

# AGREEMENT

This Agreement made at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_ in the year 2017

BETWEEN

**M/s. SWAMI SAMARTH DEVELOPERS**

having its office at \_\_\_\_\_  
\_\_\_\_\_

Through its partners :

**1. Mr. Sachin Prabhakar Sanap**

Age 34 years, Occ. Business

PAN No. BNNPS 6508 Q

Residing at Plot No. RH - 34,

Flat No. 32, Siddhtek Housing Society,

Thermax Chowk, M.I.D.C. G. Block,

Sambhaji Nagar, Chinchwad,

Pune - 411019

**2. Mr. Praveen Shantaram Bhondve,**

Age 38 years, Occ. Business

PAN No. AJOPB 5770 D

Residing at Ganesh Nagar, Ravet,

Taluka Haveli, Dist. Pune 412 101,

Hereinafter referred to as the Promoter ( which expression shall mean and include the said firm, its partners, their heirs, executors, administrators and assigns ) \_\_\_\_\_ of the One Part

AND

\_\_\_\_\_  
Age \_\_\_\_\_ years, Occ. \_\_\_\_\_

Residing at : \_\_\_\_\_  
\_\_\_\_\_

Hereinafter referred to as the Allottee ( which expression shall mean and include the Allottee his heirs, executors, administrators and assigns )

of the Other Part.

### SCHEDULE OF THE PROPERTY

#### SCHEDULE - I

All that piece and parcel of the property bearing A) C.T.S No. 200 admeasuring area 93 sq. mtrs. B) C.T.S.No. 202 admeasuring area 83.6 sq. mtrs. Bakhal area totally admeasuring area 176.6 sq. mtrs. situated at Village Ravet, Gaothan area, Taluka Haveli, Dist. Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli and is bounded under :

|                     |   |                                                             |
|---------------------|---|-------------------------------------------------------------|
| On or towards East  | : | Road                                                        |
| On or towards West  | : | C.T.S.no. 198 Property of Mr. Praveen<br>Palekar            |
| On or towards South | : | C.T.S.No.199 Property of Mr. Dattatray<br>Bhondve           |
| On or towards North | : | C.T.S.No.201 Property of Mr. Shantaram<br>Anandrao Bhondve. |

#### SCHEDULE - II

All that piece and parcel of the property bearing C.T.S.No. 201 admeasuring area 180.9 sq. mtrs. out of the total area, undivided share 1/4 admeasuring area 45.225 sq. mtrs. situated at Village Ravet Gaothan Area, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli and is bounded as under :

|                     |   |                                                          |
|---------------------|---|----------------------------------------------------------|
| On or towards East  | : | Road                                                     |
| On or towards West  | : | C.T.S.No. 200 Property of Shri Vishnu<br>Baburao Bhondve |
| On or towards South | : | C.T.S.No.200 Property of Mr. Dagadu<br>Eknath Kenjale    |

On or towards North : C.T.S.No.201 Property of Rekha  
Kailas Bhondve, Vishnu Baburao  
Bhondve and Mr. Shantaram  
Bhondve.

#### SCHEDULE - III

All that piece and parcel of the property bearing C.T.S.No. 203 admeasuring area 31 sq. mtrs. and C.T.S.No. 201 (out of the total area 180.9 sq. mtrs. ) , undivided share 1/4 admeasuring area 45.225 sq. mtrs. totally admeasuring area 76.225 situated at Village Ravet Gaothan Area, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli and is bounded as under :

On or towards East : Road  
On or towards West : C.T.S.No. 206 Property of Shri Popat  
Tarachand Bhondve  
On or towards South : C.T.S.No.202 Property of Mr. Baban  
Dagadu Kenjale  
On or towards North : C.T.S.No.204 Property of Shantaram  
Anandrao Bhondve

#### SCHEDULE - IV

All that piece and parcel of the property bearing C.T.S.No. 204 admeasuring area 31.4 sq. mtrs. and C.T.S.No. 201 (out of the total area 180.9 sq. mtrs. ) , undivided share 1/4 admeasuring area 45.225 sq. mtrs. totally admeasuring area 76.62 situated at Village Ravet Gaothan Area, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli and is bounded as under :

On or towards East : Road  
On or towards West : C.T.S.No. 206 Property of Shri Popat  
Tarachand Bhondve  
On or towards South : C.T.S.No.203 Property of Mr. Vishnu  
Baburao Bhondve  
On or towards North : C.T.S.No.208 Property of Nivrutti  
Damu Bhondve and Mr. Dnyandeo

#### SCHEDULE - V

All that piece and parcel of the property bearing C.T.S.No. 205 admeasuring area 31 sq. mtrs. and C.T.S.No. 201 (out of the total area 180.9 sq. mtrs. ) , undivided share 1/4 admeasuring area 45.225 sq. mtrs. totally admeasuring area 76.225 situated at Village Ravet Gaothan Area, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli and is bounded as under :

|                     |   |                                                                    |
|---------------------|---|--------------------------------------------------------------------|
| On or towards East  | : | Road                                                               |
| On or towards West  | : | C.T.S.No. 206 Property of Shri Popat<br>Tarachand Bhondve          |
| On or towards South | : | C.T.S.No.204 Property of Mr. Tulsabai<br>Anandrao Bhondve          |
| On or towards North | : | C.T.S.No.208 Property of Nivrutti<br>Damu Bhondve and Mr. Dnyandeo |

#### SCHEDULE - VI

All that piece and parcel of the property bearing C.T.S.No. 208 admeasuring area 244.9 sq.mtrs. out of the said property 1/2 undivided share of the owners admeasuring area 122.45 sq. mtrs. at Village Ravet Gaothan Area, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli and is bounded as under :

|                     |   |                                                           |
|---------------------|---|-----------------------------------------------------------|
| On or towards East  | : | Road                                                      |
| On or towards West  | : | C.T.S.No. 206 Property of Shri Popat<br>Tarachand Bhondve |
| On or towards South | : | C.T.S.No.205 Property of Rekha<br>Kailas Bhondve          |
| On or towards North | : | C.T.S.No.208 Property of Dnyaneshwar<br>Damu Bhondve      |

#### SCHEDULE - VII

All that piece and parcel of the property bearing C.T.S.No. 208 admeasuring area 244.9 sq.mtrs. out of the said property 1/2 undivided share of the owners admeasuring area 122.45 sq. mtrs. at Village Ravet Gaothan Area, within the local limits of Pimpri Chinchwad Municipal

Corporation and within the jurisdiction of Sub - Registrar Haveli and is bounded as under :

|                     |   |                                                       |
|---------------------|---|-------------------------------------------------------|
| On or towards East  | : | Road                                                  |
| On or towards West  | : | C.T.S.No. 206 Property of Shri Vilas<br>Bandu Bhondve |
| On or towards South | : | C.T.S.No. 208 property of Developers                  |
| On or towards North | : | C.T.S.No.209 Property of Sudhir<br>Bhondve            |

WHEREAS the property bearing C.T.S.No. 200 having Sheet No. 2/7 + 7A admeasuring area 93 sq. mtrs. at Village Ravet, Gaothan Area was owned by Dagadu Eknath Kenjale as his ancestral property and his name is entered in the C.T.S. extract as the owner since 1993. That Mr. Dagadu Eknath Kenjale expired on 26.7.2004 leaving behind him his legal heirs Parvatibai Dagadu Kenjale 2. Mr. Baban Dagadu Kanjale 3. Mr. sudam Dagadu Kenjale and their names are entered in the C.T.S. extract vide mutation entry No. 130 on dated 9.9.2014.

AND WHEREAS thereafter Mrs. Parvatibai Dagadu Kenjale expired on 5.1.2013 leaving behind her legal heirs 1. Baban Dagadu Kenjale and Mr. Sudam Dagadu Kenjale and the name of Parvatibai Dagadu Kenjale is deleted from C.T.S. extract vide mutation entry No. 131.

AND WHEREAS the property bearing C.T.S No. 202 having Sheet No. 1/142 + 143 admeasuring area 83.6 sq. mtrs. at village Ravet, Gaothan Area, Taluka Haveli, Dist. Pune. as mentioned in the schedule IB was owned by Nivrutti Kondiba Ghardale and his name is in the C.T.S. extract as the owner in the C.T.S.Extract in the year 1993.

AND WHEREAS Mr. Nivrutti Kondiba Ghardale is expired on dated 12.5.2005 leaving behind him his legal heirs Shakuntala Nivrutti Ghardhale 2. Surekha Ramesh Dalvi vide mutation entry No. 111 and

thereafter Shakuntala Nivrutti Ghardale expired on 25.10.2006 and her name is deleted from C.T.S. extract vide mutation entry No. 137.

AND WHEREAS Surekha Ramesh Dalvi through her registered power of attorney holder Mr. Sushant Baban Kenjale executed the sale deed of the said property in his name which was duly registered in the office of the Sub - Registrar Haveli No. 18, vide document serial No. 7283 / 2012 dated 2.7.2013 and the name of Mr. Sushant Baban Kenjale is entered in the C.T.S. extract vide mutation entry No. 137 on dated 13.11.2014.

AND WHEREAS Mr. Baban Dagadu Kenjale 2. Mr. Sudam Dagadu Kenjale and Mr. Sushant Baban Kenjale entered into the development Agreement and Power of attorney in respect of the property as mentioned in the schedule 1A and 1B with Swami Samarth Developers through its partner 1. Mr. Sachin Prabhakar Sanap and Mr. Pravin Shantaram Bhondve and the said development Agreement and Power of attorney were duly registered in the office of the Sub - Registrar Haveli No. 24, vide document serial No. 71/2015 and 72/2015 both dated 02.01.2015

AND WHEREAS the property bearing 201 admeasuring area 180.9 sq. mtrs. at Village Ravet Gaothan Area, Taluka Haveli, Dist. Pune, was owned by Nivruti Kondiba Ghardale. He expired on dated 12.5.2005. Names of his legal heirs Shakuntala Nivrutti Ghardale and Surekha Ramesh Dalvi are entered in the C.T.S. extract vide mutation entry No. 111 and Shakuntala Nivrutti Ghardale expired on 25.10.2006 vide mutation entry No. 112.

AND WHEREAS Mrs. Surekha Ramesh Dalvi sold the property bearing C.T.S.No. 201 admeasuring area 45.225 ( 1/4th share of total area 180.9) to Mr. Sachin Prabhakar Sanap and Mr. Praveen Shantaram Bhondve and the said sale deed was duly registered in the office of the Sub - Registrar

Corporation and within the jurisdiction of Sub - Registrar Haveli and is bounded as under :

|                     |   |                                                           |
|---------------------|---|-----------------------------------------------------------|
| On or towards East  | : | Road                                                      |
| On or towards West  | : | C.T.S.No. 206 Property of Shri Popat<br>Tarachand Bhondve |
| On or towards South | : | C.T.S.No.205 Property of Rekha<br>Kailas Bhondve          |
| On or towards North | : | C.T.S.No.208 Property of Dnyaneshwar<br>Damu Bhondve      |

#### SCHEDULE - VII

All that piece and parcel of the property bearing C.T.S.No. 208 admeasuring area 244.9 sq.mtrs. out of the said property 1/2 undivided share of the owners admeasuring area 122.45 sq. mtrs. at Village Ravet Gaothan Area, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar Haveli and is bounded as under :

|                     |   |                                                       |
|---------------------|---|-------------------------------------------------------|
| On or towards East  | : | Road                                                  |
| On or towards West  | : | C.T.S.No. 206 Property of Shri Vilas<br>Bandu Bhondve |
| On or towards South | : | C.T.S.No. 208 property of Developers                  |
| On or towards North | : | C.T.S.No.209 Property of Sudhir<br>Bhondve            |

That the following documents / papers provided to me for my verification and perusal.

#### Second Schedule Above Referred to

Here set out the nature, extent and description of common areas and facilities.

SIGNED AND DELIVERED  
BY THE WITHIN NAMED Allottee:

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WITNESSES:

1. Sign :

Name :

Address :

1. Sign :

Name :

Address :

Please affix photograph and sign  
across the photograph Please affix  
photograph and sign across the  
photograph .

SIGNED AND DELIVERED  
BY THE WITHIN NAMED  
Promoter:

M/s. Swami Samarth Developers  
through its partners

1. Mr. Sachin Prabhakar Sanap

2. Mr. Prav in Shantaram Bhondave

WITNESSES:

Name Signature \_\_\_\_\_

Name Signature \_\_\_\_\_