 00 H 01 Ares to 00 H 1.50 Ares.

AND WHEREAS, thereafter, the said Smt. Jayshree Siddheshwar Sarde, Mr. Durgesh Siddheshwar Sarde, Mr. Yuvraj Siddheshwar Sarde and Mrs. Yogita Mangesh Kadam executed the Development Agreement and Irrevocable Power of Attorney both dated 09/11/2023 in respect of the said Land admeasuring 00 H 1.50 Ares out of Land admeasuring 00 H 02 Ares out of Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its

Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 24247/2023 and 24248/2023 respectively.

AND WHEREAS, thereafter, the said Mr. Nitin Prabhudas Somani sold the Land admeasuring 00 H 01 Ares out of the said Sry. No.170/1 to Mrs. Anita Madhav Shinde vide registered Sale Deed dated 26/06/2009, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.5468/2009 on 29/06/2009. Accordingly, the name of the said purchaser is mutated in 7/12 extract of the said Land vide M.E. No.4904 dated 29/06/2009 as owner and possessor thereof.

AND WHEREAS, thereafter, the said Mrs. Anita Madhav Shinde executed the Development Agreement and Irrevocable Power of Attorney both dated 26/12/2023 in respect of the said Land in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No. 5 Pune at Srl. No. 27157/2023 and 27158/2023 respectively.

AND WHEREAS, thereafter, the said Mr. Nitin Prabhudas Somani sold to the Land admeasuring 00 H 05 Ares out of the said Land bearing Sry. No.170/1 to Mr. Hanumant Baburao Jadhav, Mr. Ram Kisanrao Jadhav and Mr. Laxman Raosaheb Jadhav vide registered Sale Deed dated 18/06/2009, which is registered in the Office of Sub-Registrar Haveli No.15, Pune at the Serial No.3839/2009. Accordingly, the names of the aforesaid purchasers were mutated in the 7/12 extract of Sry. No.170/1 admeasuring 00 H 05 Ares vide M.E. No.4936 dated 09/10/2009.

AND WHEREAS, the said Mr. Ram Kisanrao Jadhav died on 01/09/2022, and after his death, the names of his Legal Heirs i.e. Wife Sindhu Ram Jadhav, sons Avinash Ram Jadhav and Ajay Ram Jadhav and Married Daughter Mrs. Ashwini Shivshankar Bhosale were mutated in respect of the said Land admeasuring 00 H 05 Ares out of the said Land bearing Sry. No.170/1 vide M.E. No. 7721.

AND WHEREAS, thereafter, the said Mr. Hanumant Baburao Jadhav, Mr. Laxman Raosaheb Jadhav, Smt. Sindhu Ram Jadhav, Mr. Avinash Ram Jadhav, Mr. Ajay Ram Jadhav, and Mrs. Ashwini Shivshankar Bhosale executed the Development Agreement and Irrevocable Power of Attorney both dated 26/12/2023 in respect of the said Land admeasuring 00 H 05 Ares out of the said Land bearing Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Gaurav Devidas Attarde and Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.27155/2023 and 27156/2023 respectively.

AND WHEREAS, the said Mr. Nitin P. Somani sold the Land admeasuring 00 H 01 Ares out of the said Sry. No.170/1 to Mr. Baban Appasaheb Jungare vide a Sale Deed dated 25/06/2009 / 08/07/2009, which appears to be registered at Serial No.5436/2009. (Copy of the said Sale Deed is not given for my perusal). Accordingly, the names of the aforesaid purchasers were mutated in the 7/12 extract of Sry. No. 170/1 admeasuring 00 H 01 Ares vide M.E. No.4967 dated 18/11/2009. Thereafter, the said Mr. Baban Appasaheb Jungare further sold the said Land to Mr. Ravindra Narayan Pardeshi vide registered Sale Deed dated 01/08/2012, which is registered at the Office of the Sub Registrar Haveli No.17 at Serial No.7938/2012 and the name of Mr. Ravindra Pardeshi was mutated in the 7/12 extract of the said Land admeasuring 00 H 01 Are vide M.E. No.5772 dated 08/08/2012.

AND WHEREAS, thereafter, the said Mr. Ramchandra Shankar Pawar, Mrs. Indubai Ramchandra Pawar, Mr. Vijay Ramchandra Pawar, Mrs. Dipali Vijay Pawar, Neha Vijay Pawar, Mr. Sagar Vijay Pawar, Mr. Sanjay Ramchandra Pawar, Mrs. Suvarna Sanjay Pawar, Nisha Sanjay Pawar, Gaurav Sanjay Pawar through his guardian fathar Mr. Sanjay Ramchandra Pawar and Mrs. Jaya @ Jayshree Laxman Awate sold the land admeasuring 00 H 05.05 Ares out of the said Sry. No. 170/1 to Mr. Dattatray Baban Pawar vide registered Sale Deed dated 22/09/2020, which is registered in the office of sub-registrar Haveli No. 5 Pune at Srl. No. 4249/2020 on 28/09/2020 and accordingly, the name of the said Dattatray Baban Pawar was mutated in 7/12 extract of the said Land vide M.E. No. 7142 dated 28/09/2020. Thereafter, the said Dattatray Baban Pawar died on 14/12/2020, and accordingly, the names of his sons Mr. Prakash Dattatray Pawar and Mr. Digambar Dattatray Pawar and married daughter Mrs. Bhagyashree Sandeep Kate were mutated in 7/12 extract of the said Land vide M.E. No.7579 dated 31/08/2012 by virtue of succession.

AND WHEREAS, thereafter, the said Mr. Prakash Dattatray Pawar, Mr. Digambar Dattatray Pawar and Mrs. Bhagyashree Sandeep Kate executed the Development Agreements and Irrevocable Power of Attorneys all dated 17/01/2024 in respect of the said Land in favour of GRD Miracle Realtors LLP, through its Partner Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which Development Agreements and Irrevocable Power of Attorneys are registered in the Office of Sub-Registrar Haveli No.5 Pune at Srl. No.1350/2024, 1351/2024, 1352/2024 and 1353/2023 respectively.

AND WHEREAS, the said Mrs. Radhabai Bhaguji Yelwande and Mrs. Tulsabai Dyanoba Vinode released and relinquished all their right, title and interest in the Land bearing S.No.170/1 (part) admeasuring 00 H 46.5 Are in favour of Ramchandra Shankar Pawar vide Release Deed dated 28/12/2012, which appears to be registered at the Office of the Sub Registrar Haveli at Serial No.13048/2012.

AND WHEREAS, the said Mr. Ramchandra Shankar Pawar, Mrs. Indubai Ramchandra Pawar, Mr. Vijay Ramchandra Pawar, Mrs. Dipali Vijay Pawar, Neha Vijay Pawar, Mr. Sagar Vijay Pawar, Mr. Sanjay Ramchandra Pawar, Mrs. Suvarna Sanjay Pawar, Nisha Sanjay Pawar, Gaurav Sanjay Pawar through his guardian fathar Mr. Sanjay Ramchandra Pawar and Mrs. Jaya @ Jayshree Laxman Awate and others have executed the Development Agreement and Power of Attorney both dated 22/04/2013 in respect of the said Land admeasuring 00 H 40 Ares in favour of M/s. Raman Group, through its Partner Mr. Sandeep Raman Pawar, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.17 Pune at Srl. No.4290/2013 and 4/4291/2013 respectively. The said Mr. Ramchandra Shankar Pawar and others also executed the Security Bond dated 22/04/2013 in favour of the said M/s. Raman Group, through its Partner Mr. Sandeep Raman Pawar, which is registered in the Office of Sub-Registrar Haveli No.17, Pune at Srl. No.4292/2013.

AND WHEREAS, however, the said Development Agreement and Power of Attorney both dated 22/04/2013 and the said Mr. Ramchandra Shankar Pawar and others Security Bond dated 22/04/2013 were cancelled by the said Mr. Ramchandra Shankar Pawar and others and the said M/s. Raman Group, through its Partner Mr. Sandeep Raman Pawar vide Cancellation Deed dated 22/09/2020, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4248/2020.

AND WHEREAS, thereafter, the said Mr. Ramchandra Shankar Pawar, Mr.

Vijay Ramchandra Pawar, Mr. Sagar Ramchandra Pawar, Neha Vijay Pawar, Mr. Sanjay Ramchandra Pawar, Mr. Gaurav Sanjay Pawar, Nisha Sanjay Pawar, Mrs. Jayshree Laxman Awate Mrs. Dipali Vijay Pawar and Mrs. Suvarna Sanjay Pawar executed the Development Agreement dated 26/07/2024 and Irrevocable Power of Attorney dated 09/08/2024 in respect of the said Land admeasuring 00 H 41.45 Ares out of Sry. No.170/1 in favour of GRD Miracle Realtors LLP, through its Partner Mr. Amit Rajendra Gawade and Mr. Amit Sudhakar Borse, which Development Agreements and Irrevocable Power of Attorneys are registered in the Office of Sub-Registrar Haveli No.5 Pune at Srl. No.18299/2024 and 18300/2024 respectively. As per the said Development Agreement dated 26/07/2024, the said Mr. Vijay Ramchandra Pawar and the said Mr. Sanjay Ramchandra Pawar are entitled to area admeasuring 00 H 2.15 Ares each i.e. the Land admeasuring 00 H 4.30 Ares, which shall be excluded from the Total Project Land hereinbelow mentioned.

AND WHEREAS, the said Mr. Vijay Ramchandra Pawar had also executed the notarized Agreement dated 24/03/2021 in favour of Mr. Gaurav Devidas Attarde in respect of his share in the said Land admeasuring 00 H 41.45 Ares out of Sry. No.170/1. The said Agreement dated 24/03/2021 was thereafter cancelled by the said Mr. Vijay Ramchandra Pawar and the said Mr. Gaurav Devidas Attarde vide notarized Cancellation Deed dated 09/08/2024.

Thus, the aforesaid Land bearing Sry. No. 170/1 admeasuring 00 H 87 Ares is owned by the said owners and their names are mutated in the 7/12 extract of the said Land in respect of their respective share and out of the said Land owners the below mentioned owners of the said Land have executed the Development Agreements and Power of Attorneys in favour of GRD Miracle Realtors LLP through its said Partners as mentioned herein below:-

Srl. No.	Land Area out of Sry. No. 170/1 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
12)	00 H 41.45 Ares	Mr. Ramchandra Shankar Pawar	GRD Miracle Realtors LLP through its said Partners (1) Mr. Amit Rajendra Gawade and (2) Mr. Amit Sudhakar Borse	DA dated 26/07/2023 and PA dated 09/08/2024 registered at Srl. No. 18299/2024 and 18300/2024 at S.R. Haveli No. 5, Pune on 09/08/2024
13)	00 H 02 Ares + 00 H 01 Ares	Mr. Sakharam Uttamrao Supekar, Mr. Madhukar Radhakisan Late, Mr. Shivanand Annappa Arjun and Mr. Ravindra Narayan Pardeshi	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27038/2023 and 27040/2023 at S.R. Haveli No. 5, Pune
14)	00 H 05 Ares	Mr. Sahadeo Dyanoba Bhoir and Mr. Mahesh Damodar Bhoir	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and	DA/PA dated 28/07/2023 registered at Srl. No. 15552/2023 and 15553/2023 at S.R. Haveli No. 5, Pune

			(2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit Sudhdakar Borse	
15)	00 H 01 Ares	Mrs. Sudha Anil Jadhav	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 06/07/2024 registered at Srl. No. 20640/2024 and 4/20641/2024 at S.R. Haveli No. 5, Pune
16)	00 H 01 Ares	Mrs. Anita Madhav Shinde	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 26/12/2023 registered at Srl. No. 27157/2023 and 27158/2023 at S.R. Haveli No. 5, Pune
17)	00 H 05 Ares	Mr. Hanumant Baburao Jadhav, Mr. Laxman Raosaheb Jadhav, Smt. Sindhu Ram Jadhav, Mr. Avinash Ram Jadhav, Mr. Ajay Ram Jadhav, and Mrs. Ashwini Shivshankar Bhosale	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 26/12/2023 registered at Srl. No. 27155/2023 and 27156/2023 at S.R. Haveli No. 5, Pune
18)	00 H 10 Ares	Mr. Ravindra Hridaynarayan Dube	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse	A) DA / PA dated 08/02/2023 registered at Srl. 2229/2023 & 2230/2023 at S.R. Haveli No.14, Pune. B) Supplementary Agreement dated 06/07/2023 registered at Srl. No.16810/2023 at S.R. Haveli No.23, Pune
19)	00 H 1.50 Ares	Smt. Jayshree Siddheshwar Sarde, Mr. Durgesh Siddheshwar Sarde, Mr. Yuvraj Siddheshwar Sarde and Mrs. Yogita Mangesh Kadam	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 09/11/2023 registered at Srl. No. 24247/2023 and 24248/2023 at S.R. Haveli No. 5, Pune
20)	00 H 01 Ares	Mr. Babasaheb Jaywant Patil	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 26/12/2023 registered at Srl. No. 27151/2023 and 27153/2023 at S.R. Haveli No. 5, Pune
21)	00 H 05.05	Mr. Prakash	GRD Miracle	DA/PA dated 17/01/2024

	Ares	Dattatray Pawar, Mr. Digambar Dattatray Pawar and Mrs. Bhagyashree Sandeep Kate	Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and (2) Mr. Amit Sudhakar Borse	registered at Srl. No. 1350/2024, 1351/2024, 1352/2024 and 1353/2023 respectively at S.R. Haveli No. 5, Pune
22)	00 H 12.50 Ares	Mrs. Ashwini Jitendra Wagh, Mrs. Aruna Vijaykumar Nere, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and (2) Mr. Amit Sudhakar Borse	DA/PA dated 10/04/2024 registered at Srl. No. 8133/2024 and 8134/2023 at S.R. Haveli No. 5, Pune
Total Area	00 H 86.5 Ares out of Total Land admeasuring 00 H 87 Ares			

Thus, at present the said GRD Miracle Realtors LLP through its said Partners are entitled to develop the said Land owned by the aforesaid land owners vide aforesaid registered Development Agreements and Power of Attorneys.

(B) Land bearing Sry. No.170 Hissa No.2:

AND WHEREAS, the Land bearing Sry. No.170 Hissa No.2 totally admeasuring 00 H 37 Ares assessed at Rs. 02 Ps. 44 situated at Village Tathawade, Tal. Mulshi, Dist. Pune was previously standing in the name of Mr. Khandu Dagadu Terde and his name was mutated in 7/12 extract vide M.E. No.938 dated 18/08/1962. Thereafter, the said Mr. Khandu Dagadu Terde, with the consent Mr. Ananda Khandu Terde and Mr. Balu @ Dagadu Khandu Terde sold the said Land bearing Sry. No.170/2 admeasuring 00 Hectar 37 Ares vide registered Sale Deed dated 25/04/2006, which is registered in the Office of the Sub Registrar Haveli No.14 at Srl. No.3309/2006 to (1) Mr. Manoj Prabhudas Somani, (2) Mr. Nitin Prabhudas Somani, (3) Mrs. Sonal Nitin Somani and (4) Shri Radhakrishna Manik Vyas through their Power of Attorney Holder Mr. Nitin Prabhudas Somani. Accordingly, the names of the said (1) Mr. Manoj Prabhudas Somani, (2) Mr. Nitin Prabhudas Somani, (3) Mrs. Sonal Nitin Somani and (4) Shri Radhakrishna Manik Vyas were mutated in the 7/12 extract of the said Sry. No. 170/2 as owners and possessors thereof M.E. No.4084 dated 06/06/2006.

AND WHEREAS, thereafter, the Part/Portion admeasuring 438 Sq. Mtrs out of the said Land Sry. No.170/2 (part) was reserved for the 45 Mtr. Wide Road as per the Order bearing No.S.L.A.O./2/210/Tathawade/430 dated 13/05/2009 passed by the Special Land Acquisition Office No.2, Pimpri, Pune 411018 and the effect thereof was given in the other rights column of the said Land Sry. No.170/2 vide M.E. No.4798 dated 15/05/2009.

AND WHEREAS, thereafter, the said Mr. Manoj Prabhudas Somani, Mr. Nitin Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 16 Ares out of the said Land Sry. No.170/2 along with other Lands to Mr. Ravindra Hridaynarayan Dube vide registered Sale Deed dated 07/08/2009 which is registered at the Office of the Sub Registrar Haveli No.05 at Serial No.5235/2009. Accordingly, the name of the said Mr. Ravindra Hridaynarayan Dube was mutated in the 7/12 extract of the said Land admeasuring 00 H 16 Ares out of the said Land bearing Sry. No.170/2 vide M.E. No.4875.

AND WHEREAS, thereafter, the said Mr. Ravindra Hridaynarayan Dube with

the consent of Vardhaman Associates through its Partners Mr. Prakashchand Bhikchand Chajed and Mr. Lalitkumar Bhikchand Chajed executed the Joint Development Agreement dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya in respect of the Land admeasuring 00 H 16 Ares out of the said Land Sry. No.170/2 along with other Lands, which Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9981/2012. Along with the said Joint Development Agreement dated 22/10/2012 the said Mr. Ravindra Hridaynarayan Dube also executed Irrevocable Power of Attorney dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya, which is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9982/2012. Thereafter, the said Mr. Ravindra Hridaynarayan Dube also executed the Supplementary Joint Development Agreement dated 13/02/2013 in favour of the said Bora Kankariya Associates Promoter and Builders through its said Partners, which Supplementary Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.1380/2013. However, the said Mr. Ravindra Hridaynarayan Dube and the said Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya mutually decided to cancel/terminate the said Joint Development Agreement dated 22/10/2012, Irrevocable Power of Attorney dated 22/10/2012 and Supplementary Joint Development Agreement dated 13/02/2013 and accordingly, the said Bora Kankariya Associates Promoter and Builders through its said Partners executed the registered Cancellation Deed dated 08/02/2023 in favour of the said Mr. Ravindra Hridaynarayan Dube, which Cancellation Deed is registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.2228/2023.

AND WHEREAS, thereafter, the said Mr. Ravindra Hridaynarayan Dube executed the Development Agreement and Irrevocable Power of Attorney both dated 08/02/2023, in favour of GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, through its Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse in respect of the said Land admeasuring 00 H 16 Ares out of the said Land Sry. No.170/2 along with other Lands bearing Sry. No.170/1 and 170/3 of Village Tathawade, Tal. Mulshi Dist. Pune, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. 2229/2023 and 2230/2023.

AND WHEREAS, the said Mr. Ravindra Hridaynarayan Dube also executed Supplementary Agreement dated 06/07/2023 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse and reduced the area of construction to be given as consideration as per the said Development Agreement dated 08/02/2023 from 50000 Sq. Ft. Saleable to 45800 Sq. Ft. Saleable. The said Supplementary Agreement is registered in the Office of Sub-Registrar Haveli No.23, Pune at Srl. No.16810/2023.

AND WHEREAS, thereafter, the said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 02 Ares out of the said Land Sry. No.170/2 to Mr. Rameshwar Uttam Hange vide registered Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3837/2009. Accordingly, the name of the said Mr. Rameshwar Uttam Hange was mutated in the 7/12 extract of the said Land admeasuring 00 H 02 Ares out of the said Land bearing Sry. No.170/2 vide M.E. No.4877 dated 11/08/2009. The said Mr. Rameshwar Uttam Hange had obtained loan the

Sangam Nagari Cooperative Patpedhi against the said Land/Portion thereof and the effect thereof was given in the other rights column of 7/12 extract of the said Land. Thereafter, as per M.E. No. 6342 and 6232 dated 31/03/2016 the said Charge was deleted from the other rights column of the other rights column of the 7/12 extract of the said Land.

AND WHEREAS, thereafter, the said Mr. Rameshwar Uttam Hange sold the said Land admeasuring 00 H 01 Ares out of the said Land admeasuring 00 H 02 Ares to one Mrs. Rajeshree Ganesh Shinde vide registered Sale Deed dated 12/03/2019, which is registered in the Office of the Sub Registrar Haveli No.17 at Serial No.3583/2019 on 02/04/2019. Accordingly, the name of the said Mrs. Rajeshree Ganesh Shinde is mutated in the 7/12 extract of the said Land admeasuring 00 H 01 Ares vide M.E. No.7045 dated 16/03/2020 as owner and possessor thereof.

AND WHEREAS, the said Mr. Rameshwar Uttam Hange thereafter sold the said Land admeasuring 00 H 01 Ares out of the said Land admeasuring 00 H 02 Ares to one Mr. Maruti @ Maroti Kisan Raut vide registered Sale Deed dated 21/10/2020, which is registered in the Office of the Sub Registrar Haveli No.13 at Serial No.9816/2020. Accordingly, the name of the said Mr. Maruti @ Maroti Kisan Raut is mutated in the 7/12 extract of the said Land admeasuring 00 H 01 Ares vide M.E. No.7145 dated 16/12/2020 as owner and possessor thereof.

AND WHEREAS, thereafter, the said Mr. Maruti @ Maruti Kisan Raut executed the Development Agreement and Irrevocable Power of Attorney both dated 18/09/2024, in respect of the Land admeasuring 00 H 01 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Amit Sudhakar Borse, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl.21251/2024 and 21252/2024 respectively.

AND WHEREAS, thereafter, the said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 06.5 Are out of the said Land bearing Sry. No.170/2 to Mr. Prabhatkumar Jivrajji Jain, Mr. Laxman Manaji Gunjal, Mr. Jayprakash Vikramrao Kuttarwade (Dahiphale), Mr. Yogesh Pandurang Padekar, Mr. Ramnath Ashruba Khedkar and Mr. Ramhari Shrirang Kshisagar vide registered Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3835/2009. Accordingly, the names of the said Mr. Prabhatkumar J. Jain, Mr. Laxman Gunjal, Mr. Jayprakash Kuttarwade/Dahiphale, Mr. Yogesh Padekar, Mr. Ramnath Khedkar and Mr. Ramhari Shrirang Kshisagar is mutated in the 7/12 extract of the said Land admeasuring 00 H 6.5 Ares vide M.E. No.4900 dated 27/08/2009 as owners and possessors thereof.

AND WHEREAS, thereafter, the said Mr. Prabhatkumar Jivrajji @ Jivramji Jain, Mr. Laxman Manaji Gunjal, Mr. Jayprakash Kuttarwade/Dahiphale, Mr. Yogesh Pandurang Padekar executed the Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, in respect of their Land admeasuring 00 H 05 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl. 27022/2023 and 27023/2023 respectively.

AND WHEREAS, thereafter, the said Mr. Nitin Prabhudas Somani for himself

and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 02 Ares out of the Land bearing Sry. No.170/2 to Mr. Ramnath Rangnath Pawar, Mr. Govind Vishnu Pawar and Mr. Anil Shahajirao Jadhav vide Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3838/2009. Accordingly, the names of the said Mr. Ramnath Rangnath Pawar, Mr. Govind Vishnu Pawar and Mr. Anil Shahajirao Jadhav were mutated in the 7/12 extract of the said Land admeasuring 00 H 02 Ares vide Mutation Entry No.4901 dated 27/08/2009 as owners and possessors thereof.

AND WHEREAS, thereafter, the said Mr. Govind Vishnu Pawar and Mr. Ramnath Rangnath Pawar sold their respective shares in the said Land admeasuring 00 H 1.24 Ares (123.91 Sq. Mtrs.) out of the said Land admeasuring 00 H 02 Ares out of the Land bearing Sry. No.170/2 to Mr. Kiran Nivrutti Kalekar and Mrs. Surekha Anand Lonkar vide registered Sale Deed dated 22/07/2015, which is registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.5038/2015 on 24/07/2015. However, the name of Mr. Anil Shahajirao Jadhav was deleted from the 7/12 extract of the said Land instead of the said Mr. Ramnath Rangnath Pawar and the names of the said Mr. Kiran Nivrutti Kalekar and Surekha Anand Lonkar were mutated in 7/12 extract of the said Land vide M.E. No.6648 dated 27/09/2017 as owners and possessors thereof.

AND WHEREAS, thereafter, vide Order dated 07/02/2023 under No. H.N./S.R./155/90/2023 passed by the Tehsildar, Mulshi (Paud), Pune the name of the said Mr. Ramnath Rangnath Pawar was deleted and the name of the said Mr. Anil Shahajirao Jadhav was mutated in 7/12 extract in respect of the said Land admeasuring 00 H 0.76 Ares assessed at Rs. 00 Ps. 05 out of the Land bearing Sry. No.170/2 vide M.E. No.7706.

AND WHEREAS, thereafter, the said Mr. Ramnath Ashruba Khedkar, Mr. Ramhari Shrirang Kshisagar and Mr. Anil Shahajirao Jadhav executed the Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, in respect of their Land admeasuring 00 H 02.26 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl.27016/2023 and 27017/2023 respectively.

AND WHEREAS, the said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 02 Ares out of the Sry. No.170/2 to Mr. Narayan Shankar Jadhav vide registered Sale Deed dated 26/06/2009, which is registered in the Office of the Sub-Registrar Haveli No.17, Pune at Serial No.5437/2009. Accordingly, the name of the said Mr. Narayan Shankar Jadhav is mutated in the 7/12 extract of the said Land Sry. No. 170/2 as owner and possessor thereof vide M.E. No.4903.

AND WHEREAS, thereafter, the said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 04 Ares out of Sry. No.170/2 to Mr. Appasaheb Ramdas Nimbalkar, Arun Mahadeo Gholve, Nilesh Narayan Gholve and Prasad Mahadeo Mane vide registered Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3836/2009. Accordingly, the names of the said Mr. Appasaheb Ramdas Nimbalkar, Mr. Arun Mahadev Gholve, Mr. Nilesh Narayan Gholve and Mr.

Prasad Mahadev Mane is mutated in the 7/12 extract of the said Land Sry. No. 170/2 as owners and possessors thereof vide M.E. No.4911.

AND WHEREAS, thereafter, the said Mr. Arun Mahadev Gholve, Mr. Nilesh Narayan Gholve, Mr. Prasad Mahadev Mane, Mr. Appasaheb Ramdas Nimbalkar along with the said Mrs. Rajeshree Ganesh Shinde executed the Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, in respect of their Land admeasuring 00 H 05 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl.27019/2023 and 27020/2023 respectively.

AND WHEREAS, thereafter, the said Mr. Nitin Prabhudas Somani for himself and as constituted attorney of Mr. Manoj Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 03 Ares out of Sry. No.170/2 to Kastura Anand Shinde vide registered Sale Deed dated 18/06/2009, which is registered at the Office of the Sub Registrar Haveli No.15 at Serial No.3834/2009. Accordingly, the name of the said Kastura Anand Shinde is mutated in the 7/12 extract of the said Land Sry. No. 170/2 as owners and possessors thereof vide M.E. No.4971.

AND WHEREAS, thereafter, the said Kastura Anand Shinde gifted the Land admeasuring 00 H 03 Ares out of Sry. No.170/2 to Mrs. Anuja Kumar vide registered Gift Deed dated 10/05/2019, which is registered at the Office of the Sub Registrar Haveli No.26 at Serial No.6986/2019. Accordingly, the name of the said Mrs. Anuja Kumar is mutated in the 7/12 extract of the said Land Sry. No.170/2 as owner and possessor thereof vide M.E. No.7055.

AND WHEREAS, thereafter, the said Mrs. Anuja Kumar and Mr. Narayan Shankar Jadhav executed the Development Agreement and Irrevocable Power of Attorney both dated 22/12/2023, in respect of their said Land admeasuring 00 H 05 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl. 27012/2023 and 27014/2023 respectively.

AND WHEREAS, thereafter, the said Mr. Kiran Nivrutti Kalekar and Mrs. Surekha Anand Lonkar sold the said Land admeasuring 00 H 1.24 Ares (123.91 Sq. Mtrs.) assessed at Rs. 00, Ps. 08 out of the said Land admeasuring 00 H 02 Ares out of the Land bearing Sry. No.170/2 to Mrs. Pushpa Sohan Choudhari vide registered Sale Deed dated 12/09/2016, which is registered in the Office of Sub-Registrar Haveli No.27, Pune at Srl. No.2862/2016. Accordingly, the names of the said Mrs. Pushpa Sohan Choudhari were mutated in 7/12 extract of the said Land vide M.E. No.7705 as owners and possessors thereof.

AND WHEREAS, thereafter, the said Mrs. Pushpa Sohan Choudhari executed the Development Agreement and Irrevocable Power of Attorney both dated 21/11/2023, in respect of the said Land admeasuring 00 H 01.24 Ares out of the said Land Sry. No.170/2 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.05, Pune at Srl. No.24661/2023 and 24662/2023 respectively.

AND WHEREAS, the said Mr. Manoj Prabhudas Somani, Mr. Nitin Prabhudas Somani, Mrs. Sonal Nitin Somani and Mr. Radhakrishna Manik Vyas sold the Land admeasuring 00 H 01.50 Ares out of Sry. No.170/2 to Trivenika Dnyaneshwar Karkar vide registered Sale Deed dated 05/07/2023, which is registered at the Office of the Sub Registrar Haveli No.23 at Serial No.16241/2023. Accordingly, the name of the said Trivenika Dnyaneshwar Karkar is mutated in the 7/12 extract of the said Land Sry. No. 170/2 as owners and possessors thereof vide M.E. No.7782.

Thus, the aforesaid Land bearing Sry. No. 170/2 admeasuring 00 H 37 Ares is owned by the said owners and their names are mutated in the 7/12 extract of the said Land in respect of their respective share and out of the said Land owners the below mentioned owners of the said Land have executed the Development Agreements and Power of Attorneys in favour of GRD Miracle Realtors LLP through its said Partners as mentioned herein below:-

Srl. No.	Land Area out of Sry. No. 170/2 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
8)	00 H 16 Ares	Mr. Ravindra Hridaynarayan Dube	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse	A) DA / PA dated 08/02/2023 registered at Srl. 2229/2023 & 2230/2023 at S.R. Haveli No.14, Pune. B) Supplementary Agreement dated 06/07/2023 registered at Srl. No.16810/2023 at S.R. Haveli No.23, Pune
9)	00 H 01.24 Ares	Mrs. Pushpa Sohan Choudhari	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 21/11/2023 registered at Srl. No. 24661/2023 and 24662/2023 at S.R. Haveli No. 5, Pune
10)	00 H 05 Ares	Mrs. Anuja Kumar and Mr. Narayan Shankar Jadhav	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27012/2023 and 27014/2023 at S.R. Haveli No. 5, Pune
11)	00 H 2.26 Ares	Mr. Ramnath Ashruba Khedkar, Mr. Ramhari Shrirang Kshisagar and Mr. Anil Shahajirao Jadhav	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and	DA/PA dated 22/12/2023 registered at Srl. No. 27016/2023 and 27017/2023 at S.R. Haveli No. 5, Pune

			(2) Mr. Rahul Rajendra Gawade	
12)	00 H 05 Ares	Mr. Arun Mahadev Gholve, Mr. Nilesh Narayan Gholve, Mr. Prasad Mahadev Mane, Mr. Appasaheb Ramdas Nimbalkar and Mrs. Rajeshree Ganesh Shinde	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27019/2023 and 27020/2023 at S.R. Haveli No. 5, Pune
13)	00 H 05 Ares	Mr. Prabhatkumar J. Jain, Mr. Laxman Manaji Gunjal, Mr. Jayprakash Kuttarwade/Dahiphale, Mr. Yogesh Pandurang Padekar	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Rahul Rajendra Gawade	DA/PA dated 22/12/2023 registered at Srl. No. 27022/2023 and 27023/2023 at S.R. Haveli No. 5, Pune
14)	00 H 01 Ares	Maroti @ Maruti Kisan Raut	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Amit Sudhakar Borse	DA/PA dated 18/09/2024 registered at Srl. No. 21251/2024 and 21252/2024 at S.R. Haveli No. 5, Pune
Total Area	00 H 35.50 Ares out of Total Land admeasuring 00 H 37 Ares			

Thus, at present the said GRD Miracle Realtors LLP through its said Partners are entitled to develop the said Lands owned by the aforesaid land owners vide aforesaid registered Development Agreements and Power of Attorneys.

(C) Land bearing Sry. No.170 Hissa No.3:

AND WHEREAS, the Land bearing Sry. No.170/3 admeasuring 00 H 30 Ares was standing in the name of one Mr. Hari Dhondiba Lokhande who sold the said Land Sry. No.170/3 to Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde vide Sale Deed dated 02/06/1961. Accordingly, the names of the said Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde were mutated in 7/12 extract of the said Land vide M.E. No.947 dated 10.10.1962.

AND WHEREAS, thereafter, vide Order dated 11/10/1962 passed in Tenancy Case No.84-C/Tathawade and vide M.E. No.951 dated 27/01/1962 the said Land was acquired by the Government and the name of Government was mutated as holder in the 7/12 extract of the said Land and the names of Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde were deleted from the 7/12 extract of the said Land. As per the 7/12 extract of the said Land that the said Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde were cultivating the said land till 2000-2001.

AND WHEREAS, thereafter, the said Mr. Hari Dhondu Lokhande died on

19/08/1962, leaving behind his legal heir son Mr. Babu Hari Lokhande as his only heir and his name was mutated in 7/12 extract of the said Land vide M.E. No.960.

AND WHEREAS, the said Babu Hari Lokhande died on 05/08/1999 leaving behind sons of predeceased son Mr. Shivaji Babu Lokhande namely sons Mr. Shriram Shivaji Lokhande, Mr. Gorakh Shivaji Lokhande, daughters said predeceased son Renuka and Reshma and wife of the said predeceased son Smt. Rukhmini Shivaji Lokhande and their names are mutated in 7/12 extract of the said Land vide M.E. No.4182 dated 20/12/2006.

AND WHEREAS, that name of one Mr. Babu Tukaram Shinde was deleted from 7/2 extract of the said Land vide M.E. No.1019 dated 26/04/1966 as he was not tenant in the said Land on the appointed day.

AND WHEREAS, thereafter, as per the Order passed in Tenancy Appeal No.37/2009 dated 31/10/2009 and vide Order dated 11/04/1968 passed by the Special Tahasildar Mulshi, Pune in Tenancy Case No.84C the possession of the said land was taken by Govt. and the name of the Govt. was mutated in possession column of 7/12 extract of the said Land vide M.E. No.1055 dated 10/08/1968.

AND WHEREAS, the said Tenancy Appeal was filed against the Order of the Tahasildar bearing No.Sec-84-C/Tathawade/18 dated 11.04.1968. the said Appeal was allowed by the Sub Divisional Officer, Mulshi, Pune vide Order dated 31/10/2009 and the said M.E. No.1055 was set aside and the names of Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde were mutated in the 7/12 extract of the said Land and name of the said Babu Hari Lokhande was deleted. Accordingly the names of Mr. Daulat Babu Shinde and Mr. Govind Babu Shinde were mutated in the 7/12 extract as holders vide M.E. No.5063 dated 24/12/2009.

AND WHEREAS, as per the Circular No.THA/240/78 dated 26/08/1978 of the Tahasildar Mulshi, Pune the effect/entry of the Tukadabandi /Fragmentation Act was made in the other rights column vide M.E. No. 1214 dated 29/06/1977 and M.E. No.1286 dated 14/06/1979.

AND WHEREAS, thereafter, the portion out of the said Land admeasuring area 395 Sq.mtrs. out of Sry. No.170/3 was acquired for the purpose of Road Widening as mentioned in M.E. No.4798 dated 15.05.2009.

AND WHEREAS, thereafter, the said Govind Babu Shinde died on 07/11/2006 leaving behind his son Mr. Dattatray Govind Shinde and married daughters Mrs. Ranjana Deoram Kude, Mrs. Komal Shantaram Taras, Mrs. Nandabai Ashok Padwal, Baydabai Govind Shinde and wife Smt. Vimal Govind Shinde as his legal heirs and their names were mutated in 7/12 extract of the said Land vide M.E. No.5064 dated 24/12/2009.

AND WHEREAS, thereafter, the said (1) Smt. Vimal Govind Shinde, (2) Mr. Dattatray Govind Shinde, (3) Mrs. Ranjana Deoram Kude, (4) Mrs. Komal Shantaram Taras, (5) Mrs. Nandabai Ashok Padwal and (6) Baydabai Govind Shinde sold the Land towards the southern side admeasuring 00 H 15 Ares out of the said Sry. No.170/3 vide Sale Deed dated 30/12/2009 to Mr. Dyaneshwar Nathoda Bathe, which Sale Deed is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.9808/2009 and the name of the said M.E. No.5096 dated 06/02/2010 is mutated in 7/12 extract of the said Land by virtue of the said Sale Deed.

AND WHEREAS, thereafter, the said Mr. Dyaneshwar Nathoda Bathe gifted the said Land admeasuring 00 H 15 Ares out of the said Sry. No.170/3 to

his grandson Mr. Jayesh Dnyaneshwar Karkar and his married daughter Triveni Dnyaneshwar Karkar vide registered Gift Deed dated 11/12/2018, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.8751/2018. Accordingly, the names of the said Mr. Jayesh Dnyaneshwar Karkar and his married daughter Triveni Dnyaneshwar Karkar are mutated in 7/12 extract of the said Land vide M.E. No.6813 as owners and possessors thereof.

AND WHEREAS, thereafter, the said Mr. Jayesh Dnyaneshwar Karkar and Triveni Dnyaneshwar Karkar executed the Development Agreement and Irrevocable Power of Attorney both dated 13/09/2024, in favour of GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, through its Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse in respect of the said Land admeasuring 00 H 15 Ares out of the said Land Sry. No.170/3 of Village Tathawade, Tal. Mulshi Dist. Pune, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. 21133/2024 and 21134/2024.

AND WHEREAS, the said Mr. Daulat Baburao Shinde died on 11/04/2001 and his wife Muktabai Baburao Shinde died on 11/11/1983 and their leaving behind names were deleted from 7/12 extract of the said Land vide M.E. No.5142 dated 23/03/2010 and the name of their legal heirs (1) Mr. Balu Daulat Shinde, (2) Mr. Maruti Daulat Shinde, (3) Mrs. Sunita Balu Shinde, (4) Smt. Laxmibai Daulat Shinde, (5) Mrs. Sangeeta M. Shinde, (6) Mrs. Subhadra Namdeo Gaware, (7) Mrs. Baby Dattatrya Yelwande, (8) Mrs. Manda Parshuram Kapse and (9) Mrs. Vandana Ankush Gaware were mutated in 7/12 extract of the said Land by virtue of succession. The said Mr. Govind Baburao Shinde also died on 07/11/2006.

AND WHEREAS, thereafter, the legal heirs of the said Late Daulat Babu Shinde namely (1) Mr. Balu Daulat Shinde, (2) Mr. Maruti Daulat Shinde, (3) Mrs. Sunita Balu Shinde, (4) Smt. Laxmibai Daulat Shinde, (5) Mrs. Sangeeta M. Shinde, (6) Mrs. Subhadra Namdeo Gaware, (7) Mrs. Baby Dattatrya Yelwande, (8) Mrs. Manda Parshuram Kapse sold the Land towards the northern side/portion admeasuring 00 H 15 Ares to Mr. Ravindra Hridaynarayan Dubey vide Sale Deed dated 06/11/2009, which is registered at the Office of the Sub Registrar Haveli No.V at Srl. No.231/2010.

AND WHEREAS, accordingly, the name of the said Mr. Ravindra Hridaynarayan Dubey was mutated in the 7/12 extract of Sry. No. in respect of the said area admeasuring 00 H 15 Ares vide M.E. No.5110 dated 02/03/2010. However, the consent of Mrs. Vandana Ankush Gaware who was the daughter of the said deceased Daulat Babu Shinde was not taken for the said Sale Deed dated 06/11/2009. Hence, her name was retained in the 7/12 extract of the said Land.

AND WHEREAS, thereafter, the said Mrs. Vandana Ankush Gaware died on 11/01/1996 leaving behind her legal heirs daughters her daughters Chaitrali Ankush Gaware and Vaishali Ankush Gaware and husband Mr. Ankush Gaware and their names were mutated in 7/12 extract of the said Land vide M.E. No.5297 dated 20/11/2010.

AND WHEREAS, thereafter, the said Mr. Ankush Rambhau Gaware for himself and on behalf of his said minor daughters Chaitrali Ankush Gaware and Vaishali Ankush Gaware granted their consent for consideration to the said Sale Deed dated 06/01/2010 executed in favour of Ravindra Dubey vide registered Consent Deed dated 15/06/2010, which is registered at the Office of the Sub Registrar Haveli No.XVII at Srl. No.7177/2010.

AND WHEREAS, thereafter, the said Mr. Ravindra Hridaynarayan Dube with the consent of Vardhaman Associates through its Partners Mr. Prakashchand Bhikchand Chajed and Mr. Lalitkumar Bhikchand Chajed executed the Joint Development Agreement dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya in respect of the Land admeasuring 00 H 15 Ares out of the said Land Sry. No.170/3 along with other Lands bearing Sry. No.170/1 and 170/2, which Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9981/2012. Along with the said Joint Development Agreement dated 22/10/2012 the said Mr. Ravindra Hridaynarayan Dube also executed Irrevocable Power of Attorney dated 22/10/2012 in favour of Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya, which is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.9982/2012. Thereafter, the said Mr. Ravindra Hridaynarayan Dube also executed the Supplementary Joint Development Agreement dated 13/02/2013 in favour of the said Bora Kankariya Associates Promoter and Builders through its said Partners, which Supplementary Joint Development Agreement is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.1380/2013. However, the said Mr. Ravindra Hridaynarayan Dube and the said Bora Kankariya Associates Promoter and Builders through its Partners Mr. Sunil Bhikchand Bora and Mr. Ramesh Motilal Kankariya mutually decided to cancel/terminate the said Joint Development Agreement dated 22/10/2012, Irrevocable Power of Attorney dated 22/10/2012 and Supplementary Joint Development Agreement dated 13/02/2013 and accordingly, the said Bora Kankariya Associates Promoter and Builders through its said Partners executed the registered Cancellation Deed dated 08/02/2023 in favour of the said Mr. Ravindra Hridaynarayan Dube, which Cancellation Deed is registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. No.2228/2023.

AND WHEREAS, thereafter, the said Mr. Ravindra Hridaynarayan Dube executed the Development Agreement and Irrevocable Power of Attorney both dated 08/02/2023, in favour of GRD Miracle Realtors LLP, A Limited Liability Partnership Firm, through its Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse in respect of the said Land admeasuring 00 H 15 Ares out of the said Land Sry. No.170/3 along with other Lands bearing Sry. No.170/1 and 170/2 of Village Tathawade, Tal. Mulshi Dist. Pune, which Development Agreement and Irrevocable Power of Attorney are registered in the Office of Sub-Registrar Haveli No.14, Pune at Srl. 2229/2023 and 2230/2023. The said Mr. Ravindra Hridaynarayan Dube also executed Supplementary Agreement dated 06/07/2023 in favour of GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse and reduced the area of construction to be given as consideration as per the said Development Agreement dated 08/02/2023 from 50000 Sq. Ft. Saleable to 45800 Sq. Ft. Saleable. The said Supplementary Agreement is registered in the Office of Sub-Registrar Haveli No.23, Pune at Srl. No.16810/2023.

Thus, the aforesaid Land bearing Sry. No. 170/3 admeasuring 00 H 30 Ares is owned by the said owners and their names are mutated in the 7/12 extract of the said Land in respect of their respective share and out of the said Land owners the below mentioned owners of the said Land have executed the Development Agreements and Power of Attorneys in favour of GRD Miracle Realtors LLP through its said Partners as mentioned herein below:-

Srl. No.	Land Area out of Sry.	Name of the Land Owner as per 7/12	Name of the Developer	Date, Document Registration Number of DA
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	No. 170/3 as per 7/12 extract.	extract		/PA
3)	00 H 15 Ares	Mr. Ravindra Hridaynarayan Dube	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Amit Sudhakar Borse	A) DA / PA dated 08/02/2023 registered at Srl. 2229/2023 & 2230/2023 at S.R. Haveli No.14, Pune. B) Supplementary Agreement dated 06/07/2023 registered at Srl. No.16810/2023 at S.R. Haveli No.23, Pune
4)	00 H 15	Mr. Jayesh Dnyaneshwar Karkar and his married daughter Triveni Dnyaneshwar Karkar	GRD Miracle Realtors LLP through its said Partners (1) Mr. Gaurav Devidas Attarde and (2) Mr. Amit Sudhakar Borse	DA/PA dated 13/09/2024 registered at Srl. No. 21133/2024 and 21134/2023 at S.R. Haveli No. 5, Pune
Total Area	00 H 30 Ares			

Thus, at present the said GRD Miracle Realtors LLP through its said Partners are entitled to develop the said Lands owned by the aforesaid land owners vide aforesaid registered Development Agreements and Power of Attorneys.

(D) Land bearing Sry. No.171 Hissa No.4:

AND WHEREAS, the Land bearing Sry. No.171, Hissa No.4 was previously owned by Mr. Shankar Laxman Nawale by virtue of succession. The said Shankar Laxman Nawale died on 05/12/1976 leaving behind his son Mr. Raghunath Shankar Nawale, married daughter Sonabai Anaji Walhekar and accordingly, the name of said Raghunath Shankar Nawale was mutated in possession column and the name of the said Sonabai Anaji Walhekar was mutated in other rights column of the 7/12 extract of the said Land vide M.E. No.1199 as owners and possessors by virtue of succession.

AND WHEREAS, thereafter, the said Raghunath Shankar Nawale died on 02/01/1979 leaving behind his wife Shantabai Raghunath Nawale, Balu Raghunath Nawale, Bansilal Raghunath Nawale and married daughter Bebi Sampat Walhekar. However, the name of the said Balu Raghunath Nawale was mutated in 7/12 extract of the said Land as Karta of HUF vide M.E. No.1267.

AND WHEREAS, thereafter, Sonabai Anaji Walhekar the sister of the said deceased Raghunath Shankar Nawale and the daughter of the said deceased namely Bebi Sampat Walhekar released their rights in the said Land along

with other lands in favour of Balu Raghunath Nawale, Bansilal Raghunath Nawale and Shantabai Raghunath Nawale vide registered Release Deed dated 29/01/1995, which is registered in the Office of Sub-Registrar Haveli No.1, Pune at Srl. No.984/1995 and accordingly, their names were deleted from 7/12 extract from the M.E. No.3745. Thus, the said Land was standing in the name of Balu Raghunath Nawale as Karta of HUF.

AND WHEREAS, thereafter, the said Mr. Balu Raghunath Nawale, son Mr. Sandeep Balu Nawale, granddaughters Sharwari Sandeep Nawale, Shrutika Sandeep Nawale, grandson Rajveer Sandeep Nawale, son Mr. Kaluram Balu Nawale, granddaughters Purva Kaluram Nawale, Durva Kaluram Nawale, grandson Reyansh Kaluram Nawale, son Mr. Atul Balu Nawale, grandson Pradaksh Atul Nawale, granddaughter Advika Atul Nawale, married daughter Manisha Mohan Chandere and Mr. Bansilal Raghunath Nawale, his sons Aakash Bansilal Nawale, grandson Sairaj Aakash Nawale and his married daughter Monica Nitin Tapkir have executed the Development Agreement and Irrevocable Power of Attorney both dated 05/03/2024, in favour of GRD Miracle Realtors LLP through its Partners Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.8131/2024 and 8132/2024 on 10/04/2024 and thereby granted the Development rights in favour of the said GRD Miracle Realtors LLP in respect of the Land admeasuring 00 H 33.50 Ares out of the said Total Land admeasuring 00 H 45 Ares bearing Sry. No.171/4 of Village Tathawade, Tal. Mulshi, Dist. Pune.

AND WHEREAS, thereafter, the remaining land admeasuring 00H 11.50 Ares assessed at 00 Rs. 61 Ps. out of the said Total Land admeasuring 00 H 45 Ares bearing Sry. No.171/4 of Village Tathawade, Tal. Mulshi, Dist. Pune was sold by the said Mr. Balu Raghunath Nawale and others to M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat vide registered Sale Deed dated 21/02/2024, which is registered in the Office of Sub-Registrar Haveli No. 05, Pune at Srl. No.4078/2024 and accordingly, the name of the said M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat was mutated in 7/12 extract of the said Land vide M.E. No.7934 as owner and possessor thereof.

AND WHEREAS, thereafter, the aforesaid Land bearing Sry. No.171/4 admeasuring 00 H 45 Ares is owned by the said owners and their names are mutated in the 7/12 extract of the said Land in respect of their respective share and out of the said Land owners the below mentioned owners of the said Land have executed the Development Agreements and Power of Attorneys in favour of GRD Miracle Realtors LLP through its said Partners as mentioned herein below:-

Srl. No.	Land Area out of Sry. No. 171/4 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
2)	00 H 33.50 Ares	Mr. Balu Raghunath Nawale and others	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul	DA / PA dated 05/03/2024 registered at Srl. 8131/2024 and 8132/2024 on 10/04/2024 at S.R. Haveli No.5, Pune.

			Rajendra Gawade and and (2) Amit Sudhakar Borse	
Total Area	00 H 33.50 Ares out of Total Land admeasuring 00 H 45 Ares			

Thus, at present the said GRD Miracle Realtors LLP through its said Partners are entitled to develop the said Lands owned by the aforesaid land owners vide aforesaid registered Development Agreements and Power of Attorneys.

(E) Land bearing Sry. No.171 Hissa No.5:

AND WHEREAS, the Land bearing Sry. No.171 Hissa No.5 of Village Tathawade, Tal. Mulshi, Dist. Pune was previously possessed by Mr. Muktaji Dhondi Pawar and he was cultivating the said Land and his name was mutated in other rights coloumn of the 7/12 extract of the said Land vide M.E. No.449.

AND WHEREAS, thereafter, the said Mr. Muktaji Dhondi Pawar was not found in possession of the said Land. Hence, his name was deleted from 7/12 extract vide M.E. No.726 on 01/05/1957. However, the said Mr. Muktaji Dhondi Pawar sold the said Land to one Mr. Vamanrao Vishnath Bapat vide registered Sale Deed dated 23/04/1936. Accordingly, the name of the said Mr. Vamanrao Vishnath Bapat was mutated in 7/12 extract of the said Land vide M.E. No.193 on 16/10/1936.

AND WHEREAS, thereafter, the said Mr. Vamanrao Vishwanath Bapat died intestate on 01/05/1949 leaving behind his wife Smt. Sagunabai Vamanrao Bapat, sons Neelkanth Vamanrao Bapat, Narayan Vamanrao Bapat, Vishwanath Vamanrao Bapat were mutated in 7/12 extract of the said Land. However, the name of the said Sagunabai Vamanrao Bapat was deleted from 7/12 extract of the said Land vide M.E. No.656 on 14/06/1956 as the said Vamanrao Vishwanath Bapat died prior to 1956.

AND WHEREAS, thereafter, Mr. Sahadu Muktaji Pawar and Mahadu Muktaji Pawar purchased the said Land from the said owners Neelkanth Vamanrao Bapat, Narayan Vamanrao Bapat and Vishwanath Vamanrao Bapat vide Sale Deed dated 13/04/1982, which is registered in the office of Sub-Registrar Haveli, Pune at Srl. No.1874/1992 and accordingly, the names of the said Mr. Sahadu Muktaji Pawar and Mr. Mahadu Muktaji Pawar were mutated in 7/12 extract of the said Land as owners and possessors thereof vide M.E. No.3827 dated 05/11/2004.

AND WHEREAS, thereafter, the said Mr. Mahadu Muktaji Pawar died on 28/06/1987 and the names of his legal heirs i.e. son Balu Mahadu Pawar and married daughter Mrs. Rangubai Sahebrao Warange were mutated in 7/12 extract vide M.E. No.4046 on 29/03/2006.

AND WHEREAS, thereafter, the said Mr. Sahadu Muktaji Pawar died on 23/06/1997 and the names of his legal heirs wife Sitabai Sahadu Pawar, son Kailas Sahabu Pawar, Dnyaneshwar Sahadu Pawar and three married daughters Mrs. Ranjana Laxman Dhore, Mrs. Alka Balasaheb Sakhare and Mrs. Sanjeevani @ Sharada Ganesh Gawade were mutated in 7/12 extract of the said Land vide M.E. No.4045 on 26/03/2006.

AND WHEREAS, thereafter, the said legal heirs of the said deceased Sahadu Muktaji Pawar and Mahadu Muktaji Pawar sold the said Land to Mr.

Madhukar Shankar Burute vide registered Sale Deed dated 26/10/ 2006 which is registered in the Office of Sub-Registrar Haveli No.17, Pune at Srl. No. 8605/2006 and the name of the said Mr. Madhukar Shankar Burute was mutated in 7/12 extract of the said Land vide M.E. No.4157 as owner and possessor thereof by virtue of the said Sale Deed.

AND WHEREAS, thereafter the said Mr. Madhukar Shankar Burute sold the Land admeasuring 00 H 26.5 Ares out of the said Land bearing Sry. No.171/5 to Atharva Consortium and Realty Pvt. Ltd. vide Sale Deed 28/06/2010, which is registered in the Office of Sub-Registrar Haveli No.11, Pune at Srl. No. 3149/2006 and accordingly, the name of the said Atharva Consortium and Realty Pvt. Ltd. was mutated in 7/12 extract of the said Land vide M.E. No.5224 on 23/07/2010 as owner and possessor thereof by virtue of the said Sale Deed.

AND WHEREAS, thereafter the said Mr. Madhukar Shankar Burute sold the Land admeasuring 00 H 26.5 Ares out of the said Land bearing Sry. No.171/5 to Dattatray Popat Pathare and Savita Dattatray Pathare vide Sale Deed 08/09/2010, which is registered in the Office of Sub-Registrar Haveli No.2, Pune at Srl. No.7922/2010 and accordingly, the names of the said Mr. Dattatray Popat Pathare and Savita Dattatray Pathare were mutated in 7/12 extract of the said Land vide M.E. No.5629 on 27/01/2012 as owner and possessor thereof by virtue of the said Sale Deed.

AND WHEREAS, thereafter the said Mr. Dattatray Popat Pathare died on 04/03/2014 leaving behind his said wife Smt. Savita Dattatray Pathare, sons Mr. Sankalp Dattatray Pathare, Mr. Kunal Dattatray Pathare and daughter Ms. Divya Dattatray Pathare as his legal heirs and accordingly, vide M.E. No.5927 the names of the said legal heirs is mutated in 712 extract of the said Land by virtue of succession as owners and possessors.

AND WHEREAS, thereafter, the said Smt. Savita Dattatray Pathare, Mr. Sankalp Dattatray Pathare, Mr. Kunal Dattatray Pathare and Ms. Divya Dattatray Pathare executed the Development Agreement and Irrevocable Power of Attorney both dated 30/01/2024, in favour of GRD Miracle Realtors LLP through its Partners Mr. Gaurav Devidas Attarde, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.2002/2024 and 2003/2024 and thereby granted the Development rights in favour of the said GRD Miracle Realtors LLP in respect of their said Land admeasuring 00 H 26.50 Ares out of the said Total Land Sry. No.171/5 of Village Tathawade, Tal. Mulshi, Dist. Pune

AND WHEREAS, thereafter the said Atharva Consortium and Realty Pvt. Ltd. sold the Land admeasuring 00 H 26.5 Ares out of the said Land bearing Sry. No.171/5 to Kamat Hospitals Pvt. Ltd. vide Sale Deed dated 30/11/2017, which is registered in the Office of Sub-Registrar Haveli No.18, Pune at Srl. No.17776/2017 and accordingly, the name of the said Kamat Hospitals Pvt. Ltd. was mutated in 7/12 extract of the said Land vide M.E. No.6689 as owner and possessor thereof by virtue of the said Sale Deed.

AND WHEREAS, thereafter, the said Kamat Hospitals Pvt. Ltd. further sold the Land admeasuring 00 H 11.50 Ares out of the said Land admeasuring 00 H 26.5 Ares out of the total land bearing Sry. No.171/5 to Mr. Balu Raghunath Nawale HUF vide Sale Deed dated 21/02/2024, which is registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4080/2024 and accordingly, the name of the said Mr. Balu Raghunath Nawale HUF was mutated in 7/12 extract of the said Land vide M.E. No.7935 as owner and possessor thereof by virtue of the said Sale Deed.

AND WHEREAS, thereafter, the said Kamat Hospitals Pvt. Ltd. executed the Development Agreement and Irrevocable Power of Attorney both dated 21/02/2024, in favour of GRD Miracle Realtors LLP through its Partners, Mr. Gaurav Devidas Attarde, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4083/2024 and 4085/2024 and thereby granted the Development rights in favour of the said GRD Miracle Realtors LLP in respect of the the Land admeasuring 00 H 02.5 Ares out of the said Land admeasuring 00 H 26.5 Ares out of the total land bearing Sry. No.171/5 of Village Tathawade, Tal. Mulshi, Dist. Pune.

AND WHEREAS, thereafter, the said Kamat Hospitals Pvt. Ltd. executed the Development Agreement and Irrevocable Power of Attorney both dated 21/02/2024, in favour of GRD Miracle Realtors LLP through its Partners, Mr. Gaurav Devidas Attarde, Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.4081/2024 and 4082/2024 and thereby granted the Development rights in favour of the said GRD Miracle Realtors LLP in respect of the the Land admeasuring 00 H 05 Ares out of the said Land admeasuring 00 H 26.5 Ares out of the total land bearing Sry. No.171/5 of Village Tathawade, Tal. Mulshi, Dist. Pune.

AND WHEREAS, thereafter, the said Mr. Balu Raghunath Nawale, son Mr. Sandeep Balu Nawale, granddaughters Sharwari Sandeep Nawale, Shrutika Sandeep Nawale, grandson Rajveer Sandeep Nawale, son Mr. Kaluram Balu Nawale, granddaughters Purva Kaluram Nawale, Durva Kaluram Nawale, grandson Reyansh Kaluram Nawale, son Mr. Atul Balu Nawale, grandson Pradaksh Atul Nawale, granddaughter Advika Atul Nawale, married daughter Manisha Mohan Chandere and Mr. Bansilal Raghunath Nawale, his sons Aakash Bansilal Nawale, grandson Sairaj Aakash Nawale and his married daughter Monica Nitin Tapkir have executed the Development Agreement and Irrevocable Power of Attorney both dated 05/03/2024, in favour of GRD Miracle Realtors LLP through its Partners Mr. Rahul Rajendra Gawade and Mr. Amit Sudhakar Borse, which are registered in the Office of Sub-Registrar Haveli No.5, Pune at Srl. No.8129/2024 and 8130/2024 on 10/04/2024 and thereby granted the Development rights in favour of the said GRD Miracle Realtors LLP in respect of the the Land admeasuring 00 H 11.5 Ares out of the said Land admeasuring 00 H 26.5 Ares out of the total land bearing Sry. No.171/5 of Village Tathawade, Tal. Mulshi, Dist. Pune.

AND WHEREAS, thus, the aforesaid Land bearing Sry. No.171/5 admeasuring 00 H 53 Ares is owned by the said owners and their names are mutated in the 7/12 extract of the said Land in respect of their respective share and out of the said Land owners the below mentioned owners of the said Land have executed the Development Agreements and Power of Attorneys in favour of GRD Miracle Realtors LLP through its said Partners as mentioned herein below:-

Srl. No.	Land Area out of Sry. No. 171/5 as per 7/12 extract.	Name of the Land Owner as per 7/12 extract	Name of the Developer	Date, Document Registration Number of DA /PA
5)	00 H 26.50 Ares	Smt. Savita Dattatray Pathare, Mr. Sankalp Dattatray Pathare, Mr. Kunal Dattatray Pathare and Ms. Divya Dattatray Pathare	GRD Miracle Realtors LLP through its Partners, (1) Mr. Gaurav Devidas Attarde, (2) Mr. Rahul	DA / PA dated 30/01/2024 registered at Srl. 2002/2024 and 2003/2024 on 30/04/2024 at S.R. Haveli No.5, Pune.

			Rajendra Gawade and (3) Mr. Amit Sudhakar Borse	
6)	00 H 11.50 Ares	Mr. Balu Raghunath Nawale and others	GRD Miracle Realtors LLP through its said Partners (1) Mr. Rahul Rajendra Gawade and (2) Amit Sudhakar Borse	DA / PA dated 05/03/2024 registered at Srl. 8129/2024 and 8130/2024 on 10/04/2024 at S.R. Haveli No.5, Pune.
7)	00 H 05 Ares out of 00 H 26.50 Ares	M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat	GRD Miracle Realtors LLP through its Partners, (1) Mr. Gaurav Devidas Attarde, (2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit Sudhakar Borse	DA/PA dated 21/02/2024, registered at Srl. No. 4081/2024 and 4082/2024 at S.R. Haveli No.5, Pune
8)	00 H 2.5 Ares out of 00 H 26.50 Ares	M/s. Kamat Hospitals Pvt. Ltd. Through their Director Mr. Dilip Shantaram Kamat	GRD Miracle Realtors LLP through its Partners, (1) Mr. Gaurav Devidas Attarde, (2) Mr. Rahul Rajendra Gawade and (3) Mr. Amit Sudhakar Borse,	DA/PA dated 21/02/2024, registered at Srl. No. 4083/2024 and 4084/2024 at S.R. Haveli No.5, Pune
Total Area	00 H 45.50 Ares out of Total Land admeasuring 00 H 53 Ares			

Thus, at present the said GRD Miracle Realtors LLP through its said Partners are entitled to develop the said Lands owned by the aforesaid land owners vide aforesaid registered Development Agreements and Power of Attorneys.

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

1. The Promoter shall construct the said buildings consisting of 1 basement and ground + 7 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in the writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to

the Allottee Apartment No. _____ of the type _____ of carpet area admeasuring _____ sq. metres on _____ floor in the building/wing (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. _____/- including Rs. _____/- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith. (the price of the Apartment including the proportionate price of the common areas and facilities, and parking spaces should be shown separately).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee garages bearing Nos _____ admeasuring _____ sq. ft. having _____ ft. length x _____ ft. breadth x _____ ft. vertical clearance and situated at _____ Basement and/or Stilt and/or podium being constructed in the layout for the consideration of Rs. _____/-.

(iii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos _____ admeasuring _____ sq. ft. having _____ ft. length x _____ ft. breadth x _____ ft. vertical clearance and situated at _____ Basement and/or Stilt and/or podium being constructed in the layout for the consideration of Rs. _____/-.

1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. _____/-.

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs. _____/- (Rupees _____ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. _____/- (Rupees _____) and shall be deposited in RERA Designated Collection Bank Account No. **60526978463, Bank of Maharashtra, Chaturshungi** Branch having IFSC Code **MAHB0000049** situated at **Chaturshungi, Gound floor, Hotel, sai Capital, Senapati Bapat Rd, Opposite JW Marriott Hotel, Laxmi Society, Model Colony Shivajinagar, Pune Maharashtra 411016.** In addition to the above bank account, I/we have opened in the same bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. **60526985823** and **60526985721**

respectively.

(Note: For projects where promoters have Area Share, the three bank accounts of the project of all promoters shall be listed. For projects where promoters have Revenue Share the three bank accounts of all promoters as well as the RERA Designated Master Bank Account of the Project shall be listed.)

Allottee hereby agrees to pay to that Promoter the said balance amount in the following manner:

- i. Amount of Rs...../- (.....) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement
- ii. Amount of Rs...../- (.....) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Apartment is located.
- iii. Amount of Rs...../- (.....) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Apartment is located.
- iv. Amount of Rs...../- (.....) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Apartment.
- v. Amount of Rs...../- (.....) (not exceeding 80% of the total consideration) to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Apartment.
- vi. Amount of Rs...../- (.....) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Apartment is located.
- vii. Amount of Rs...../- (.....) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Apartment is located.
- viii. Balance Amount of Rs...../- (.....) against and at the time of handing over of the possession of the Apartment to the

Allottee on or after receipt of occupancy certificate or completion certificate.

- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].
- 1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.
- 1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting such early payments @ _____ % per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.
- 1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

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

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

- 2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
- 2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").
3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is square meters only and Promoter has planned to utilize Floor Space Index of _____ by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of _____ as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall

belong to Promoter only.

- 4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee(s) to the Promoter.
- 4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement: Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.
Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Apartment which may till then have been paid by the Allottee to the Promoter.
5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the Apartment to the Allottee on or before **31/12/2031**. If the

Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of

(i) war, civil commotion or act of God.

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

- 7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.
- 7.2 The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy:
- 7.3 Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoter as per clause 8.1, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided in clause 8.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

- 7.4 If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.
8. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of *residence/office/showroom/shop/godown for carrying on any industry or business. (*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle.
9. The Allottee along with other allottee(s) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. The owner / promoter shall on execution of registered agreement for sale 51% allottee from within the period of 3 months from handling over possession of the last unsold property to the concerned allottee, in of the said complex, shall form a Co-operative Housing Society governed by the provisions of the Maharashtra Co-operative Societies Act, 1960 or such other body as may be deemed fit by the owners/promoters and owner / developer / promoter of which all the allottees of property's shall be bound to become and be admitted as members. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.
- 9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the

society or Limited Company all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the said structure of the building or wing in which the said Apartment is situated.

- 9.2 The Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project land on which the building with multiple wings or buildings are constructed.
- 9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs..... per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favor of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.
10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:
- (i) Rs. _____/- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

(ii) Rs. _____/- for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs. _____/- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body

(iv) Rs. _____/- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

(v) Rs. _____/- for Deposit towards Water, Electric, and other utility and services connection charges &

(vi) Rs. _____/- for deposits of electrical receiving and Sub Station provided in Layout

11. The Allottee shall pay to the Promoter a sum of Rs. _____/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

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

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

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

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the

project land and also has actual, physical and legal possession of the project land for the implementation of the Project.

- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report.
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report.
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas.
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected.
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said [Apartment/Plot] which will, in any manner, affect the rights of Allottee under this Agreement.
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement.
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees.
- x. The Promoter has duly paid and shall continue to pay

and discharge u n d i s p u e d governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.

- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:
- i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
 - ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
 - iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations

and bye- laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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

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

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

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

viii. To bear and pay an increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this

Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favor of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

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

15 A. In case the transaction being executed by this agreement between the promoter and the allottee is facilitated by a Registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/ fees/ charges for services/

commission/ brokerage to the said Registered Real Estate Agent, shall be paid by the Promoter/ allottee / both, as the case may be, in accordance with the agreed terms of payment.

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

18. BINDING EFFECT

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

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND

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

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

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

22. SEVERABILITY

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

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

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

24. FURTHER ASSURANCES

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

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Pune.

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

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

Name of

Allottee

(Allottee's

Address)

Notified Email ID: _____

M/s. Sai Krupa Builders & Developers,
having its registered office at –
Survey No. 10/5/1/4, Dagadu Patil Nagar,
Opp. PCMC G Prabhag Office, Thergaon,
Tal: Mulshi, Dist: Pune – 411033
Email ID: jogdandtanaji6868@gmail.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

30. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the _____ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. GOVERNING LAW

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

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

32. Real Estate Agent Compensation Clause

1. Agent's Compensation:

The Buyer agrees to pay the Agent compensation as follows:

- A flat fee of \$_____ OR a percentage of _____% of the final sale price.
- This compensation is negotiable and has been agreed upon in writing.

2. Seller Contributions:

If applicable, compensation paid to the Agent by the Seller will be credited toward the agreed compensation above. The Buyer will be responsible for any shortfall.

3. No Excess Compensation:

The Agent shall not accept any compensation from any source exceeding the amount specified in this agreement without prior

written approval from the Buyer.

4. **Written Agreement Requirement:**

The Buyer acknowledges that this agreement complies with the regulatory requirement for a written buyer-agent agreement before services are rendered, including property tours or consultations.

5. **MLS Advertising Restrictions:**

Compensation details shall not be disclosed or advertised on Multiple Listing Service (MLS) platforms in accordance with current regulations.

First Schedule Above Referred to

Description of the freehold/leasehold land and all other
details

Second Schedule Above Referred to

The nature, extent and description of common areas
and facilities.

	Type of common areas provided	Proposed Date of Occupancy Certificate	Proposed Date of handover for use	Size/area of the common areas provided
1.	Wing C entrance lobby	31/12/2031	31/12/2031	9 sq.m
11.	Wing D entrance lobby	31/12/2031	31/12/2031	9 sq.m
iii.	Wing F entrance lobby	31/12/2031	31/12/2031	9 sq.m

B) FACILITIES/ AMENITIES PROVIDED/TO BE PROVIDED WITHIN THE BUILDING INCLUDING IN THE COMMON AREA OF THE BUILDING:

	Type of facilities / amenities provided	Phase name/ number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/common organization	Size/area of the facilities / amenities	FSI Utilized or free of FSI
i)	NA	NA	NA	NA	NA	NA
ii)	NA	NA	NA	NA	NA	NA
iii)		NA	NA	NA	NA	NA

C) FACILITIES/ AMENITIES PROVIDED/TO BE PROVIDED WITHIN THE LAYOUT AND/OR COMMON AREA OF THE LAYOUT:

	Type of facilities / amenities provided	Phase name / number	Proposed Date of Occupancy Certificate	Proposed Date of handing over to the Society/common organization	Size/area of the facilities / amenities	FSI Utilized or free of FSI
i)	Clubhouse		31/12/203	31/12/2031	977.51	In FSI

			1		sq.m	
ii)	Podium amenities		31/12/2031	31/12/2031		
iii)						

D) THE SIZE AND THE LOCATION OF THE FACILITIES / AMENITIES IN FORM OF OPEN SPACES (RG / PG ETC.) PROVIDED / TO BE PROVIDED WITHIN THE PLOT AND / OR WITHIN THE LAYOUT:

	Type of open spaces (RG/PG) to be provided	Phase name/ number	Size open spaces to be provided	Proposed Date of availability for use	Proposed Date of handing over to the common organization
i)	RG 1	NA	592.89 sq.m	31/12/2031	
ii)	RG 2	NA	200 sq.m	31/12/2031	
iii)	RG 3	NA	433.06 sq.m	31/12/2031	
iv)	RG 4	NA	249.10 sq.m	31/12/2031	
v)	RG 5	NA	457.66 sq.m	31/12/2031	

E) Details and specifications of the lifts:

Sr. No.	Type of Lift (Passenger/ service/stretcher/ goods/fire evacuation/any other)	Total Number of lifts Provided	Number of Passenger or carrying capacity in weight (kg)	Speed (Mtr/Sec)
1	Passenger	3	544 Kg for 8 Person	1 Mtr/Sec
2	Fire Lift	1	544 Kg for 8 Person	1 Mtr/Sec

Note:

At 'A': to provide the details of the common areas provided for the project.

At 'B': to provide the details of the facilities/amenities provided within the building and in the common area of the building.

At 'C': to provide the details of the facilities/amenities provided within the Layout and/or common area of the Layout.

At 'D': to provide the details of the facilities/amenities provided in form of open spaces (RG / PG etc.) provided / to be provided within the plot and / or within the layout.

At 'E': to provide the details and specifications of the lifts.

SIGNED AND DELIVERED BY THE WITHIN NAMED
Allottee: (including joint buyers)

(1)

(2)

At_____on_____

in the presence of WITNESSES:

1. Name

Signature _____

2. Name

Signature _____

SIGNED AND DELIVERED BY THE WITHIN NAMED

Promoter: M/s. Sai Krupa Builders & Developers

(1)

(Authorized Signatory)

WITNESSES:

Name

Signature _____

Name

Signature _____

Note – Execution clauses to be finalised in individual cases
having regard to the constitution of the parties to the
Agreement.

SCHEDULE 'A'

PLEASE INSERT DESCRIPTION OF THE
[APARTMENT/PLOT] AND THE GARAGE/CLOSED
PARKING (IF APPLICABLE) ALONG WITH BOUNDARIES IN
ALL FOUR DIRECTIONS

SCHEDULE 'B'

FLOOR PLAN OF THE APARTMENT

ANNEXURE – A

Name of the Attorney at Law/Advocate:

Address :

Date :

No. RE. :

Title Report Details of the Title Report

The Schedule Above Referred to

(Description of property)

Place:

Datedday of 20.....

(Signed)

Signature of Attorney-at-Law/Advocate

ANNEXURE –B

(Authenticated copies of Property Card or extract Village Forms VI or VII and XII or any other revenue record showing nature of the title of the Vendor/Lessor/Original Owner/Promoter to the project land).

ANNEXURE –C-1

(Authenticated copies of the plans of the Layout as approved by the concerned Local Authority)

ANNEXURE - C-2

(Authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

ANNEXURE -D

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee as approved by the concerned local authority)

ANNEXURE – E

Specification and Amenities of the Apartment

Structure	Earthquake Resistant RCC Frame Structure
Wall	Concrete walls Internal Gypsum finish with Tractor Emulsion Paint External Texture Paint
Doors	Main Door - Both Side Laminated flush Door Bedroom and Toilet Doors - B oth Side Laminated flush Door Terrace / Balcony Door - Sliding Door
Windows	Aluminium sliding windows with mosquito net
Balcony	MS Railings & Anti Skid Tiles
Flooring	Vitrified tiles flooring to all rooms Antiskid tiles to Toilets & Bathrooms
Kitchen	Dado tiles up to 2' above the platform Vitrified tile slab/Granite platform with S.S. Sink
Bathroom/Toilet	Ceramic designer tiles up to lintel height C.P. fittings Sanitary ware Concealed Plumbing Hot and Cold Mixture unit in the Bathrooms
Electrical	Concealed wiring Modular switches Electrical Point Provision for A.C. in Master Bedroom Provision for T.V connection in Living Room and bedroom

ANNEXURE –F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)
Received of and from the Allottee above named the sum of
Rupees _____ on
execution of this agreement towards Earnest Money
Deposit or application fee I say received.

The Promoter/s.