



||Shri Gajanan Prasanna ||

ARTICLES OF AGREEMENT

ARTICLES OF AGREEMENT made and executed at Pune this 7TH day of December in the year 2017.

BETWEEN

I.

M/s. Trimurti Developers , PAN- a partnership firm registered under the Indian Partnership Act, 1932, having its office at S. No. Pune 411 0 and hereinafter referred to as the "PROMOTERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present partners their respective heirs, executors and its successors-in-title and assigns) through its duly authorized partners Shri.Bhagvan Pandurang Khedekar, Shri Umesh V. Dangat & Shri. P.B. Kondhare

.... PROMOTERS

II. Shri Jayant Shivrarm Lakhamade & Shri Dnyaneshwar Shivram Lakhamade, Sou. Meena Anand Hakke Sou. Sidhu Ramesh Hakke , and hereinafter referred to as the "OWNER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) OWNER through its power of Attorney M/s. Trimurti Developers through its duly authorized partners Shri.Bhagvan Pandurang Khedekar, Shri Umesh V. Dangat & Shri. P.B. Kondhare

.. OF THE ONE PART

AND

1.SAU.

Age- years, Occu- PAN :

2.

Age- years, Occu- Service PAN :

Residing at -

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

.. OF THE OTHER PART

WHEREAS all that piece and parcel of land bearing The property bearing Survey No.32 Hissa No.6/1 admeasuring area 00h 05.1R Le.510 Sq. Mtrs. (hand over to PMC for DP Road Area 89.60 Sq.Mtrs as per mutation entry no 19874) situated at Ambegaon BK. Pune. Originally belonged to Sou. Kamal Nagnath Paravde. who sold the said property to Sou. Meena Anand Hakk by sale deed dt.26/10/1988, who agrees to develop the property , entered into development agreement and Power of Attorney in favour of M/s. Trimurti Developers., Partnership Firm through its Partner Shri. Bhagvan Pandurang Khedekar, Shri Umesh V. Dangat and Shri. R.B. Kondhare Dt. 21/12/2004 which is registered in the office of Sub Registrar Haveli No.9 Pune at Serial No. 7975/04 & 7976/04 Dt. 8/7/2004.

II (Survey No.32 Hissa No.6/2/2)

The property bearing Survey No.32 Hissa No.6/2/2 admeasuring area 00H 02.45 R ie. 245 Sq. Mtrs (hand over to PMC for DP Road Area 55 Sq.Mtrs as per mutation entry no 19874) situated at Ambegaon BK Pune originally belonged to Smt. Tarabai Dagdoba Kale who sale said property to Shri Shri Jayant Shivram Lakhamade & Shri Dnyaneshwar Shivram Lakhamade by registered sale deed dt. 15/12/1988 who enter her name on the record of rights as owner who wants to develop the said property from the developer. They entered into development activities on the said plot and made Development Agreement & Power of Attorney in favour of M/s. Trimurti Developers., Partnership Firm through its Partner Shri. Bhagvan Pandurang Khedekar. Shri Umesh V. Danagat & Shri R.B. Kondhare Dt.1/6/2004 which is registered in the office of Sub Registrar Haveli No.9 Pune at Serial No.3355/04 & 3356/04 dt.1/6/2004.

III (Survey No.32 Hissa No.6/2)

The property bearing Survey No.32 Hissa No.6/2 admeasuring area 00h 2.45R Le 245 Sq. Mtrs (hand over to PMC for DP Road Area 55 Sq.Mtrs as per mutation entry no 19874) situated at Ambegaon BK Pune originally belonged to Sou Jaya Sanjivkumar Raje & Sou. Aanandibai Gokulprasad Trivedi sale said property to Shri. Subhash Chandra Balaswarup Dixit by sale deed dt.3/12/2001 who enter her name on the record of rights as owner who wants to develop the said property from the developer. They entered into development activities on the said plot and made Development Agreement & Power of Attorney in favour of M/s. Trimurti Developers., Partnership Firm through its Partner Shri. Bhagvan Pandurang Khedekar, Shri Umesh V. Dangat & Shri. R.B. Kondhare Dt. 29/04/2004 which is registered in the office of Sub Registrar Haveli No.9 Pune at Serial No. 2586/04 and 2587/04 dt.29/04/2004.

AND WHEREAS the Sale Deed dt. 23/10/1010 Executed by Subhashchandra B. Dixit infavour of Sharad Gulabrao Wagh. Which is registered vide its No. 2396/2010 duly registered in the office of Sub - Registrar Haveli No. 9 Pune. Recorded as per mutation no. 15629. There after M/s. Trimurti Developers Partnership Firm through its Partner entered into the Deed of Sale with Shri Subhashchandra B. Dixit and Sharad Gulabrao Wagh on 25th Jan 2011 by a registered sale deed vide its No. 819/2011 duly registered in the office of Sub - Registrar Haveli No. 9 Pune. The name of Shri Subhashchandra B. Dixit replaced with M/s. Trimurti Developers by mutation entry no16283 on the 7/12"extract.

And Whereas The M/s. Trimurti Developers Partnership Firm through its Partner by making amalgamation of (1) Survey No.32 Hissa No.6/1 adm area 06R ie 600 Sq.Mtrs, (2) Survey No.32 Hissa No. 6/2/2 adm area 03R Le. 300 Sq.Mtrs (3) Survey No.32 Hissa No. 6/2 adm area 03R ie. 300 Sq.Mtrs. Totally 00H 12R and started development activities on the aforementioned Property and started commercial & residential building thereon consisting flats, shops & offices etc. with consent and approval Plan of Pune Municipal Corporation and obtains commencement Certificate No. CC/1040/05 dated 14/05/2005 From the respective authority of Pune Municipal Corporation.

"said Project Land No. 1" and more particularly described in Schedule I A written hereunder belongs to and stands in the name of the Owner abovenamed.

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

SIGNED SEALED AND DELIVERED
by the abovenamed PROMOTERS
for themselves and as duly Constituted
Attorney of the Owners abovenamed

M/s. Trimurti Developers
Through it's Partners.
PROMOTER

Shri Jayant Shivram Lakhamade
Shri Dnyaneshwar Shivram Lakhamade,
Sou. Meena Anand Hakke Sou.
Sidhu Ramesh Hakke
Through their constituted Power of
Attorney holder.

Consenting Party / Owner

SIGNED SEALED AND DELIVERED
by the abovenamed ALLOTTEE/S

ALLOTTEE/S

WITNESSES :

- 1.
- 2.

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 :
Dated ____ day of ____ 20____

Signature _____ (Signed)
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 Owner/Promoters to the said 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 Building/s as proposed by the Promoters 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 layout plan of the Apartment agreed to be purchased by the Allottee, as proposed by the concerned local authority)

ANNEXURE -E

(Specification and amenities for the Apartment).

RCC Work - Earthquake resistant structure.

Brickwork- External & Internal brick work: 6" thk. Clay bricks.

Plaster- External double coat sand faced plaster. Internal plaster with sanla neeru finish & POP Plain ceiling in all rooms.

Flooring- itrified tiles in all rooms (2' x 2').

Antiskid tiles in bathrooms & terraces.

Kitchen- Black granite 8' kitchen platform with stainless steel sink.

Glazed tile dado up to lintel level.

Toilet - External lines work: UPVC.

Internal concealed work: PPRC.

Hot & Cold Mixer Unit In both bathrooms.

Standard CP & Sanitary wear.

Glazed tile dado up to lintel level (at 7' Height).

Windows 3Track powder coated aluminum sliding windows with mosquito net. , MS Grill for Safety & Security., MS Railing for Terrace.

Doors - Decorative main door with quality fitting. Bedroom doors will be flush door with laminate on both side & cylindrical lock. All toilet doors will be flush doors with both side laminate & terrace door will be MS Powder coated folding door.

Door frames- Waterproof ply covering with laminate & molding patti for main door & bed room door granite frame in all toilets.

Electrical - Modular electrical switches with concealed copper wiring. TV Point in living & master bed room & Telephone point in living room.

Painting - Internal oil bound distemper. External ACE paint.

CCTV Coverage.

Lift with back-up.

Water purifier.

ANNEXURE -F

(Authenticated copy of the Registration Certificate of the Project granted by the Real Estate Regulatory Authority)