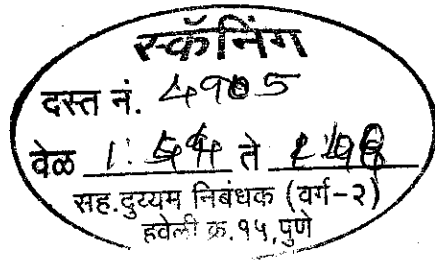


mangd H-4010 B

4905
2022



333/4905	पावती	Original/Duplicate
Monday, March 21, 2022		नोंदणी क्र.: 39म
11:19 AM		Regn.: 39M
पावती क्र.: 5258		दिनांक: 21/03/2022
गावाचे नाव: लोहगांव दस्तऐवजाचा अनुक्रमांक: हवल15-4905-2022 दस्तऐवजाचा प्रकार: करारनामा सादर करणाऱ्याचे नाव: मे. प्रताप टेक्नोक्रेडिट प्रा. लि. तर्फे अधिकृत सही करणार रवींद्र सिंग शेखावत		
नोंदणी फी	रु. 30000.00	
दस्त हाताळणी फी	रु. 1800.00	
पृष्ठांची संख्या: 90		
एकूण:	रु. 31800.00	
आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे 11:39 AM ह्या वेळेस मिळेल.		
		सह दुय्यम निबंधक, हवेली 15
बाजार मूल्य: रु. 25051408.96 /- मोबदला रु. 38229785/- भरलेले मुद्रांक शुल्क: रु. 2294000/-		
1) देयकाचा प्रकार: DHC रकम: रु. 1800/- डीडी/धनादेश/पे ऑर्डर क्रमांक: 1203202200712 दिनांक: 21/03/2022 बँकेचे नाव व पत्ता:		
2) देयकाचा प्रकार: eChallan रकम: रु. 30000/- डीडी/धनादेश/पे ऑर्डर क्रमांक: MH014499388202122E दिनांक: 21/03/2022 बँकेचे नाव व पत्ता:		



21/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 15

दस्त क्रमांक : 4905/2022

नोदणी :

Regn:63m

गावाचे नाव : लोहगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	38229785
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	25051408.96
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती: (28/425.2-मार्बल एज रिप्लस यांचा निवासी प्रकल्प) गाव मौजे लोहगाव तालुका हवेली जिल्हा पुणे येथील सर्व्हे नं. 207 हिस्सा नं. 1 अ व गाव मौजे बडगावशेरी तालुका हवेली जिल्हा पुणे येथील सर्व्हे नं. 33 हिस्सा नं. 2 अ/1 या एकत्रित मिळकतीवर बांधण्यात येत असलेल्या सोलीटेअर बिजनेस हब- विमाननगर फेज वन या स्कीम मधील चौथ्या या मजल्यावरील युनीट/ऑफीस नं. एच-4010 बी यांसी कार्पेट क्षेत्र 229.74 चौ.मी. म्हणजेच 2473 चौ.फुट + एनक्लोज बाल्कनी एरिया 50.16 चौ.मी म्हणजेच 540 चौ.फुट + बेसमेंट वरील दोन फोर व्हीलर स्टॅक कार पार्किंग वापरण्याच्या हक्कासह मिळकत ((Survey Number : 207 ;))
(5) क्षेत्रफळ	1) 279.91 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. क्लासिक प्रमोटर्स अँड बिल्डर्स प्रा. लि. तर्फे डायरेक्टर अधिकृत सहीधारक श्री अशोक धनराज चोरडिया तर्फे क.ज. कु.सु. म्हणून बाळू उर्फ नथु नामदेव मांगडे वय:- 57; पत्ता:- प्लॉट नं:- माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सर्व्हे नं. 36/1/1, बाणेर पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411045 पॅन नं:- AABCC1200C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे. प्रताप टेक्नोक्रेड्स प्रा.लि. तर्फे अधिकृत सही करणार रवींद्र सिंग शेखावत वय:- 38; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सी-3/4, न्यू कॉलनी, सत्य नगर, खतिपुरा रोड, झोटवाडा, जयपूर, राजस्थान, जयपुर. पिन कोड:- 302012 पॅन नं:- AAICP3621R
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	4905/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2294000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

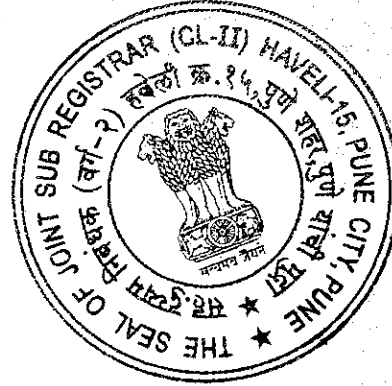
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



दस्तासोबतची नक्कल

(एम.ए. देशमुख)

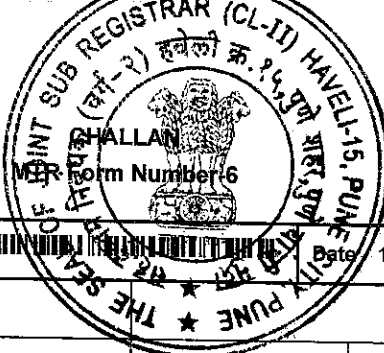
सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १५, पुणे शहर, पुणे

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRATAP TECHNOCRATS PRIVATE LIMITED	eChallan	00040572022031225103	MH014499388202122E	2294000.00	SD	0007195543202122	21/03/2022
2		DHC		1203202200712	1800	RF	1203202200712D	21/03/2022
3	PRATAP TECHNOCRATS PRIVATE LIMITED	eChallan		MH014499388202122E	30000	RF	0007195543202122	21/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

हवल-१५
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2022



GRN	MH014499388202122E	BARCODE	Date		12/03/2022-11:15:19	Form ID	25.2
Department				Inspector General Of Registration			
Stamp Duty				Payer Details			
Type of Payment				Registration Fee			
TAX ID / TAN (If Any)							
PAN No.(If Applicable)				AAICP3621R			
Office Name				HVL1_HAVELI NO1 SUB REGISTRAR			
Full Name				PRATAP TECHNOCRATS PRIVATE LIMITED			
Location				PUNE			
Year				2021-2022 One Time			
Flat/Block No.				SOLITAIRE BUSINESS HUB VIMAN NAGAR PH I			
Premises/Building				SR NO 207 1A 33 2 A1			
Road/Street				LOHGAON HAVELI			
Area/Locality				PUNE			
Town/City/District							
PIN				4 1 1 0 4 7			
Remarks (If Any)				PAN2=AABCC1200C~SecondPartyName=CLASSIC PROMOTERS AND BUILDERS PVT LTD~CA=38229785			
Amount In				Twenty Three Lakh Twenty Four Thousand Rupees Only			
Words							
Payment Details				STATE BANK OF INDIA			
FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN Ref. No. 00040572022031225103 CKT0855090			
Cheque/DD No.				Bank Date RBI Date 12/03/2022-12:34:13 14/03/2022			
Name of Bank				Bank-Branch STATE BANK OF INDIA			
Name of Branch				Scroll No. , Date 72 , 14/03/2022			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9822830128
सदर चलन केवल दृश्य निबंध कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified

Digitally signed by DS
VIRTUAL TREASURY
MUMBAI-03
Date: 2022.03.21
11:20:53 IST
Reason: Secure
Document
Location: India

Challan Defaced

Reason: Secular Defacement Location: India					
Sr. No.		Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-333-4905	0007195543202122	21/03/2022-11:19:49	IGR022	30000.00
2	(IS)-333-4905	0007195543202122	21/03/2022-11:19:49	IGR022	2294000.00
Total Defacement Amount				23,24,000.00	

हवल-१५		
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CHALLAN
MTR Form Number



GRN	MH014499388202122E	BARCODE			Date	12/03/2022-11:15:19	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)		AAICP3621R		
Office Name HVL1_HAVELI NO1 SUB REGISTRAR				Full Name		PRATAP TECHNOCRATS PRIVATE LIMITED		
Location PUNE								
Year 2021-2022 One Time				Flat/Block No.		SOLITAIRE BUSINESS HUB VIMAN NAGAR PH I		
Account Head Details			Amount In Rs.	Premises/Building		SR NO 207 1A 33 2 A1		
0030046401 Stamp Duty			2294000.00	Road/Street		LOHGAON HAVELI		
0030063301 Registration Fee			30000.00	Area/Locality		PUNE		
				Town/City/District				
				PIN		4	1	1 0 4 7
				Remarks (If Any)				
				PAN2=AABCC1200C~SecondPartyName=CLASSIC PROMOTERS AND				
				BUILDERS PVT LTD~CA=38229785				
				Amount In Twenty Three Lakh Twenty Four Thousand Rupees Only				
Total			23,24,000.00	Words				
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	00040572022031225103	CKT0855090	
Cheque/DD No.				Bank Date	RBI Date	12/03/2022-11:16:42	Not Verified with RBI	
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 9822830128

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

हवल-१५		
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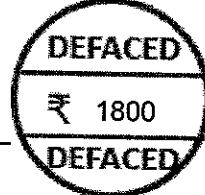


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1203202200712	Receipt Date	21/03/2022
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Received from CLASSIC PROMOTERS AND BUILDERS PVT LTD, Mobile number 9822830128, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered on Document No. 4905 dated 21/03/2022 at the Sub Registrar office Joint S.R. Haveli 15 of the District Pune



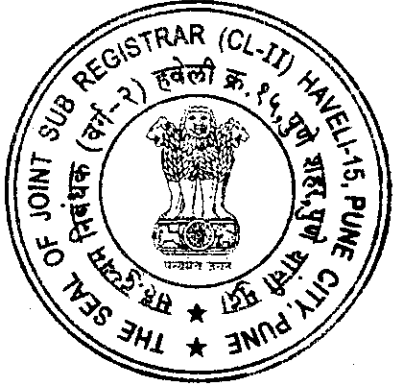
Payment Details

Bank Name	SBIN	Payment Date	12/03/2022
Bank CIN	10004152022031200628	REF No.	CHI9054251
Deface No	1203202200712D	Deface Date	21/03/2022

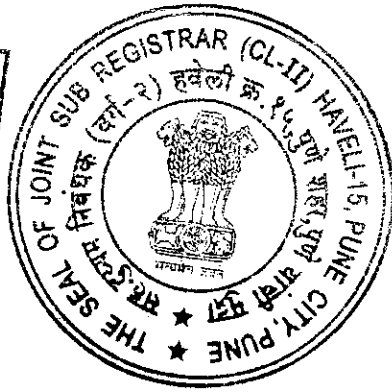
This is computer generated receipt, hence no signature is required.

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1203202200712	Date 12/03/2022
Received from CLASSIC PROMOTERS AND BUILDERS PVT LTD, Mobile number 9822830128, an amount of Rs.1800/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.	
Payment Details	
Bank Name SBIN	Date 12/03/2022
Bank CIN 10004152022031200628	REF No. CHI9054251
This is computer generated receipt, hence no signature is required.	

हवल-१५		
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हवेल-१५		
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हवल-१५		
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AGREEMENT FOR SALE

This AGREEMENT FOR SALE ("Agreement") made at Pune on this 21 March day of March, 2022

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Kish

हवेली-१५		
२०७७	८	८०
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BETWEEN

CLASSIC PROMOTERS AND BUILDERS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Level 7 , Solitaire World, Off Mumbai Bangalore Highway, Baner, Pune – 411045, hereinafter referred to as **"the Promoter"** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns) of the **FIRST PART**;

AND

COMPANY

M/S PRATAP TECHNOCRATS PRIVATE LIMITED

PAN NO: AAICP3621R

(CIN No. U74900RJ2015PTC048699)

Company Address: G/6-7, Second Floor, Residency Area, Civil Lines, Jaipur, Rajasthan.

Through its Authorized Signatory:

Mr. Ravindra Singh Shekhawat

PAN NO: BMAPS5551H

AADHAR NO: 5162 4456 6619

AGE: 38Years

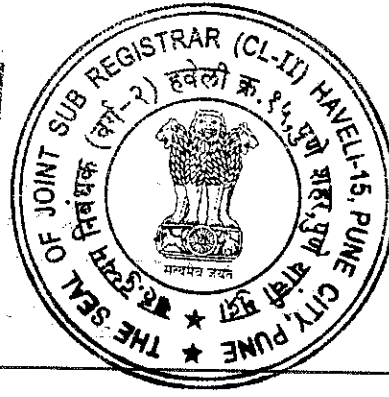
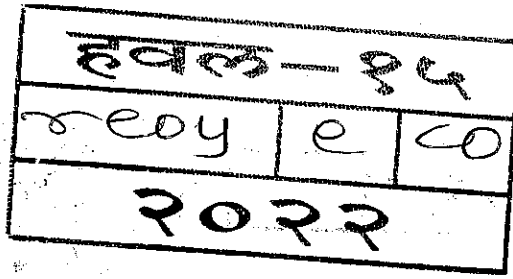
Occupation: Business

Address: C-3/4, New Colony, Satya Nagar, Khatipura Road, Jhotwara, Jaipur, Rajasthan

hereinafter referred to as the **"Purchaser/s"** (which expression shall unless it be repugnant to the context or the meaning thereof be deemed to mean and include its successors and permitted assigns of the **SECOND PART**

WHEREAS

- A. The Promoter herein is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of a contiguous block of land admeasuring 41,952.84 square meters comprised of (i) portions admeasuring 38,691.44 square meters and 1449.40 square meters (admeasuring as per the revenue record 40,107 square meters out of 41,400 square meters) bearing Survey No. 207 Hissa No.1/A situate, lying and being at Village Lohegaon, Taluka Haveli, District Pune, and (ii) area admeasuring 1812 square meters bearing Survey No. 33 Hissa No. 2A/1 situate, lying and being at Village Vadgaonsheri, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation (the said contiguous block is more particularly described in the **First Schedule** hereunder written and hereinafter referred to as **"the Larger Land"**.)



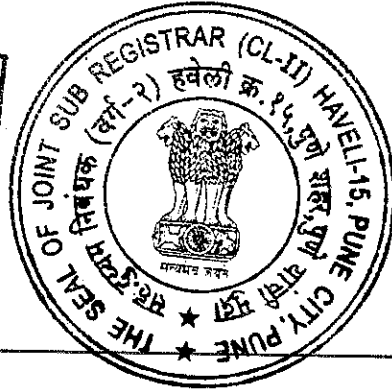
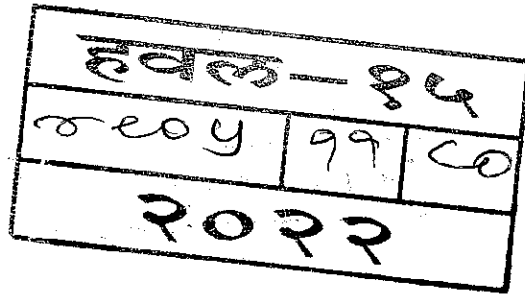
- B. The owner/s of the adjacent properties bearing Survey No. 207 village Lohegaon, and Survey No. 33, village Vadgaon Sheri has/have a perpetual right of way along the portion of the Larger Land as recorded in the Deed of Conveyance dated 27.10.1998 ("Easementary Right").
- C. After deducting from the area of the Larger Land (as per revenue record) the areas of the following i.e.
- (a) Area under High Capacity Mass Transit Route ("HCMTR") –3,835.75 sq.mtrs.
 - (b) Area under Pune Nagar Road – 374.90 sq.mtrs.
 - (c) Area under Amenity Space –7,542.11 sq.mtrs.
- the net area of the Larger Land is 30,166.24 sq.mtrs and which is hereinafter referred to as "the said Land" and more particularly described in the First Schedule hereunder written.
- D. The erstwhile owner of the said Larger Land i.e. Marvel Edge Realtors Private Limited ("Marvel") was in the process of constructing a commercial building on part of the said Land containing Shops/ Offices/Commercial Premises/ Units on the said Land in phases. Accordingly Marvel had commenced development of phase 1 by developing on a portion of the said Land shown demarcated in red hatched lines on the Plan thereof hereto annexed as **Annexure-A ("Phase 1 Land")**, a building in the name and style of "Marvel Edge" - comprising of Core "A" to "H" consisting of Eight Floors + Terrace Floor/Ninth Floor above Basement, in terms of the building plans of which have been duly sanctioned by the PMC by consuming / proposing to consume Floor Space Index / Transfer of Development Rights of 45,399.79 square meters ("said Project").
- E. Marvel applied for and has obtained permission of the Collector vide Order dated 28 January 2010 bearing No. N.A/SR/722/2009 for conversion of the user of the said Land to non-agricultural under the provisions of Section 44 of the Maharashtra Land Revenue Code, 1966. A copy of the said order dated 28.01.2010 is annexed hereto and marked as **Annexure-B**;
- F. Prior to the promulgation of the Real Estate (Regulation & Development) Act, 2016, Marvel had completed the development of certain number of shops/units/offices, in the said Project. Marvel had obtained occupation certificates (in parts) from PMC being Completion Certificates dated 21/11/2013, 08/01/2014, 26/12/2014, 27/03/2015, 19/6/2015, 16/03/2016, 30/03/2016, 06/03/2017, 02/06/2017, 22/02/18, 27/04/2018, 30/08/2018 and 03/06/2019 vide its completion certificate bearing Nos. OCC/1273/13, OCC/1500/13, OCC/1212/14, OCC/1587/14, OCC/0332/15, OCC/1673/15, OCC/1774/15, OCC/1931/16 OCC/0540/17, OCC/1718/17, OCC/0107/18, OCC/0703/18 and OCC/0161/19 of Wing A containing of Core "A" to "H" comprising of Showrooms/Corporate Offices Premises respectively;
- G. In view thereof, after the promulgation of the Real Estate (Regulation & Development) Act, 2016, Marvel applied to "MAHA-RERA" for registration of the Project under the provisions of Section 3 of the Real Estate (Regulation & Development) Act, 2016 ("RERA")

हवेली-१५		
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read with Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates Of Interest And Disclosures On Website) Rules, 2017 (hereinafter referred to as “Rules”) for the balance incomplete shops/units/offices and accordingly the balance development of the incomplete shops/units/offices in the said Project, has been registered as a real estate project vide registration no. P52100006995;

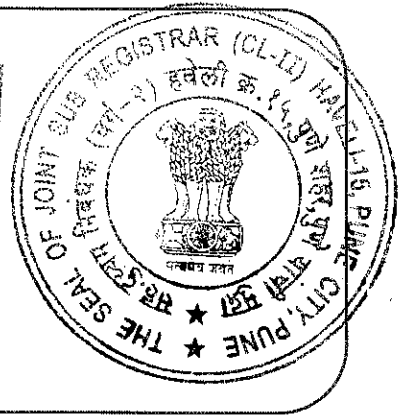
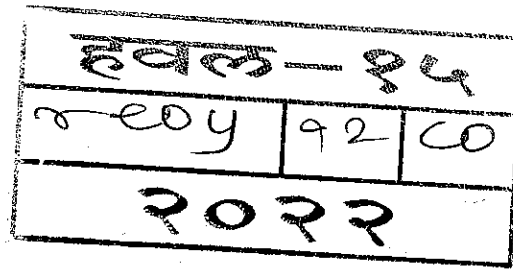
- H. The said Larger Land and the said Project was earlier being developed by Marvel in respect of which Marvel had obtained a term loan from Piramal Trusteeship Services Private Limited (“Piramal”). Due to a default committed by Marvel, Piramal enforced its rights available to it under the various agreements executed between Marvel and Piramal and as contemplated under Section 15 of the Real Estate (Regulation and Development) Act, 2016 (“RERA”) read with the Circular bearing No.24/2019 dated 04.06.2019 of the Maharashtra Real Estate Regulatory Authority (“MahaRERA”) and further read with Section 67 of the Transfer of Property Act, 1882, thereby causing Marvel to assign, transfer, assure and convey the Larger Land along with the buildings constructed thereon to in favour of the Promoter herein vide two Deeds of Conveyance both dated 30th December 2019 and which have been duly Registered under Serial Nos.29103 and 29104 of 2019 with the Sub-Registrar, Haveli 10, Pune. The Promoter now *inter alia* proposes to undertake development of the said Larger Land including completing the said Project. A copy of the Index II of the aforesaid Deeds of Conveyance are annexed hereto as **Annexure-C and Annexure-D**;
- I. In view of the aforesaid acts, deeds and things the Promoter herein has become the sole and absolute owner of the said Larger Land and the developments undertaken thereon including the said Project;
- J. Pursuant to the said transfer and conveyance, the Promoter has applied to MahaRERA for change of details of the registered project by changing the name of the Promoter from Marvel to the Promoter herein and accordingly, now the Project is known by the name “Solitaire Business Hub, Viman Nagar”, which shall be developed in phases. A copy of the RERA registration certificate bearing registration no. P52100006995 granted in favor of the Promoter is annexed hereto and marked as **Annexure-E**.
- K. The Promoter has obtained certain approvals and is in the process of revalidating and obtaining other approvals from the concerned authorities for implementation of the said Project “Solitaire Business Hub, Viman Nagar”.
- L. The Promoter has applied and obtained following permission/sanctions from PMC for development of the said Project on the said Project namely:
 - a) Sanctioned Layout plan dated **28/07/2021** of the said Land, as approved by PMC, a copy of which is annexed hereto and marked as **Annexure-F** and
 - b) Commencement Certificate in respect of the said Project from PMC dated 18/09/2020 bearing no. CC/0593/20, further revised on 28/07/2021 bearing no.



CC/1071/2021 a copy of the revised commencement certificate is annexed hereto and marked as **Annexure-G**

The Promoter shall take all steps and do all acts, matters or things necessary for obtaining full Completion Certificate/s in respect of the said Project after the physical completion thereof. The Lessor has obtained occupation certificates (in parts) from the PMC vide its Completion Certificates dated 03/05/2021 and 26/10/2021 bearing reference nos. OCC/0086/21 and OCC/0674/21.

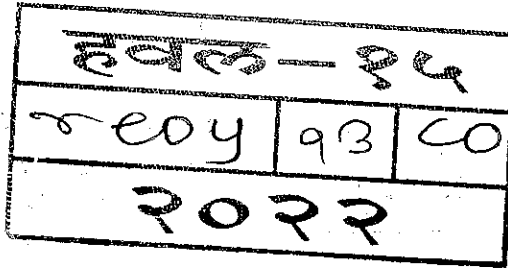
- M. The Promoter is entitled to implement the said Project and lease/sell the commercial offices & showroom/s forming part of the said Project and to enter into Agreement for Sale with purchasers and to receive the premium consideration in respect thereof.
- N. The Promoter shall develop the other portions of the said Larger Land in phases and in the manner the Promoter may deem fit by utilizing all present and future development potential, FSI, TDR and such other development potential as may be available on the said Larger Land and the Purchaser/s shall not raise any objection for the same in any manner whatsoever.
- O. The Promoter herein has represented to the Purchaser that the Promoter has availed financial assistance from Piramal Trusteeship Services Private Limited and for the said purpose they have mortgaged *inter alia* the said Land and the tenements therein, The Promoter has applied for a no-objection certificate from Piramal Trusteeship Services Private Limited for the lease of the said Premises and the no objection certificate is expected to be received within 90 (ninety) days from the date of execution of these presents. The Purchaser/s having knowledge of the same has agreed to execute this Agreement. A copy of the NOC issued by Piramal Trusteeship Services Private Limited is hereto annexed and marked as **Annexure-H**
- P. On demand from the Purchaser/s, the Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said Land, said Unit (*defined below*) and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified and required under the Applicable Law. The Purchaser/s has/have also examined all documents and information uploaded by the Promoter on the website of the Authority as required by RERA and the said Rules and has understood the documents and information in all respects. The Purchaser/s hereby confirm/s, agree/s and declare/s that he/she/they/it do not have any requisitions or objection with regard to the same and shall not raise any requisitions and/or objections in the future.
- Q. The authenticated copies of Certificate of Title dated 14/11/2019 issued by the Advocate of the Promoter namely M/s Benchmark Legal Services LLP, the authenticated copies of extract of Village Forms VII and XII of the said Land on which the said Project is to be constructed have been annexed hereto as **Annexure-I** and **Annexure-J**, respectively.
- R. The Promoter has entered into standard agreements with **Mr. Hrishikesh Kulkarni** ("**Architect**"), an architect registered with the Council of Architects.



- S. The Promoter has appointed **Mr. Rajesh Mankani** ("Structural Engineer"), for the preparation of the structural design and drawings of the said Project and accordingly the said Project is being developed under the professional supervision of the Architect and the Structural Engineer (or any suitable replacements/substitutes thereof).
- T. On an application made by the Purchaser/s, the Promoter has agreed to sell and the Purchaser/s has/have agreed to purchase, on the terms and conditions hereinafter appearing, the said Unit (*defined below*) at or for the Sale Consideration (*defined below*). The said Unit is shown by red outline and hatched on the floor plans hereto annexed and marked as **Annexure-K**.
- U. At the request of the Purchaser/s, the Promoter has agreed to permit the Purchaser/s, , the right to use Car Parking Space (*defined below*) as described in the **Second Schedule** hereunder written, as incidental to the said Unit.
- V. The Purchaser/s has/have carefully read and understood the contents and meanings of each of the clauses of this Agreement, along with all the aforesaid and hereunder relevant information furnished by the Promoter and the Purchaser/s has/have also taken independent legal advice and only thereafter he/she/they/it has/have agreed to enter into this Agreement.
- W. As required by section 13 of RERA, the Parties are executing this written agreement for sale of the said Unit and agree to register this Agreement with the office of the Sub-Registrar of Assurances under the provisions of the Registration Act, 1908.

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

1. **DEFINITIONS:** In this Agreement, unless the context otherwise requires (i) capitalized terms defined by inclusion in quotations and/or parenthesis have the meanings so ascribed; and (ii) the following expressions shall have the following meanings assigned to them hereinbelow:
- 1.1 **"Agreement"** shall mean this Agreement for Sale together with the Schedules, and Annexures hereto and any other deed and/or document(s) executed in pursuance hereof.
- 1.2 **"Apex Body"** shall mean an apex/federal body formed of all the Association(s) in the said Project.
- 1.3 **"Association"** shall mean the body to be created of the purchasers of the shops/ units/ premises in the said Project, which may be a co-operative housing society or a company under the Companies Act, 2013 or an association of purchasers of the units as contemplated in the Maharashtra Apartment Ownership Act, 1970.



- 1.4 **“Applicable Law”** means any statute, national, state, provincial, local, municipal, or other law, treaty, code, regulation, ordinance, rule, judgment, order, decree, bye-law, approval of any Governmental Authority, directive, guideline, policy, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation or administration having the force of law of any of the foregoing by any Governmental Authority having jurisdiction over the matter in question, whether in effect as of the date of this Agreement or at any time thereafter.
- 1.5 **“Car Parking Space”** shall mean the car parking space, as mentioned in the **Second Schedule** hereunder written.
- 1.6 **“Carpet Area”** shall mean the net usable floor area of the said Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Unit for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Unit for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Unit.
- 1.7 **“Common Areas”** shall mean the parts and portions of the said Land having common areas, amenities and facilities earmarked for the common use and enjoyment of the owners/residents of the units comprised in the Project, and more particularly described in the **Third Schedule** hereunder written.
- 1.8 **“Demand Letter”** shall mean the letter/demand/invoice/or such other document known by any other name which is sent by the Promoter or its authorized agent acting on its behalf to the Purchaser/s demanding payment towards the Payment Installments /Taxes /Other charges /Interest/Maintenance Charges, either now or in the future, to be paid by them in the manner more particularly defined in the Payment Schedule under Clause 5 of this Agreement and/ or under this Agreement.
- 1.9 **“Facility Management Company”** shall mean the Promoter and/or any agency to be appointed by the Promoter for managing the affairs and management of the said Project or any part of it, post construction until such management is handed over to the Association/Apex Body. It is clarified that the appointment of any such agency can be terminated by the Promoter solely at its discretion and on termination the Promoter shall be entitled either to manage the affairs and management of the said Project post construction and till the handing over to the Association/Apex Body by itself or by appointing a new agency.
- 1.10 **“Force Majeure Event”** shall include the following:
- (i) Acts of God such as Floods, cyclones, lightning strikes, earthquake, drought, storm or any other effect of natural elements, epidemics, famine, pandemic or plague;

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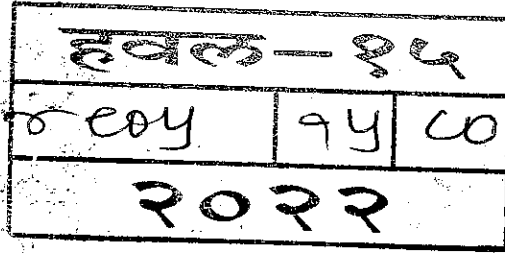


- (ii) Acts of war, hostilities (whether war be declared or not), invasion, act of foreign enemies, armed conflict blockade, embargo, revolution, rebellion, riot, insurrection, civil commotion, acts of terrorism or sabotage whether inside or directly involving India or outside and/or not directly involving India, military or usurped power or civil war/disorders;
- (iii) Radioactive contamination or ionizing radiation;
- (iv) Fire, explosion or accident leading to breakage of facilities, plant or equipment or chemical contamination thereof;
- (v) Non-availability of steel, cement, other building materials, sufficient water or electricity supply;
- (vi) Strikes, lockouts, lockdown or other labour difficulties;
- (vii) Any delay by the Governmental Authority in sanctioning/providing the electricity and/or water connections;
- (viii) Legal proceedings or any other order, rule or notification issued by Governmental Authority, affecting the development of the said Project;
- (ix) Any notice, order, rule, notification or directive of the Governmental Authority or any Court or Tribunal or any quasi-judicial body or authority or any act, restraint or regulation of any Governmental Authority which restricts/prohibits or suspends the construction of the said Project;
- (x) Any delay in issuance of occupation certificate and / or building completion certificate by the Governmental Authority for reasons beyond control of the Promoter;
- (xi) Any delay in issuing or granting any necessary permissions / No Objection Certificate(s) (NOC)/ certificates/licenses or water, electricity, drainage and sewerage connections by any Governmental Authority;
- (xii) Any other reason beyond the control of the Promoter or unforeseen by the Promoter or their agents.

1.11 **“Governmental Authority”** shall mean any government, semi government, local, public authorities or judicial or quasi-judicial or regulatory, supervisory or administrative entity, department or authority established under any Applicable Law.

1.12 **“Interest”** shall mean the applicable rate of interest as prescribed under the provisions of the RERA from time to time.

1.13 **“Maintenance Charges”** shall mean the proportionate charges and Taxes/levies to be paid by the Purchaser/s in respect of maintaining the said Project including the Common Areas, common amenities and facilities meant for purchasers of the units in the said Project including but not limited to CAM Charges, permanent deposits, water connection charges, electricity connection charges, betterment charges, internet connection deposits, telephone connection deposits, GST, sinking fund charges.



- 1.14 "Other Charges" shall have the meaning as mentioned in Annexure-L.
- 1.15 "Possession Date" shall mean the date more particularly mentioned in Clause 8.1 of this Agreement.
- 1.16 "said Project" shall have the meaning ascribed in Recital D hereinabove.
- 1.17 "said Unit" shall mean Unit No. H-4010B on the 4th Floor in the said Project and more particularly described in as described in Second Schedule hereunder.
- 1.18 "Sale Consideration" shall mean sale price of the said Unit specified in Clause 3 of this Agreement.
- 1.19 "Tax" shall mean all forms of taxes including (including but not limited to indirect taxes such as goods and services tax, service tax or other similar taxes), deductions, withholdings, duties, imposts, levies, cesses, fees, statutory charges, contributions and rates imposed, levied, collected, withheld or assessed by any Governmental Authority or other taxing authority in India and any interest, cost, additional taxation, penalty, surcharge, cess or fine in connection therewith and "Taxes" shall be construed accordingly.
2. **AGREEMENT TO SELL**
- 2.1 The Purchaser/s has/have requested the Promoter and based on the request, the Promoter has agreed to sell to the Purchaser/s and the Purchaser/s has/have agreed to purchase from the Promoter, the said Unit (as more particularly described in the Second Schedule hereunder written) for the Sale Consideration as set out under Clause 3 of this Agreement and on the terms and conditions contained herein.
- 2.2 At the request of the Purchaser/s, the Promoter has agreed to permit the Purchaser/s, , the right to use the Car Parking Space, incidental to the said Unit, provided however that such right shall be subject to variation/modification as may be made by the Association in respect thereof. The exact location and dimension of Car Parking Space is set out in the Second Schedule hereunder written.
3. **SALE CONSIDERATION**
- 3.1 The Promoter hereby agrees to sell and transfer to the Purchaser/s and the Purchaser/s shall purchase and acquire from the Promoter, the said Unit on ownership basis for a total consideration of **INR 3,82,29,785/- (Rupees Three Crores Eighty Two Lakhs Twenty Nine Thousand Seven Hundred and Eighty Five Only. ("Sale Consideration"))** to be paid by the Purchaser/s to the Promoter in the manner set out herein.

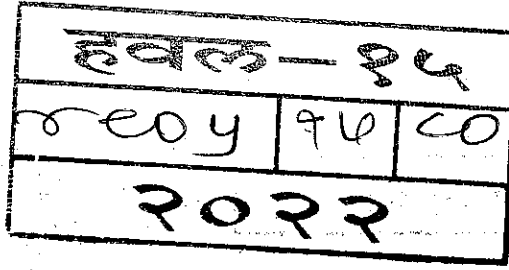
Of the aforesaid Sale Consideration, the Purchaser/s has/have paid on or before the execution of this Agreement, a sum of **INR 53,52,170 (Rupees Fifty Three Lakhs Fifty**

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Two Thousand One Hundred and Seventy Only). The balance Sale Consideration shall be paid by the Purchaser/s to the Promoter in the manner set out under Clause 5 of this Agreement.

- 3.2 The aforesaid Sale Consideration is exclusive of the payment of Other Charges as set out in **Annexure-L** and all Taxes as are levied or which may be levied hereafter and any payable under this Agreement.
- 3.3 All Taxes and Other Charges as applicable/payable now or hereafter, under this Agreement shall be borne and payable by the Purchaser/s alone in designated account/s of the Promoter and the Promoter shall never be liable/responsible and/or required to bear and/or pay the same or any part thereof. The timely payment of the balance Sale Consideration, Other Charges and Taxes under this Agreement without any default as per the Payment Schedule set out in Clause 5 hereunder is the essence of this Agreement.
- 3.4 The Purchaser/s is aware that the Purchaser/s has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making of actual payment or credit of such sum to the account of the Promoter, whichever is earlier, as per section 194IA of the Income Tax Act, 1961. Further, the Purchaser/s shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act, 1961.
- 3.5 The Purchaser/s hereby agree/s that the Purchaser/s shall also be liable to pay Taxes on or applicable to the transfer and sale of the said Unit retrospectively or as a result of statutory interpretation of any existing provision of Applicable Law in respect of levying such Taxes and statutory charges. Provided further that any payment/s made by the Purchaser/s shall be first appropriated towards balance Consideration, if any, then the Interest and thereafter the balance towards the principal sums.
- 3.6 The Sale Consideration is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to Governmental Authority and/or any other increase in charges which may be levied or imposed by the Governmental Authority from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the Governmental Authority 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 Purchaser/s.
4. **OTHER CHARGES**
The Purchaser/s shall on demand made by the Promoter and on or before the handing over of the possession of the said Unit, pay to the Promoter the amounts as set out under annexure attached hereto and marked as **Annexure L** in addition to the Sale Consideration agreed to be paid by the Purchaser.



5. **MANNER OF PAYMENT OF INSTALLMENTS AND OTHER CHARGES**
- 5.1 Upon completion of each stage/milestone of construction, the Promoter shall issue Demand Letter to the Purchaser/s, for payment of the balance Sale Consideration, payable in such installments ("**Payment Installments**") as more particularly defined within the Payment Schedule annexed hereto and marked as **Annexure-M**.
- 5.2 In addition to the Payment Installments, the Promoter shall issue Demand Letter to the Purchaser/s for payment of Taxes, Other Charges and Interest, if any.
- 5.3 The Promoter shall intimate to the Purchaser/s as and when the Payment Installments are due and the Purchaser/s shall pay all such amounts on or prior to the due dates mentioned in the Demand Letter. In case of any delay in the payment of amounts under this Agreement, the Purchaser/s shall be liable to pay Interest on the outstanding amount for the period of delay. The Purchaser/s assure(s) the Promoter that the Payment Installments, Tax, Interest and Other Charges and any other amounts mentioned in this Agreement shall be paid within a period of 7 (seven) days from the date of Demand Letter without default.
- 5.4 The Promoter has notified the Purchaser/s and the Purchaser/s is/are fully aware that any delay or default in payment by the Purchaser/s could jeopardize the said Project as well as expose the Promoter to financial losses and also affect the other purchaser/s by way of delays in the timely completion of the said said Project.
- 5.5 All payments to be made by the Purchaser/s to the Promoter under this Agreement shall be made by Cheque/Demand Draft/Pay Order/NEFT/RTGS/Wire payable at Pune and in favour of "**CPBPL SBH Viman Nagar Phase I Master Collection Escrow A/c** ", Account Number **57500000440548** , **HDFC Bank, BHANDARKAR ROAD Branch, Pune, only, (IFS CODE : HDFC0000007)**, and shall be considered to have been received by the Promoter only when the amount receivable is confirmed as credited into the designated account/s of the Promoter. Changes, if any, in such bank account details will be intimated to the Purchaser in writing by the Promoter.
- 5.6 In case of any financing arrangement entered by the Purchaser/s with any Bank / financial institution with respect to the purchase of the said Unit, the Purchaser/s shall cause such bank / financial institution to disburse/pay all such instalment of balance Sale Consideration and other amounts as necessary due and payable to Promoters through an account payee cheque/demand draft drawn in favour of Cheque / Pay Order/ Demand Draft / NEFT / RTGS made payable at Pune and in favour of "**CPBPL SBH Viman Nagar Phase I Master Collection Escrow A/c** ", Account Number **57500000440548** , **HDFC Bank, BHANDARKAR ROAD Branch, Pune, only, (IFS CODE : HDFC0000007)**, being the sole collection account opened for the convenience of the Purchaser/s.

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- 5.7 It is hereby expressly agreed by the Purchaser/s that all the cheques paid towards instalments of the balance Sale Consideration as set out above and all other amounts and monies payable by the Purchaser/s to the Promoter under this Agreement shall be honoured/paid on their respective due dates and/or as hereby stipulated, without any delay or default. If any of the payment cheques/banker's cheque or any other payment instructions of/by the Purchaser/s is/are not honoured for any reason whatsoever, the Promoters may, at its sole discretion, without prejudice to its other rights, charge a payment dishonour charge of INR. 5,000/- (Indian Rupees Five Thousand Only) for dishonour of a particular payment instruction for first instance and for second instance the same would be INR 10,000/- (Indian Rupees Ten Thousand Only) in addition to the Interest. Thereafter no cheque will be accepted, and payments shall be accepted through bank demand draft(s)/NEFT/RTGS only. This is without prejudice to the right of the Promoter to charge Interest for delay and/or to terminate this Agreement as breach on the part of the Purchaser/s. Further, till such time the requisite instalment is paid by the Purchaser/s, the Promoter shall have lien and charge on the said Unit agreed to be acquired by the Purchaser/s in respect of any unpaid amount payable by the Purchaser/s to the Promoter under this Agreement.
- 5.8 The Purchaser/s agree/s to pay to the Promoter, the Interest as also all reasonable charges for recovery of the amounts and monies due as may be incurred by the Promoters, in this behalf, to be calculated on all amounts, which become due and payable by the Purchaser/s to the Promoter under the terms of this Agreement, from the date the said amount becomes payable by the Purchaser/s to the Promoter, till payment thereof to and/or realization thereof by the Promoter. Provided that tender of the principle amounts and Interest or tender of the Interest and expenses thereof shall not itself be considered as waiver of the right of the Promoters under this Agreement, nor shall it be construed as condonation of the delay by the Promoters against delay in payments by the Purchaser/s.
- 5.9 The Purchaser/s agree that until payment of entire balance Sale Consideration, Other Charges, Taxes, Interest payable hereunder, on respective due date/s without any default by the Purchaser/s to the Promoter (and not otherwise), the Purchaser/s shall not be entitled to claim any rights under this Agreement in respect of the said Unit.
- 5.10 The Purchaser/s, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, Reserve Bank of India Act, 1934 and the Rules and Regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other Applicable Law including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc. and provide the Promoter with such permission, approvals which would enable the Promoter to fulfil its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of Foreign Exchange Management Act, 1999 or the statutory

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enactments or amendments thereof and the Rules and Regulations of the Reserve Bank of India or any other applicable law. The Purchaser/s understands and agrees that in the event of any failure on his/her/ their/ its part to comply with the applicable guidelines issued by the Reserve Bank of India; he/she/ they/ it may be liable for any action under the Foreign Exchange Management Act, 1999 or other Applicable Law, as amended from time to time. The Purchaser/s shall keep the Promoter fully indemnified and harmless in this regard.

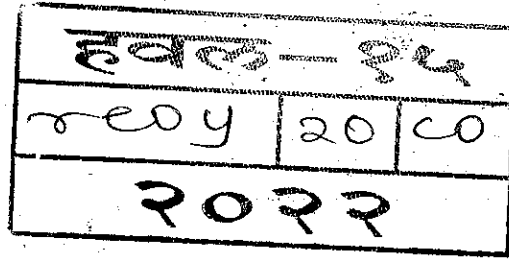
5.11 The Demand Letter raised on the Purchaser/s shall be sent by the Promoter either to the postal address provided by the Purchaser/s or electronically delivered to the registered email address provided by the Purchaser/s.

5.12 The Purchaser/s specifically agree/s that in the event of the Purchaser/s making any default in payment of any Payment Installments, Taxes, Interest Other Charges and other payments under this Agreement on their due date and/or in observing and performing any of the terms and conditions of this Agreement and the default continuing, in spite of 15 (fifteen) days' notice in writing sent by the Promoter to the Purchaser/s to remedy the breach, without prejudice to the rights available to the Promoter under this Agreement and/or under Applicable Law, the Promoter shall by a written notice of 7 (seven) days' be entitled to terminate this Agreement.

6. ALTERATION, MODIFICATION IN SANCTIONED LAYOUT, BUILDINGS PLANS AND CONSTRUCTION:

6.1 The Promoter has informed the Purchaser/s and the Purchaser/s hereby confirms and acknowledges that the said Land is being developed by the Promoter in a segment-wise / phase-wise manner to be determined by the Promoter in its absolute sole discretion from time to time. The Purchaser/s further acknowledge/s and confirms that the Promoter may, at any time, alter/vary/modify the layout plan except that of the current phase wherein the said Unit is situated in such manner as the Promoter may in its absolute sole discretion deem fit, subject however to the sanction of the Governmental Authority or may undertake any of the aforesaid phase if required by the Governmental Authority.

6.2 The Purchaser/s herein has/have independently scrutinized the sanctioned layout and building plans of the said Project and understood and accepted the rights of the Promoter to develop the said Land using the complete potential for developing the further phases and the Purchaser/s recorded hereunder his/her/its/their acceptance in respect thereof and by executing this Agreement granted irrevocable consent for obtaining sanctions / permissions for all phases in the said Project subject to further variation, as may be considered necessary or as may be required by the PMC / Governmental Authority and carrying out such construction without any objection and/or hindrance of any nature whatsoever by the Purchaser/s on any ground including disturbance and/or inconvenience caused by the ongoing construction of further phases of the said Project.



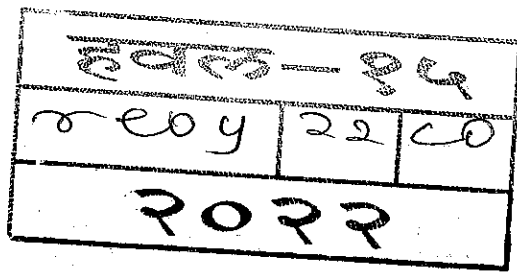
- Provided that, the Promoters shall have to obtain prior consent in writing from the Purchaser/s herein in respect of such variations or modifications which adversely affect the said Unit which the Purchaser/s herein has agreed to purchase on ownership basis in pursuance of this instrument except any alteration or addition required by any Governmental Authorities or due to change in Applicable Law.
- 6.3 The Promoter may utilize additional FSI available/permitted on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulations or based on the expectation of increased FSI which may become available in future.
- 6.4 Further, the Purchaser/s has/have been informed and acknowledge(s) that the FSI proposed to be consumed in the said Project may not be proportionate to the area of the said Land on which it is being constructed in proportion to the total area of the said Land taking into account the FSI to be utilized for all buildings to be constructed thereon. The Promoter in its sole discretion, may allocate such buildable FSI for each of the buildings being constructed on the said Land as it thinks fit and the Purchaser/s is agreeable to this and shall not dispute the same or claim any additional FSI or buildable area in respect of any of the building or the said Land.
- 6.5 The Purchaser/s acknowledge(s) that the Promoter alone is entitled to utilize and deal with all the development potential of the said Larger Land including the existing and future FSI and/or Transferable Development Rights ("TDR") heretofore sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and/or TDR for construction of buildings and development of facilities and/or amenities on any part of the said Land or elsewhere as may be permitted and in such manner as the Promoter deems fit.
- 6.6 The Purchaser/s further acknowledge(s) that, at its sole discretion (i) the Promoter shall also be entitled to freely deal with other phases comprised in the said Land (along with the FSI/TDR or otherwise) including by way of sale/transfer to any entity as the Promoter may deem fit (ii) the Promoter may also sell/transfer its stake in the other phases to any person as it deem fit, in accordance with the Applicable Law. The Purchaser/s has/have entered into this Agreement knowing fully well the scheme of development to be carried out by the Promoter on the said Land.
- 6.7 Neither the Purchaser/s nor any of the other purchasers of the unit(s) in the buildings being constructed on the said Land nor the Association shall be entitled to claim any FSI and/or TDR howsoever available on the said Land. All FSI and/or TDR at any time available in respect of the said Land in accordance with the Layout or any part thereof shall always belong absolutely to the Promoter, till the time the development of the entire layout as

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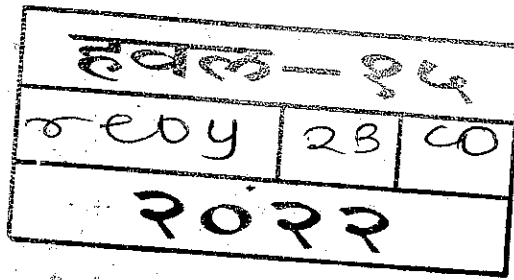
contemplated by the Promoter is completed by the Promoter and building(s)/said Land is conveyed to the Association.

- 6.8 The unutilized/residual FSI (including future accretions/ enhancement due to change in law or otherwise) in respect of the said Land shall always be available to and shall always be for the benefit of the Promoter and the Promoter shall have the right to deal /use the FSI/TDR as it may deem fit, without any objection/interference from the Association/ Apex Body. In the event of any additional FSI in respect of the said Land or any part thereof being increased as a result of change in Applicable Law/ any favorable relaxation of the relevant building regulations or increase in incentive FSI or otherwise, at any time hereafter, the Promoter alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built up area on the said Land or the any other part of the said Land as may be permissible. The Purchaser/s in their personal capacity as also in their capacity as members of the Association/Apex Body when formed and registered have hereby given their unequivocal and express consent to the utilization by the Promoter and/or their nominee/s and assigns, of such additional FSI and any benefits arising therefrom as hereinabove contained.
- 6.9 It is also agreed by the Purchaser/s that the Promoter, if permitted by the PMC and/or other Governmental Authority, shall be entitled to utilize further development potential (including fungible FSI), by putting up further construction on the said Land and shall thereby continue to retain full right and authority to develop the said Land and to utilize the entire FSI and/or any incremental development potential that may be available from time to time. Further, such potential or additional construction shall at all times be the sole property of the Promoter who shall be at the liberty to use, dispose-off, sell or transfer the same in such manner as the Promoter may deem fit.
- 6.10 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 Governmental Authority at the time of sanctioning of the said plans or thereafter and shall before offering possession of the said Unit to the Purchaser/s obtain from the concerned Governmental Authority occupancy certificate in respect of the said Unit.
- 6.11 If within a period of 5 (five) years from the date of handing over the said Unit to the Purchaser/s, the Purchaser/s bring/s to the notice of the Promoter any structural defect in the said Unit then wherever possible such defects shall be rectified by the Promoter at its own cost. Provided however, that such structural defects shall not include defects/damages caused by the action of Purchaser/s or third party or damages owing to natural calamity, war, fire, explosion etc. The Parties agree and confirm that the decision of the Promoter's Architect shall be final in deciding whether there is any actual structural defect in the said Unit. It is agreed between the Parties that the defect liability period

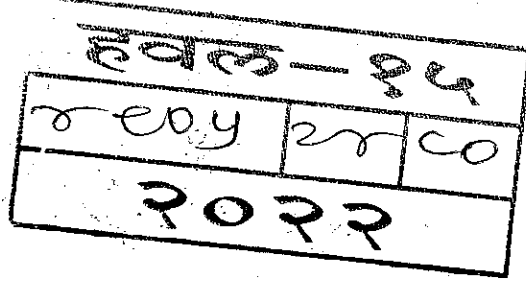


shall be deemed to have commenced from the date of expiry period in written intimation issued by the Promoters to the Purchaser/s to take the possession of the said Unit or the date of handing over of the possession of the Unit to the Purchaser/s, whichever is earlier.

- 6.12 The Purchaser/s agree/s that the calculation of Carpet Area in respect of said Unit is based upon the plans approved by the Governmental Authority and the same may undergo variation at the time of completion of construction of the said Unit. The Purchaser/s agree/s not to object to any such change and agrees not to demand cancellation or termination of this Agreement or refund of any money paid hereunder save and except as mentioned hereinbelow. The Parties agree and acknowledge that the variation in the Carpet Area of the said Unit up to +/- 3% (three percent) (or such other percentage as may be prescribed from time to time under the RERA) of the Carpet Area of the said Unit agreed under this Agreement is acceptable to each of the Parties hereto. In case of such variation, the Sale Consideration payable for the new carpet area shall be recalculated. If there is any reduction in the Carpet Area, then the Promoter shall refund the excess money paid by Purchaser/s within 15 (fifteen) days of such determination by the Promoter 's Architect. It is hereby agreed between the Parties that all the monetary adjustments towards variation shall be made at the same consideration rate per square meter as agreed in this Agreement If there is any increase in the carpet area allotted to Purchaser/s, then the Promoter shall demand additional amount from the Purchaser/s before possession of said Unit which shall be paid by the Purchaser/s within a period of 7 (seven) days of the Demand Letter issued by the Promoter, failing which the Promoter may at its discretion refuse to handover possession of the said Unit to the Purchaser/s.
- 6.13 The Purchaser/s hereby acknowledges that the Promoter has reserved unto itself the right, if it so desires, to amalgamate the said Land with any one or more of the adjoining land/properties and to utilise the FSI thereof inter alia on any portion of the said Land and also to sub-divide such amalgamated property and to submit or amend the said Project and/or plans as may be permitted by the Governmental Authority, without any reference to the Purchaser/s and/or Association/Apex Body as the case may be.
7. **INTERNAL FIXTURES, FITTINGS AND SPECIFICATION**
The internal fixtures, fittings and specifications of the said Unit are detailed and annexed hereto and marked in **Annexure-N ("Internal Specifications")**. The Purchaser/s hereby give/s consent to the Promoter to change/alter/substitute the Internal Specifications in the event that there is any uncertainty about the availability thereof, either in terms of quantity and/or quality and/or for any other reason beyond the control of the Promoter.
8. **POSESESION**
- 8.1 Unless prevented by occurrence of Force Majeure Event/s and subject to Purchaser/s compliance of terms and conditions including timely payment of the balance Sale Consideration and all other amounts payable under this Agreement, the Promoter shall deliver the actual possession of the said Unit to the Purchaser/s on or before **30/06/2022**



- with a further grace period of 6 (six) months. The Promoter shall be entitled to claim an extension of the said period for delivering possession of the said Unit on account of occurrence of any Force Majeure Event.
- 8.2 Upon the Purchaser/s complying with all the terms and conditions contained herein, executing documentations including declarations, undertakings and indemnities, etc. as may be prescribed by the Promoter in this regard, the Promoter shall serve upon the Purchaser/s a notice ("**Possession Notice**") to take the possession of the said Unit and then the Promoter shall give possession of the said Unit to the Purchaser/s on the date specified in the Possession Notice which date shall be within 15 (fifteen) days of the Possession Notice ("**Possession Date**"). The Purchaser agrees and declares that non-completion of other units, Common Areas, other project amenities at the time of possession shall not be a reason for not accepting possession of the said Unit.
- 8.3 On expiry of 15 (fifteen) days Possession Notice, the said Unit shall be at the risk of the Purchaser/s (irrespective of whether possession of the said Unit is actually taken by the Purchaser/s or not) in all respects, including loss or damage arising from the destruction, deterioration to the said Unit. Further, the Purchasers shall be liable to pay Maintenance Charges and all other expenses necessary and incidental to the management, upkeep and maintenance of the said Project from the date of expiry of 15 (fifteen) days Possession Notice.
- 8.4 Notwithstanding anything herein contained, the Promoter shall not be required to give possession of the said Unit to the Purchaser/s till the entire Sale Consideration and all other amounts due hereunder are paid by the Purchaser/s to the Promoter.
- 8.5 The Parties agree that in the absence of any Force Majeure Event, if the Promoter fails to deliver possession of the said Unit to the Purchaser/s on or before on or before the date mentioned in Clause 8.1 with a further grace period of 6 (six) months, then the Promoter shall be liable to pay Interest on the total amount paid by the Purchaser/s for the period of delay till the date of offer of possession of said Unit by the Promoter to the Purchaser/s.
- 8.6 It is expressly agreed by the Purchaser/s that in the event the construction is stopped or delayed due to occurrence of Force Majeure Event, then the Purchaser/s agree/s and confirms that the Promoter shall be entitled to such extension for completion of the said Project as required. Further, the construction work shall be resumed only upon removal of/ cessation of the above referred Force Majeure Event.
- 8.7 The Purchaser/s agrees, confirms and declares that on or before taking possession of the said Unit, he/she/it shall deposit a sum of **INR. 290/- (Indian Rupees Two hundred and Ninety Only)** per square feet of the Carpet Area of the said Unit with the Promoter towards interest free refundable security deposit for the due performance of the



Purchaser/s obligations while undertaking interior works/furniture/fit outs in the said Unit. The Purchaser/s shall obtain the prior written approval of the Promoter for carrying out such interior/furniture/fit out works. The aforesaid interest free refundable security deposit shall be refunded by the Promoter to the Purchaser /s against completion of such fit out works provided such work has been carried out as approved by the Promoter and in compliance with the approved plans and there is no alteration/ damage caused to the structure/Common Areas and the finishing and installations in the said Project. The Purchaser/s shall not make or cause to be made any structural addition or alteration of whatsoever nature in or to the said Unit or any part thereof nor alter the elevation / color scheme of the said Project wherein the said Unit is located and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC structures in the said Unit / Common Area or enclose any balcony or any other usable area. In case there is damage or works, the cost of rectification as determined by the Promoter, will be deducted from the above interest free refundable security deposit, notwithstanding any additional amounts above such security deposit which may be claimed by the Promoter, then the Applicant shall pay such additional amount to the Promoter forthwith.

9. **Common Areas, Amenities and Facilities**

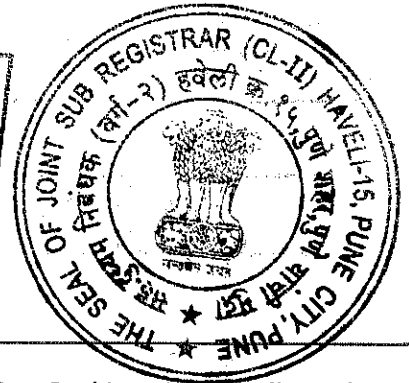
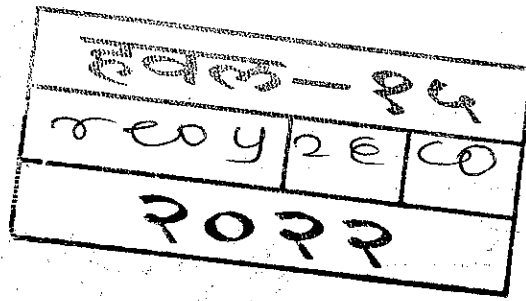
9.1 By virtue of being the Purchaser/s of the Unit, the Purchaser/s shall, after the grant of possession of the said Unit, be entitled to the usage of the common amenities and facilities, open spaces that will be made available by the Promoter as presently envisaged by the Promoter. The list of Common areas, amenities and facilities to be provided by the Promoter in the said Project is detailed under the **Third Schedule** hereunder. While undertaking development of the said Project there may be certain modification(s)/ alteration(s) to the Common Areas, amenities and facilities detailed in the Third Schedule or relocation/ re-designation or changes in the Common Areas, amenities and facilities and the Purchaser/s hereby consents and agrees to the same. It is agreed that the cost of maintenance, repair, replacement and up-gradation of such Common Areas, amenities and facilities will be payable by all the purchaser/s of unit(s) as may be determined by the Promoters or Facility Management Company from time to time. Utilization of the maintenance charges for paid common amenities and facilities by the Purchaser/s shall be subject to such payments and observance of such terms and conditions as may be determined by the Promoters from time to time in consultation with the Facility Management Company concerned and intimated to the Purchaser/s.

9.2 The Purchaser agree that since the construction is being carried out in phased manner all the Common Areas, amenities and facilities shall not be available immediately at the time of handing over the possession of the said Unit to the Purchaser/s and will be only available after the completion of the said Project, subject to the additions and alterations, if any, and the Purchaser/s shall not be entitled to raise any complaint/grievance about the same.

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- 9.3 The Purchaser/s shall under no circumstances object or obstruct the Promoter or anyone claiming through the Promoter to the easement rights of passage of water lines, sewerage lines, electrical lines below and/or overhead and under the ground of the said Property including right of way.
- 9.4 The Purchaser/s hereby expressly agree/s that the Promoter shall be entitled to develop and sell all the saleable shops/units/premises in the said Project and all other saleable structures, to be constructed on the said Land.
- 9.5 It is expressly agreed by and between the Parties hereunder, that the Common Areas, amenities and facilities are intended for the use and benefit of all the purchasers, occupants and users of all the units/premises in the said Project.
- 9.6 The Purchaser/s along with other occupants of the said Project shall abide by such rules and regulations for use of the Common Areas, amenities and facilities in the said Project, as may from time to time be framed by the Promoter and/or Association. However, the Promoter and/or Association shall be entitled to collect from the purchaser/s the proportionate share of outgoings for the upkeep and maintenance of the Common Areas amenities and facilities of the said Project.
- 9.7 The Purchaser/s will not have any individual right in the Common Areas, amenities and facilities built or provided in the said Project for the common use and enjoyment of the purchasers.
10. **CAR PARKING SPACE**
- 10.1 Except the Car Parking Space allotted by the Promoter in accordance with this Agreement, the Purchaser/s agree(s) and confirm(s) that all car parking spaces in the said Project will be dealt with by the Promoter at its discretion. The Purchaser/s hereby declares and confirms that except for the Car Parking Space allotted by the Promoter, the Purchaser/s do/es not require any parking space/s including open car parking space(s) and accordingly the Purchaser/s waives his/her/its/their claim, right, title, interest whatsoever on the areas of parking space(s) in the said Project. The Purchaser/s further agree(s) and undertake(s) that it shall have no concerns towards the identification and allotment/allocation of parking space(s) done by Promoter/ Association / Apex Body, at any time and shall not challenge the same anytime in future. The Purchaser/s agree(s) and acknowledge(s) that the Promoter / the Association/ Apex Body shall deal with the parking space(s) in the manner the Promoter/ Association / Apex Body deems fit, subject to the terms of bye-laws and constitutional documents of the Association / Apex Body.
- 10.2 It is further expressly understood by the Purchaser/s, that the Car Parking Space shall be used for the purpose of parking vehicle(s) only.



- 10.3 The Purchaser/s cannot transfer/ and/ or assign the Car Parking Space allotted to him/her/them independently and the same can be done only if the said Unit is sold or transferred by him/her/them.
- 10.4 Un-allotted car parking spaces in the Project, if any, shall continue to remain the property of the Promoter and shall remain in possession of the Promoter until conveyance of the Project. It shall be upon the Promoter's discretion to allot/use/sell such un-allotted spaces that continue to remain with the Promoter.
- 11. FACILITY MANAGEMENT COMPANY**
- 11.1 With a view to preserve the intrinsic value of the said Project by ensuring high standard of maintenance and upkeep, at its discretion but not as an obligation, the Promoter may either by itself or through the Facility Management Company manage, upkeep and maintain the said Project, sewerage treatment plant, garbage, disposal system and such other facilities, that the Promoter may require to install, operate and maintain Common Areas, car parking areas and open spaces. By executing this Agreement, the Purchaser/s agree/s and consent/s to the appointment by the Promoter of such Facility Management Company.
- 11.2 The Purchaser/s as well as other purchaser/s of unit(s) in the said Project shall enter into a Facility Management Agreement ("FM Agreement") with the Promoter or the Facility Management Company as the case maybe for maintenance and management of the said Project. Post formation of the Association / Apex Body, as the case may be, the Promoter will novate the FM Agreement in favor of the Association / Apex Body, as the case may be. For this purpose, the Promoter may, in its discretion provide suitable provisions in the constitutional documents of the Association/Apex body. On expiry of the tenure of the FM Agreement, the Association/Apex Body shall have the option to either continue with the Facility Management Company appointed by the Promoter or appoint a new facility management company as it may deem fit.
- 11.3 It is further expressly understood that the Promoter shall not in any manner be accountable, liable or responsible to any person including the Purchaser/s and/or Association / Apex Body for any act, deed, matter or thing committed or omitted to be done by the Facility Management Company in the due course of such maintenance, management and control of the said Project and/or Common Areas thereto.
- 11.4 The Purchaser/s shall be liable to pay per month the Maintenance Charges and other outgoings may be fixed by the Promoter and/or the Facility Management Company from time to time. In case the Purchaser/s fails to pay the Maintenance Charges payable to the Promoter and/or the Maintenance Company within 7 (seven) days from the date of Demand Letter, then the Purchaser shall not be entitled to avail any maintenance services

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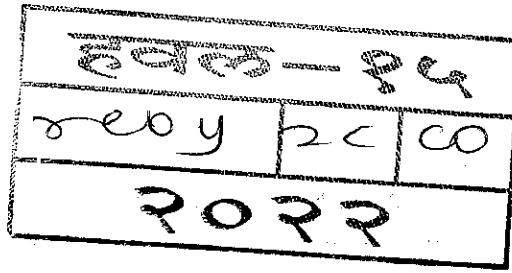


and shall be liable to pay interest at the rate of 15% (fifteen percent) per annum compounded at quarterly rests on such delayed payment.

- 11.5 The Purchaser/s shall abide by rules and regulations framed by the Promoter or the Facility Management Company for management and maintenance of the said Project.
- 11.6 The Purchaser/s understands and accepts that each member shall have the right of use the Common Areas, amenities and its' facilities on observance of rules and regulations of the Facility Management Company and/or the Association, as the case may be.

12. FORMATION OF ASSOCIATION / APEX BODY

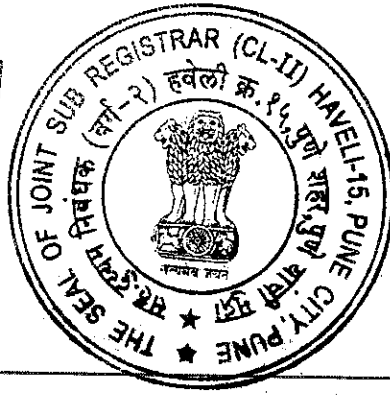
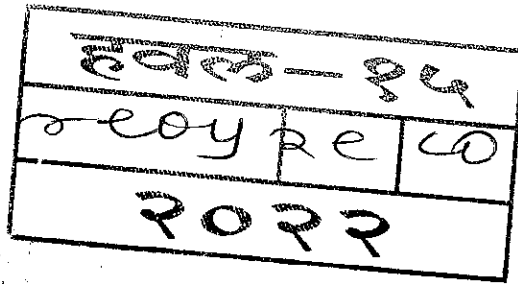
- 12.1 The Promoter shall submit the application for formation and the registration of the Association as the Promoter may at its sole discretion decide for the buildings in the said Project in such a manner as the Promoter may deem fit to be known by such name as the Promoter may decide, within such period as may be prescribed under the Applicable Law.
- 12.2 The Promoter may at its discretion form Association for each of the building/phase in the said Project and further form an Apex Body of such Associations. The Apex Body for the entire said Project shall admit various Association forming part of the said Project in the said Land *inter alia* for the purposes of effective maintenance and management of the said Project including for Common Areas, amenities at such time and in such a manner as the Promoter may deem fit to be known by such name as the Promoter may decide, within such period as may be prescribed under the Applicable Law.
- 12.3 The Purchaser/s is/are aware and acknowledge(s) this Agreement is entered into by the Promoter and the Purchaser/s on the specific understanding that, it shall be at the discretion of the Promoter to decide the nature of the Association, whether to form a society or a company or an association of which the purchasers of the unit(s) in the said Project shall become members.
- 12.4 The Purchaser/s along with other purchaser/s of shops/units/premises and other premises in the said Project shall join in forming and registering the Association/Apex Body 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 other papers and documents necessary for formation and the registration of such Association/ Apex Body and for becoming members, including the bye-laws and duly fill in, sign and return to the Promoter within 7 (seven) days of the same being forwarded by the Promoter to the Purchaser/s, so as to enable the Promoter to register the said Association under MOFA and/or RERA. No objection shall be taken by the Purchaser/s if any changes or modifications are made in the draft bye-laws, or the Memorandum and



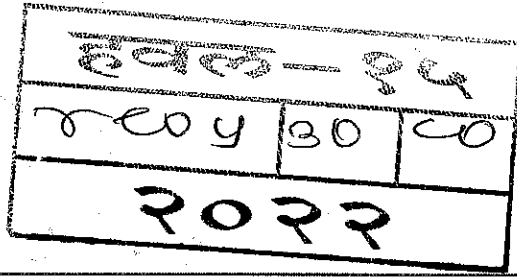
or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, or any other Governmental Authority as the case may be.

13. **TRANSFER OF TITLE**

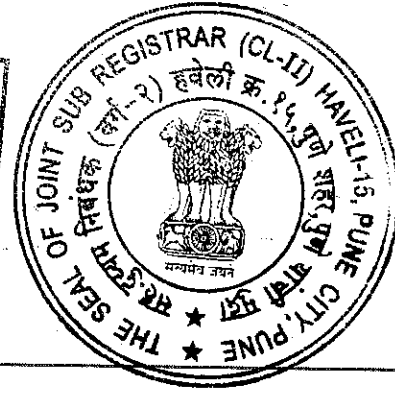
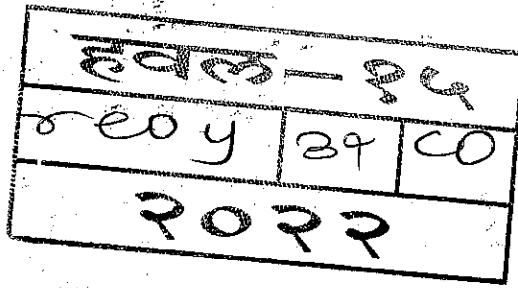
- 13.1 The Purchaser/s hereby agree/s and acknowledge/s that the said Project is a part of layout development of the said Land and as such the Promoter shall be convening only the built-up portion of the Project to the Association formed of the Project which shall not be later than 3 (three) years from the date of receipt of Occupation Certificate and handing over of all the Units in the Project to respective purchaser/s/lessee/ allottee/s/ purchasers of the unit/s in the Project and the underlying land would be conveyed to the Association/ Apex Body as the Promoter may deem fit. The Promoter shall convey its title in respect of the said Land to the Association / Apex Body within such period as the Promoter may deem fit, however such conveyance shall not be later than 5 (five) years from date of the completion of the entire development of the said Land by utilizing the entire FSI/TDR that may be permitted to be utilized therein in accordance with Applicable Law that may be in force from time to time and sale of all the premises / commercial office / units in the said Project and receipt of the entire consideration in respect thereof. The Purchaser/s hereby agree(s) that he/she/it has understood the provisions of this clause and hereby gives his/her/its unequivocal consent for the same. The Purchaser/s hereby agree(s) and confirm(s) that till conveyance of the buildings and said Land to the Association or Apex Body (as the case may be), the Purchaser/s shall continue to pay all the outgoings as imposed by Governmental Authority and proportionate charges to the Promoter from time to time.
- 13.2 All costs, charges and expenses including stamp duty, registration charges and expenses in connection with the preparation, stamping and execution of the conveyance of the said Project (including the basement/s, podium/s and stilts and the Common Areas within the Project) in favour of the Association/Apex Body, as aforesaid shall be borne and paid by the Association/all purchasers of the shops/units/premises in the said Project in the same proportion as the total area of shops/units/premises bears to the total area of all the shops/units/premises in the said Project.
- 13.3 The name of the said Project being implemented on the said Land is "**Solitaire Business Hub-Viman Nagar**" and the same shall not be changed by the Association/Apex Body. It is clarified that, the Promoter shall never be liable or required to pay any transfer fees and/or any amount, compensation whatsoever to the Association/Apex Body in respect of the sale or transfer of the unsold premises or resale of any premises in the event of cancellation of earlier sale, even after the assignment/conveyance with respect to the said Land and building thereon.
- 13.4 The Promoter may become a member of the Association / Apex Body to the extent of all unsold and/or unallotted flat(s)/premises/units, areas and spaces in the said Project.



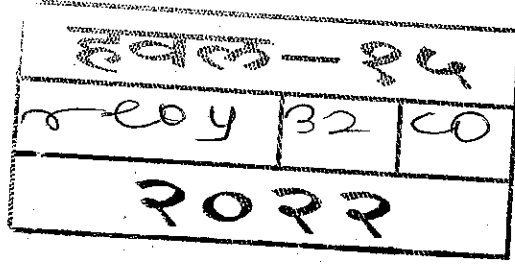
14. **OBLIGATIONS OF THE PROMOTER:** The Promoter does hereby covenant with the Purchaser/s as follows:
- 14.1 To obtain all sanctions, permissions, approvals and NOC for the development and construction of the Unit, to comply with all the terms and conditions of such sanctions, permissions, approvals and NOC, existing and future and to keep them valid and subsisting at all material times;
- 14.2 To comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Governmental Authority in respect of development of the said Project and shall, before handing over possession of the said Unit to the Purchaser/s, obtain from the Governmental Authority occupancy and/or completion certificates in respect of the said Unit.
- 14.3 To maintain a separate account in respect of sums received from the Purchaser/s as advance or deposit, if any, sums received on account of the share capital for the formation of the Association or towards the outgoings and shall utilize the amounts only for the purposes for which they have been received.
- 14.4 To give possession of the said Unit by the specified date under Clause 8.1 subject to Force Majeure Event;
15. **PROMOTER'S REPRESENTATION AND WARRANTIES AND COVENANTS:** The Promoter hereby represents and warrants to the Purchaser/s to the best of its knowledge as on date as follows:
- 15.1 The Promoter has clear and marketable title with respect to the said Land as set out in the title report annexed to this Agreement and has the requisite rights to carry out development upon the said Land and also has actual, physical and legal possession of the said Land for the implementation of the said Project;
- 15.2 The Promoter has lawful rights and requisite approvals from the Governmental Authority to carry out development of the said Project and shall obtain requisite approvals from time to time to complete the development of the said Project;
- 15.3 All approvals, licenses and permits issued by the Governmental Authority with respect to the said Project, said Land wherein the said Unit is situated are valid and subsisting;
- 15.4 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 Purchaser/s created herein, may prejudicially be affected;



- 15.5 The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and other monies, levies, impositions, premiums, and other outgoings payable with respect to the said Project to the Governmental Authority till offer of possession of the said Unit to the Purchaser/s;
- 15.6 No notice from the Governmental Authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Land) has been received or served upon the Promoter in respect of the said Land and/or the Project except those disclosed in the title report, if any.
- 15.7 The Promoter has represented to the Purchaser/s that the Promoter/Marvel has through registered agreements agreed to grant/granted perpetual leasehold rights in respect of certain units in the said Project alongwith an undivided share in the said Land.
16. **PURCHASER/S REPRESENTATION WARRANTIES AND COVENANTS**
- The Purchaser/s hereby (jointly and severally) (as the case may be) represent/s and warrant/s to the Promoter as follows:
- 16.1 The Purchaser/s hereby declare/s that he/she/they/it has gone through this Agreement and all the documents relating to the said Land/ said Project and has expressly understood the contents, terms and conditions of the same and the Purchaser/s has entered into this Agreement with the Purchaser/s relying solely on the Purchaser/s agreeing, undertaking and covenanting to strictly observe, perform, fulfil and comply with all the terms and conditions, covenants, stipulations, obligations and provisions contained in this Agreement and on part of the Purchaser/s to be observed, performed and fulfilled and complied with and therefore, the Purchaser/s hereby (jointly and severally) (as the case may be) agrees, undertake/s and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, the Promoter and its successors and assigns from and against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser/s.
- 16.2 To use the Car Parking Space for parking vehicles only as allowed by the Promoter or the Facility Management Company and no other purpose whatsoever;
- 16.3 To use the Common Areas and open spaces in accordance with the purpose for which they are intended and/or allowed to be used by the Promoters without hindrance or encroaching upon the rights and benefits of the other purchasers of the said Project or otherwise;

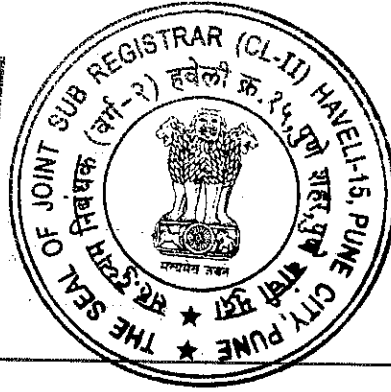
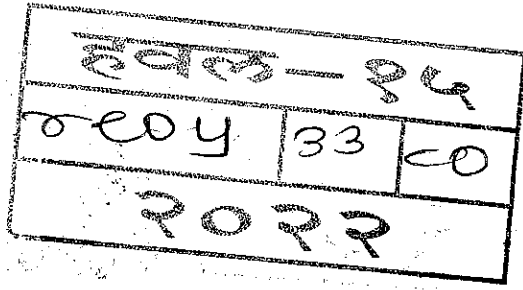


- 16.4 To maintain the said Unit at his/her/their/its own cost in good tenantable repair and condition after the possession thereof is given pursuant to this Agreement;
- 16.5 Not to change or alter or make any addition or alteration in or to the said Project including the Unit or any part thereof;
- 16.6 Not to store in the said Unit any goods which are of hazardous, combustible, offensive, or dangerous nature or are of such other type or nature as to damage the construction or structure of the said Project or storing of which goods is objected to by the Governmental Authority;
- 16.7 Not to carry and/or cause to be carried heavy packages and like items to upper levels, lobbies or any other part of the said Project including entrances of the said Project and in case any damage is caused to the said Project or any part of it or the said Unit on account of negligence or default of the Purchaser/s or otherwise in this behalf, the Purchaser/s shall alone be liable for all costs and consequences of the breach and costs and expenses for repairs and renovation thereof. Any damage caused to the said Project or any part of it or the said Unit by the Purchaser/s as aforesaid, if not repaired or remedied by the Purchaser/s, the Promoters or the Facility Management Company concerned may carry out the repairs and renovate the same and the costs and expenses incurred in this behalf shall be forthwith reimbursed alongwith interest thereon by the Purchaser/s or the Facility Management Company on demand;
- 16.8 Not to bring or cause to be brought any heavy motor vehicles/heavy transportation beyond the designated limits, save and except for the limited purpose of transporting goods, after taking prior permission of the Promoters or the Facility Management Company;
- 16.9 Not to do or suffer to be done anything in or to the said Project or any part of it or the said Unit, which may be forbidden by and/or in violation or breach of Applicable Law. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s alone shall be responsible and liable for the consequences thereof and accountable to the Governmental Authority and also to the Promoters or the Facility Management Company;
- 16.10 Not to do or omit or suffer to be done, at any time, in, on or about the said Unit, the said Project and the land appurtenant thereto anything in respect of which the Promoters or the Facility Management Company incurs or the Promoters or the Facility Management Company is imposed upon or becomes liable to pay any fines, penalty, damage, compensation, expenses or any amount to any person or persons or the Governmental Authority and to reimburse to the Promoters or the Facility Management Company



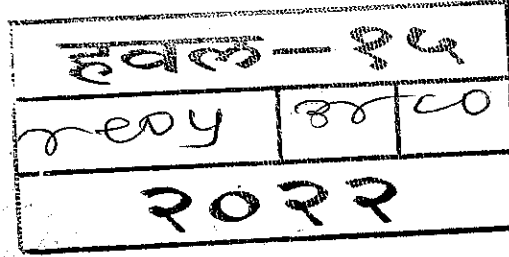
without any delay, default and demur any penalty and/or fine, penalty, damages, compensation, expenses or any other amount aforesaid;

- 16.11 Not to do or suffer to be done act or thing in or to any part of the said Building/ said Project including lift, lift well, staircase, lobbies, passages, Common Areas etc. in the said Project and/or the said Unit itself which may cause any hindrance or obstacle in use and enjoyment of the units by the other purchasers in the said Project and/or which may cause any nuisance or annoyance to them;
- 16.12 To forthwith remove or stop any obstruction, objection, nuisance etc., created or caused by the Purchaser/s and/or his/her/its/their occupants/customers/visitors as required by the Promoters, and/or by the other occupants of the said Project suffering inconvenience on account of such cause;
- 16.13 Not to demolish or cause to be demolished any part of the said Unit nor at any time make or cause to be made any structural addition or alteration to or in the said Unit or in the elevation and the façade /outer side of the said Project and/or the said Unit and to keep the walls, partition walls, sewers, ducts, drains and pipes in the said Unit and appurtenances thereto, in good tenantable repair and condition, and in particular, so as to support the shelter and protect the other parts of the said Project. Provided, however, the Promoters shall allow the Purchaser/s to carry out at his/her/its/their own costs all internal repairs to the said Unit and maintain the said Unit in the same condition, state and order in which it was delivered by the Promoters to him/her/it/them;
- 16.14 Not to chisel or in any other manner cause any damage to the construction or any part of the said Project including but not limited to any columns, beams, slabs, RCC pardis, common passages and entrance, the external peripheral of the said Unit, not change the facade, not put any grill other than what is approved and not to install any air conditioner on a different place other than the slot provided for the purpose;
- 16.15 Not to interfere with the established drainage pattern in the said Project;
- 16.16 Not to place any tent, shack or other temporary structure in the Common Areas or upon any part of the said Project;
- 16.17 Not to put out, display or exhibit anything or lighting or store any materials in the passages / Common Areas / atriums so as to be unsightly and disturb the external appearance of the said Project or otherwise;
- 16.18 Not to do or to permit to be done any act or thing which may render void or voidable any insurance of the said Project or any part of it or the Unit or cause any increased premium to be payable in respect thereof. However, it is clarified that this does not cast any



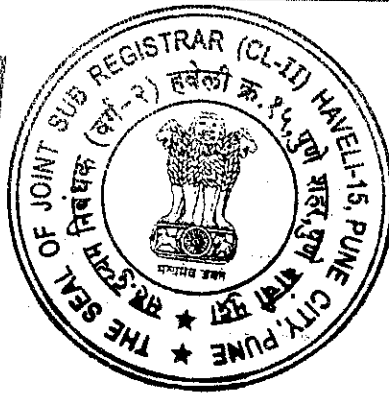
obligation upon the Promoters to insure the said Project or any part thereof including the said Unit;

- 16.19 Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit or otherwise in the compound or any portion of the said Land or the said Project and to bear and pay the charges for any such act as may be stipulated / demanded by the Promoters and/or the Facility Management Company concerned to keep the area neat and clean;
- 16.20 Not to place any kind of rubbish or debris or allow the same to be accumulated upon any part of the said Project or the surrounding area and no odours shall be permitted to arise there from so as to render any property or portion thereof unsanitary, unsightly, unhygienic, offensive or detrimental to any other property or its occupants;
- 16.21 Not to permit any noise or other nuisance so as to be offensive or detrimental to other occupant/s of the said Project and not to locate, place or use any exterior speakers, horns, whistles, bells, or other sound devices. However, security devices used exclusively for security purposes may be allowed with the prior written approval of the Promoters or Facility Management Company;
- 16.22 Not to affix or display or permit to be affixed or displayed on the Unit and/or the said Project any painted or illuminated signboards, sky-signs, neon signs or advertisements or otherwise. However, the Purchaser/s shall be permitted to install the boards/name plate of the size and other specifications as stipulated by the Promoters or the Facility Management Company, at such designated places on the exterior of the said Unit or on the name board at the ground floor/level lobby or at such other places provided by the Promoters and/or the Facility Management Company;
- 16.23 Not to install television antennas, radio transmitting and receiving antennas or satellite dishes in the window, terrace and on the building and/or at any other place/s in the said Project and as may be required by the Promoters or the Facility Management Company;
- 16.24 To pay all charges for consumption/usage of electricity, telephone, telecommunications and other utilities and services at actual or as per the separate meters, sub-meters installed by the Promoters or the Facility Management Company or as per the charges that may be intimated by the Promoters or the Facility Management Company or their nominees from time to time from the date of receipt of intimation from the Promoters to take possession of the said Unit;
- 16.25 Not to let, sub-let, give on leave and license, transfer, assign or part with the possession of the said Unit until all the dues payable by the Purchaser/s to the Promoters are fully paid and the Purchaser/s has/have acquired the possession of the said Unit and subject



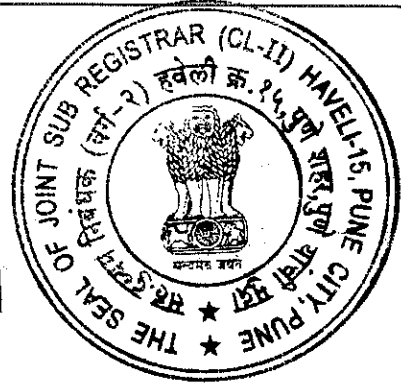
to the condition that the Purchaser/s is/are not guilty of breach of any terms and/or for non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s having first paid all the dues payable by the Purchaser/s on account of electricity charges and other utility cost and maintenance fund and all such charges payable by the Purchaser/s to the Promoters / Facility Management Company/ Common body of the purchasers in the said Project. In the event the Purchaser is desirous of transferring the said Unit and/or its rights under this Agreement prior to making such full and final payment, then, the Purchaser shall be entitled to effectuate such transfer only with the prior written permission of the Promoter till formation of Association/Apex Body

- 16.26 To pay to the Promoters and/or the Facility Management Company within the stipulated period of demand, his / her / their / its share of security and other deposits paid and to be paid to Governmental Authority or Service Provider for giving water, electricity, telecommunication or any other service or utility connections to the said Project;
- 16.27 To observe and perform all the obligations under the rules and regulations which the Promoters / the Facility Management Company may frame or may adopt and enforce from time to time for protection and maintenance of the said Said Project and the Unit therein, and shall be responsible for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being and from time to time in force;
- 16.28 The Purchaser/s hereby jointly and severally undertake/s, and covenant/s to indemnify, save, defend and keep harmless at all times hereafter, covenants to indemnify and keep indemnified the Promoters and/or the Facility Management Company, and/or their succesors and assigns against all costs, charges, expenses, losses, damages, claims, demands, suits, actions, proceedings, prosecutions, fines, penalties and duties which they or any of them may have to bear, incur or suffer and/or which may be levied or imposed on them or any of them, by reason or virtue of or arising out of any breach, violation, non-observance, non-performance or non-compliance of any of the terms, conditions, covenants, stipulations and/or provisions hereof by the Purchaser;/s
- 16.29 To observe and perform all the stipulations and conditions laid down by the Promoters and/or the Facility Management Company regarding the occupation and use of the Unit and the said Project and shall pay and contribute regularly and punctually towards the Taxes, Maintenance Charges in accordance with the terms of this Agreement;
- 16.30 To permit the Promoters and/or the Facility Management Company, their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the said Unit or any part thereof for the purpose of repairing any part of the said Project and/or the said Unit and/or for making, repairing, maintaining, rebuilding, cleaning and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, structures and other conveniences belonging or serving or used for the



- 16.31 To observe and perform all the terms and conditions and covenants to be observed and performed by the Purchaser/s as set out in this Agreement;
- 16.32 The Purchaser/s shall not interfere or object to the construction of neighbouring buildings, premises etc. constructed and to be constructed by the Promoters in accordance with the sanctioned plans on any part of the said Lands including but not limited to obstruction of light, air, ventilation on account of any construction etc. of whatsoever nature;
- 16.33 The Purchaser/s shall not object to the Promoters having secured / obtained requisite finance from the banks/ financial institutions etc., for causing the development and construction on the said Lands or any other part of the said Project and to develop other infrastructure, and also for the said purpose to create mortgage/charge on the said Lands and the units being constructed thereon;
- 16.34 Not to remove, tamper, cut, enclose, hide, conceal, deface, extinguish, cover etc. any of the Fire sprinklers, Fire Fighting gazettes, Pipes, Fire Alarms, Fire detector etc. installed in the lobbies, passages, common and restricted areas as well as anywhere at the said Project, at anytime hereinafter, by any means and to keep permanently open, in use etc. as a statutory requirement of the Fire Authority, State of Maharashtra. Despite that, the Purchaser/s alone shall be solely responsible for any damage/loss caused to him/her/it/them or his/her/its/their said Unit on account of any fire. If any of the said Fire-fighting gadgets are found to be removed, tampered, cut, enclosed, hidden, concealed, defaced, extinguished, covered etc. at any time, the Promoters shall have the absolute right to take appropriate action and remove such obstructions, at the cost of the Purchaser/s. Moreover, the Purchaser/s shall allow the Promoters or their representative/s to execute, install, fix any of the Fire Safety related work like installing smoke detectors or water sprinklers etc. inside his/her/its/their said Unit as per the requirement of Governmental Authority at any time in future;
- 16.35 The Purchaser/s undertake to pay and bear all the premia as shall be required to be paid to the insurance company towards drawing of policies as regards policy pertaining to title of the said Project or the said Unit as well as cost of the building.

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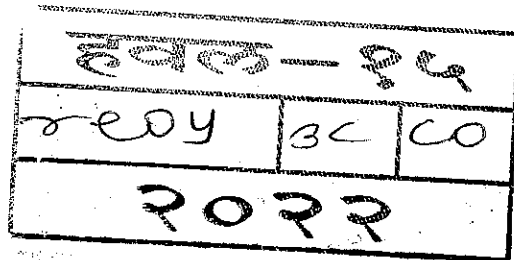
- 16.36 The Purchaser/s have understood and acknowledge that all unsold/un-allotted premises(s)/unit(s), areas and spaces in the Project, including without limitation, parking spaces and other spaces in the basement and anywhere else in the building/Project/Phase and said Land shall always belong to and remain the property of the Promoter at all times and the Promoter shall continue to remain in overall possession of such unsold and/or unallotted premises(s)/unit(s) and shall be entitled to enter upon the said Land and the building / phase to enable it to complete any unfinished construction work and to provide amenities and facilities as the Promoter may deem necessary.
- 16.37 The Purchaser/s have understood and acknowledge that the Promoter shall without any reference to the Purchaser/s, Association / Apex Body, be at liberty to sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever all such unsold and/or unallotted apartment(s)/flat(s)/premises(s)/unit(s) and spaces therein, as it deems fit. The Promoter shall be entitled to enter in separate agreements with the purchasers of different premises in the building / phase on terms and conditions decided by the Promoter in its sole discretion and shall without any delay or demur enroll the new purchaser/s as member/s of the Association / Apex Body. The Purchaser/s and / or the Association / Apex Body shall not claim any reduction in the Sale Consideration and/or any damage on the ground of inconvenience and /or nuisance or on any other ground whatsoever. Further, the Promoter shall not be liable to pay / contribute any amount on account of non-occupancy charges or for any other charges / fund provided for under the bye-laws, rules and regulations or resolutions of the Association / Apex Body.
- 16.38 The Purchaser/s hereby specifically consents to the Promoter dividing the basement into car parking spaces, store-rooms, storage spaces and any other areas as may be decided by the Promoter. The Promoter shall be entitled to allot, grant a right to use of, sell, let, sub-let, dispose of or otherwise deal with in any manner whatsoever such spaces and areas in the said Project to the extent permissible under the Applicable Laws.
- 16.39 The Purchaser/s hereby agree and undertake to not raise any dispute and/or grievances and/or claim against the Promoter in respect of leasehold rights agreed to be granted/granted by the Promoter/Marvel to such lessee/s in the said Project.
17. **RIGHTS OF THE PROMOTER:**
- 17.1 Hoarding rights: The Purchaser/s hereby consents that the Promoter may and shall always continue to have the right to place/erect hoarding/s on the said Land/said Project, of such nature and in such form as the Promoter may deem fit and the Promoter shall deal with such hoarding spaces as its sole discretion until conveyance to the Association / Apex body and the Purchaser/s agree/s not to dispute or object to the same. The Promoter shall not be liable to pay any fees / charges to the Association / Apex Body for placing / putting up the hoarding/s; provided that if any municipal charges become payable for

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such use, then the same shall be borne and paid by the Promoter and/or by the transferee (if any).

- 17.2 Retention: Subject to, and to the extent permissible under the Applicable Law, the Promoter may, either by itself and/or its nominees/associates/affiliates also retain some portion / units/premises in the said Project which may be subject to different terms of use.
- 17.3 The Promoter reserves to itself the unfettered right to the full, free and complete right of way and means of access over, along and under all the internal access roads in the said Land and any common rights of ways with the authority to grant such rights to the Purchaser/s and/or users of the premise(s) / unit(s) in the building(s) / wing(s) being constructed on the said Land (present and future) at all times and the right of access to the said Land for the purpose of installing, repairing, maintaining and inspecting the ancillary structures such as pump rooms, motor rooms, watchman rooms, sewage treatment plant, underground tanks, substation of power supply company etc. situated on the said Land and also to lay and connect drains, pipes, cables and other service lines and amenities (including underground and overhead) other amenities necessary for the full and proper use and enjoyment of the said Project Land and if necessary to connect the drains, pipes, cables etc. under, over or along the Project Land appurtenant to each and every building to be constructed on the said Land without in any way obstructing or causing nuisance to the ingress and egress of the Purchaser/s /other occupants of the premise(s) / unit(s) in building(s) / wing(s) constructed on the said Land till such time the Property is handed over to the Association/Apex Body.
- 17.4 Assignment: The Promoter may at any time assign or transfer (by way of lease, mortgage, sale or otherwise), in whole or in part, its rights and obligations in respect of the said Project in accordance with Applicable Law. On such transfer, the assignee or transferee of the Promoter shall be bound by the terms and conditions herein contained.
- 17.5 Additional Construction: The Purchaser/s hereby consent/s that the Promoter shall be entitled to construct any additional area/structures in the said Project as the Promoter may deem fit and proper and the Promoter shall, at its sole discretion, deal with and/or dispose of the same without any reference to the Purchaser/s and/or the Association / Apex body /, upon its formation/registration, as the case may be, in accordance with the terms of the Applicable Law and the Purchaser/s agrees not to dispute or object to the same. The right hereby reserved shall be available to the Promoter until the complete optimization of the Project layout.
18. **TERMINATION**
- 18.1 Without prejudice to the right of the Promoters to charge Interest as set out herein, on the Purchaser/s committing default in payment on due date of any amount due and



payable by the Purchaser/s to the Promoters under this Agreement and on the Purchaser/s committing default of Payment Installments, Interest, Taxes and Other Charges, and/or or Purchaser/s herein violating any terms and conditions of this Agreement, including change in designated use of the said Unit, the Promoters at its option may terminate this Agreement on expiry of 7 (seven) days written notice.

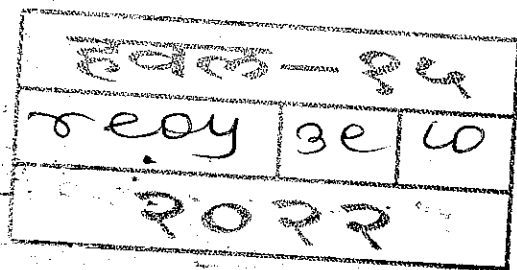
18.2 Provided that, the Promoters shall give notice of 7(seven) days in writing to the Purchaser/s, of the intention of the Promoter to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fail/s to rectify the breach or breaches of the terms and conditions stipulated under these presents mentioned by the Promoters within the period of notice then, to the Promoter's satisfaction at the end of such notice period, the Promoters shall be entitled to terminate this Agreement by giving termination notice.

18.3 Upon termination of this Agreement owing to **(1)** breach as setout under Clause 18.2 or, **(2)** the Purchaser/s communication of its desire/s to withdraw from the Agreement without any reason attributable to the Promoters and communicate/s to the Promoters, his/her/their/its intention to terminate/cancel this Agreement, then the Promoters shall deduct the following amounts:

- (a) liquidated damages to be calculated @ 10% of the Sale Consideration;
- (b) brokerage charges and
- (c) the amounts paid or payable by Purchaser/s till the date of termination towards Interest and other statutory payments

from the aggregate amount of Sale Consideration received till then and refund, the balance amount, if any, without any interest thereon, to the Purchaser/s. The amount, calculated in the aforementioned manner, shall be paid by the Promoters within 30 (thirty) days to the Purchaser/s on execution and registration of a deed of cancellation of this Agreement. Provided further that the Taxes, if any, already paid (including on the forfeited amount) or due and payable by the Purchaser/s in respect of the said Unit up to the date of termination of this Agreement shall be borne by the Purchaser/s and the Promoter shall not be liable to refund/reimburse the same. The amount calculated by the Promoter after deducting the amounts as mentioned herein shall be accepted by the Purchaser/s in full satisfaction of all his/her/its claim under this Agreement and under RERA. However, if the total amount of deduction as computed under this Clause is not realized by the Promoter, then the Purchaser/s shall be liable to pay the same within 15 (fifteen) days of Demand Notice, failing which, the Purchaser/s shall be liable to pay Interest thereon.

18.4 It is specifically agreed between the Parties hereto that, if the transaction in respect of the said Unit between the Promoters and Purchaser/s herein is terminated and/or cancelled (including by withdrawal by the Purchaser/s) as stated hereinabove written then all other instruments, applications, letters under whatsoever head executed



between the Promoters and Purchaser/s herein shall automatically stand cancelled and either party shall have no right, title, interest or claim against each other except as provided hereinafter.

- 18.5 On cancellation and/or termination of the transaction envisaged under these presents, the Promoters shall not be liable in any manner whatsoever to pay to the Purchaser/s herein any amounts towards refund of amount paid by the Purchaser/s to the Promoters for payment of GST or any other Taxes, Stamp Duty, Registration Fee etc. All such amounts, if receivable as and by way of refund from the respective authorities, shall be applied for and recovered from such respective authorities by the Purchaser/s alone and at his/her/its own costs, expenses and efforts.
- 18.6 Upon such termination, the Purchaser/s shall cease to have any right or interest in the said Unit or any part thereof. This right of the Promoter shall be without prejudice to its other rights under this Agreement or under Applicable Law. Upon termination of this Agreement in terms hereof, the Promoter shall be at liberty to dispose of and sell the said Unit to such person and at such price as the Promoter may in its absolute discretion think fit.
- 18.7 Notwithstanding anything contained herein above, the Purchaser/s agrees that the Promoters shall not be liable to pay interest for the period of delay, if any, that may be caused by the Purchaser/s in attending execution and/or registration of a Deed of Cancellation.
19. **NOTICES:**
- 19.1 Any notice, demand or other communication including but not limited to the Purchaser/s default notice to be served under this Agreement may be served upon any Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-mail or at such other address as it may from time to time be notified in writing to the other Party

To the Purchaser/s:

Name: M/S PRATAP TECHNOCRATS PRIVATE LIMITED

Address: G/6-7, Second Floor, Residency Area, Civil Lines, Jaipur

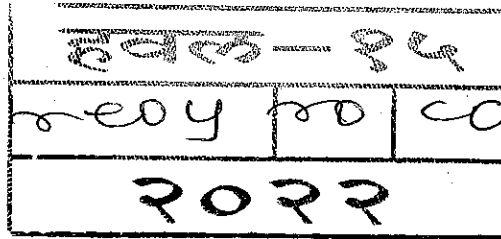
Notified E-mail ID: shakti.singh@pratap.co.in

To the Promoter :

Name: CLASSIC PROMOTERS AND BUILDERS PRIVATE LIMITED

Address: Level 7 , Solitaire World, Off Mumbai Bangalore Highway, Baner, Pune – 411045

Notified E-mail ID: legal@solitaire.in



19.2 In case of more than one Purchaser/s, default notice, letters, receipts, demand notices to be served under this Agreement may be served upon to the first mentioned Purchaser/s onto the above mentioned address or any address later notified by the first mentioned Purchaser/s and the same shall be a sufficient proof of receipt of default notice, letters, receipts, demand notices and other communication by all the Purchaser/s and the same shall fully and effectively discharge the Promoter of its obligation in this regard. In case of change of address of the Purchaser/s, the same shall be informed to the Promoter well in advance by the Purchaser/s.

20. MORTGAGE & SECURITY

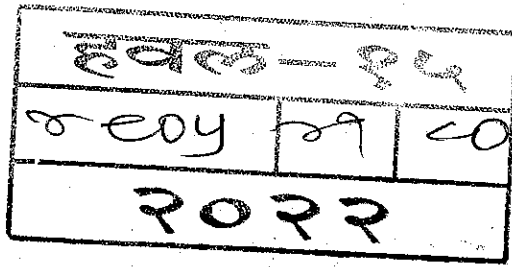
The Promoter if it so desires shall be entitled to raise finance and create security on the said Land together with the building/s being constructed thereon by availing loans/financial assistance/credit facilities from banks/financial institutions, against securities thereof, save and except the said Unit allotted hereunder. The Promoter shall be entitled to and be at liberty to sign mortgage deeds, loan agreements and other documentation whether legal or in English form or by way of deposit of title deeds, save and except the said Unit, provided the Promoter shall be the principal debtor and it shall be the sole responsibility of the Promoter to repay such loan amount with interest, charges and expenses thereon, in any case on or before the assignment/transfer of the said Land (or any part thereof) and building/s constructed thereon in favour of the Association / Apex Body in accordance with this Agreement. The Purchaser/s hereby gives express consent to the Promoter to raise such financial facilities against security of the said Land together with the building(s) being constructed thereon and mortgage the same with banks/financial institutions as aforesaid, save and except the Unit agreed to be transferred hereunder.

21. BINDING EFFECT

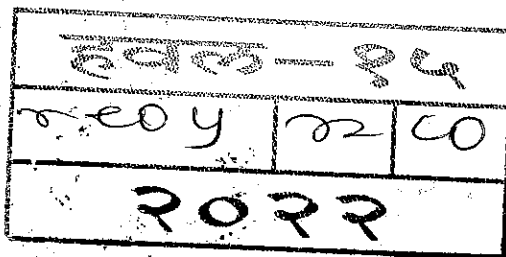
Executing this Agreement with the Purchaser/s by the Promoter does not create a binding obligation on the part of the Promoter until the Purchaser/s appears for registration of this Agreement before the concerned sub-registrar as and when intimated by the Promoter.

22. ENTIRE AGREEMENT

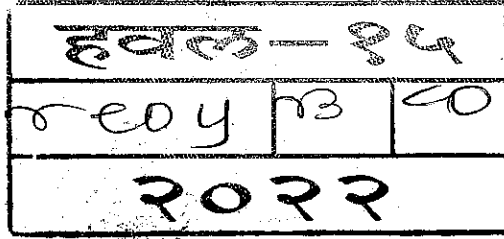
This Agreement contains the whole agreement between the Parties in respect of the subject matter and shall not be modified (whether by alteration, addition or omission) otherwise than by writing duly signed by all the Parties. This Agreement constitutes the entire understanding / agreement between the Parties and there are no promises or assurances or representations, oral or written, express or implied, other than those contained in this Agreement. The Purchaser/s hereby expressly admits acknowledges and confirms that no terms, conditions, particulars or information, whether oral, written or otherwise, given or made or represented by the Promoter and/or its agents to the



- Purchaser/s and/or his agents, including those contained/given in any advertisement or brochure or publicity materials, other than such terms, conditions and provisions contained herein shall be deemed to form part of this Agreement or to have induced the Purchaser/s in any manner to enter into this Agreement. This Agreement supersedes all previous arrangement, agreement, exchange of documents including marketing materials brochures etc.
23. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO THE PURCHASER/S SUBSEQUENT PURCHASER/S:** 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 said Project shall equally be applicable to and enforceable against any subsequent purchaser/s of the said Unit, in case of a transfer, as the said obligations go along with the said Unit for all intents and purposes.
24. **SEVERABILITY :** Any provision of this Agreement which is prohibited, unenforceable or is declared or found to be illegal, unenforceable or void shall, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions of this Agreement or affecting the validity or enforceability of such provision in any other jurisdiction. If any such prohibition or unenforceability substantially affects or alters the residual terms and conditions of this Agreement, the Parties shall negotiate in good faith to amend and modify the provisions and terms of this Agreement as may be necessary or desirable in the circumstances to achieve, as closely as possible, the same terms, covenants and conditions as were there in this Agreement prior to such prohibition or unenforceability.
25. **WAIVER :** Any delay tolerated or indulgence shown by the Promoter, in enforcing the terms, conditions, covenants, stipulations and/or provisions of this Agreement, or any forbearance, or giving of time, to the Purchaser/s by the Promoter, shall not be treated/construed /considered, as a waiver or acquiescence on the part of the Promoter of any breach, violation, non-performance or non-compliance by the Purchaser/s of any of the terms, conditions, covenants, stipulations and/or provisions of this Agreement, nor shall the same in any manner prejudice, the rights/remedies of the Promoter .
26. **GOVERNING LAW:** 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 Pune courts will have the jurisdiction for this Agreement. Further, all the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of RERA and the Rules made thereunder and the exercise of such rights and obligations shall be subject to the provisions of the Act and the Rules and Regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Agreement and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.



27. **STAMP DUTY AND REGISTRATION FEE:** The Sale Consideration of the said Unit as agreed between the Promoters and the Purchaser/s INR 3,82,29,785/- (Rupees Three Crores Eighty Two Lakhs Twenty Nine Thousand Seven Hundred and Eighty Five Only Hence, as per the provisions of the Maharashtra Stamp Act, 1958, the stamp duty of INR 22,93,785/- (Indian Rupees Twenty Two Lakh Ninety Three Thousand Seven Hundred and Eighty Five Only) along with registration fees of INR 30,000/- (Indian Rupees Thirty Thousand Only) is paid by the Purchaser/s on the higher value. The parties hereto shall be entitled to get the aforesaid stamp duty adjusted, towards the total duty leviable on the conveyance, which is to be executed by the Promoters in favour of the Association/Apex Body in which the Purchaser/s/s will be the member in respect of the said Unit.
28. **DISPUTE RESOLUTION:** Any dispute between the Parties shall be settled amicably. In case of failure to settle the dispute amicably, this shall be referred to the RERA authority as per the provisions of the RERA, Rules and Regulations thereunder. This Agreement shall always be subject to the provisions of the RERA, the said Rules, MOFA as amended or any statutory modification from time to time.
29. **MISCELLANEOUS:**
- 29.1 Joint Purchaser/s: In case there are joint Purchasers all communications shall be sent by the Promoter to the Purchaser 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 Purchasers.
- 29.2 The Promoter may have represented certain Common Areas, certain amenities and facilities, certain qualities of construction and pictures depicting the said Project in the marketing collateral material/brochure of the Project and/or website of the Promoter and/or in any advertisement material published by the Promoter in any print or electronic media. The Purchaser/s is/are aware that these are conceptual representations and that there may be changes as per Applicable Law in the actual elevation or façade of the said Project and/or amenities which may be provided by the Promoter to the Purchaser/s as listed in this Agreement.
- 29.3 The Purchaser/s will not make any claim due to such brochures and/or advertisement material published by the Promoter. In case of conflict between such marketing collateral material/brochures and/or advertised material on one hand and what is stated in this Agreement on the other hand, the representations made within this Agreement alone shall prevail.
- 29.4 The Purchaser/s shall pay proportionate share of property tax to the Governmental Authority assessed on the said Project, provided however that if any special Taxes and/or



rates are demanded by Governmental Authority by reason of permitted use, the Purchaser/s alone shall bear and pay such special Taxes.

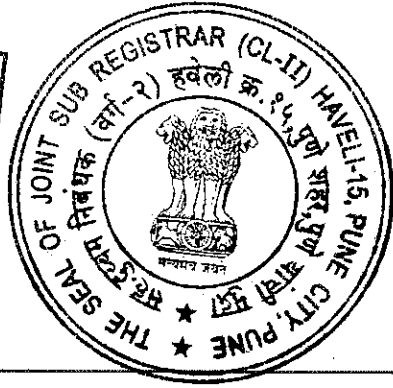
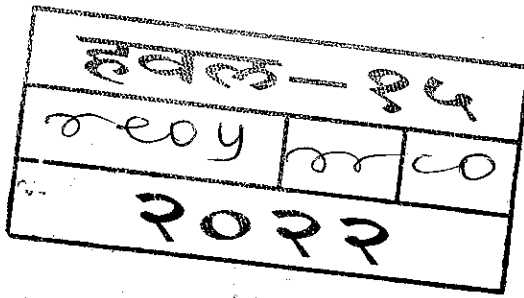
- 29.5 Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Unit or of the said Project Land and building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Unit hereby agreed to be sold 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 Association and until the said Land is transferred to the Apex Body /federation as hereinbefore mentioned.
- 29.6 It is hereby made clear that the Promoter shall not be responsible for the consequences arising out of change in law or change or modification or enactment or reenactment, fresh interpretation of any law (State and Central), Rules, Regulations, Circulars, Notifications, and byelaws thereof.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(Description of the said Land)

All that piece and parcel or ground admeasuring 30,166.24 sq. mtrs being the contiguous block of land admeasuring 41,952.84 sq. mtrs. comprised of portions admeasuring 38,691.44 sq. mtrs. and 1449.40 sq. mtrs. out of the land (admeasuring as per the Revenue Record 41,400 sq. mtrs) bearing Survey No.207 Hissa No.1A situate, lying and being at Village Lohegaon and of the land admeasuring 1812 sq. mtrs. bearing Survey No.33 Hissa No.2A/1 situate, lying and being at Village Vadgaonsheri and which lands are situate, lying and being within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and which contiguous block of land falls in the "Industrial" Zone under the Development Plan for the City of Pune currently in force and which contiguous block admeasuring 41,952.84 sq.mtrs. is bounded as follows:

- On or towards the East : Partly by remaining portions out of land bearing Survey No.207/1A, Lohegaon and partly by land bearing Survey No.207/1B, Lohegaon and land out of Survey No.33/2A,Vadgaonsheri
- On or towards the South : By lands bearing Survey Nos.33/1, and 33/3, Vadgaonsheri and Pune-Ahmednagar Highway.
- On or towards the West : By 18 mtr. wide D.P. Road, And land bearing Survey No.33/1,Vadgaonsheri.
- On or towards the North : By land out of Survey No.206, Lohegaon.



THE SECOND SCHEDULE ABOVE REFERRED TO
(Description of the said Unit)

Unit / Office No.	H-4010B
Carpet Area	229.74 sq mtrs. i.e. 2473 sq.ft.
Enclosed Balcony	50.16 sq.mtrs. i.e 540 sq.ft
Total Usable Area	279.91 sq. mtrs i.e. 3013 sq.ft
Floor	4 th Floor
Building No./ Name	Solitaire Business Hub Viman-Nagar Phase I

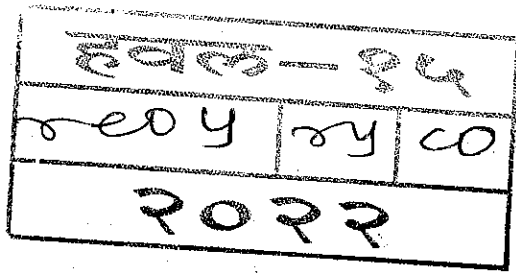
Following are the details of the beneficial use of Car Parking Space along with the said Unit:

Number of car parking spaces	Location
Stack - 2	Basement

THE THIRD SCHEDULE ABOVE REFERRED TO

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signatures the day and year first hereinabove written.

PARTY	SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
SIGNED, & DELIVERED By Classic Promoters and Builders Private Limited through its authorized Director Mr. Ashok Dhanraj Chordia			



PARTY	SIGNATURE	LEFT THUMB IMPRESSION	PHOTOGRAPH
SIGNED & DELIVERED BY Within named Purchaser/s: 1. M/S PRATAP TECHNOCRATS PRIVATE LIMITED Through its Authorized Signatory: Mr. Ravindra Singh Shekhawat			

WITNESSES:

- Name: Vijay Shirsath
Address: morya park lane no-4 Pimple chawr - 411061
Sign:
- Name: Arit Dalvi
Address: Yogi Park Baner- 411045
Sign:

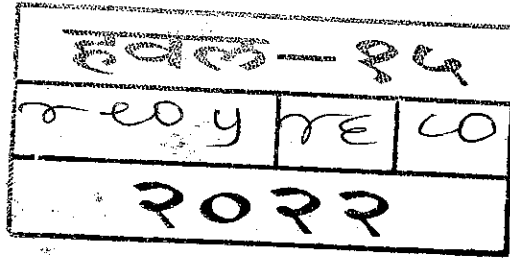
RECEIPT

RECEIVED from the Purchaser/s herein an aggregate sum of **INR 53,52,170 (Rupees Fifty Three Lakhs Fifty Two Thousand One Hundred and Seventy Only)**, being the amount to be paid by the Purchaser/s to the Promoter towards the Sale Consideration in accordance with the Annexure M as per the details mentioned below:

DATE	UTR NO.	NAME OF THE BANK	AMOUNT
15.01.2022	CMS/000915976419/MH15012022H1	ICICI BANK	5,00,000
16.02.2022	CMS2399961784	ICICI BANK	48,52,170
TOTAL			53,52,170

We say received.

For Classic Builders and Promoters Private Limited



List of Annexures

Annexure-A	Plan demarcating the Phase I land
Annexure-B	Copy of N.A. Order
Annexure-C	Index II of first Deed of Conveyance
Annexure-D	Index II of second Deed of Conveyance
Annexure-E	RERA Registration Certificate
Annexure-F	Sanction Layout Plan
Annexure-G	Commencement Certificate
Annexure-H	NOC
Annexure-I	Title Certificate
Annexure-J	7/12 Extract
Annexure-K	Floor Plan
Annexure-L	Other Charges
Annexure-M	Payment Schedule
Annexure-N	Internal fixtures, Fittings and Specifications of the said Unit

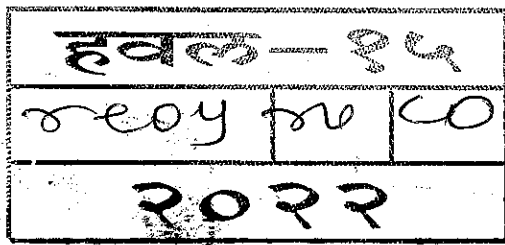
Annexure-L

(Schedule of Other Charges)

Commencing a week after notice in writing is given by the Promoter to the Purchaser/s that the said Unit is ready for use and occupation, the Purchaser/s agree/s and bind/s himself/herself/themselves to deposit the following Other Charges on demand raised by the Promoter which shall be in addition to the Sale Consideration:

- Towards Share money, application entrance fee of the Society or Limited Company/Federation/ Apex body at actuals,
- Towards formation and registration of the Society/Condominium/Company at actuals,
- Only towards corpus fund at actuals,
- Towards water, electric, diesel generator and other utility and services connection charges at actuals and
- Advance maintenance as per actuals towards charges mentioned in clause No.11

It is clarified that the Purchaser/s shall not be entitled to possession of the said Unit until the payment of Sale Consideration, Other Charges and deposits under this Agreement. It is further clarified that the amount mentioned in sub clause (e) shall be collected as per the estimates and are subject to modification by the Promoter. Further save and except the amount mentioned in sub clause (e) above, the Promoter shall not be liable to furnish account of any other amount mentioned in above schedule. The interest accrued on amount under sub-clause (d) and (e) and such other amounts received from the purchasers of other units in said Project will be utilized for defraying costs of maintenance, repair and upkeep of the common areas and facilities of the said Project. In

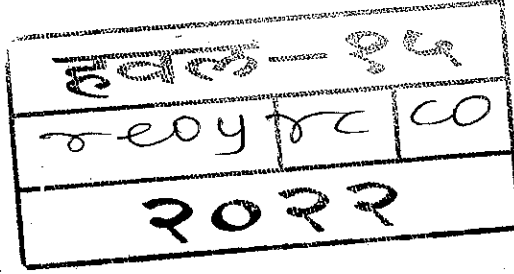


the event of the interest accrued on the amount mentioned in sub clause (d) and (e) being found at any time to be insufficient for defraying costs of maintenance, repair and upkeep of the common areas and facilities of the said Project, then, the Purchaser/s/ herein and the purchaser/s/lessee/s of other units in said Project shall be obliged to make further contributions towards the same failing which the Purchaser shall be entitled to utilize any part of the amounts as mentioned above received by it from the purchasers/lessees of units in said Project for the said purpose.

Annexure-M
(Schedule of Instalment Payments)

Amount	Particulars
1. Rs.5,00,000/-	(Indian Rupees Five Lakhs Only) Token Amount
2. Rs.48,52,170/-	(Indian Rupees Forty-Eight Lakhs Fifty-Two Thousand One Hundred and Seventy Only) 30 Days from date of Booking
3. Rs.3,82,298/-	(Indian Rupees Three Lakhs Eighty-Two Thousand Two Hundred and Ninety-Two Only) (1.00% i.e. not exceeding 21.16% of the total consideration) to be paid to the Promoter Towards tax-deductible at source ("TDS") as per the provisions of the Income Tax.
4. Rs.3,05,83,828/-	(Indian Rupees Three Crores Five Lakhs Eighty-Three Thousand Eight Hundred and Twenty-Eight Only) To be paid On 25 th Feb 2022.
5. Rs.19,11,489/-	Balance Amount of (Indian Rupees Nineteen Lakhs Eleven Thousand Four Hundred and Eighty-Nine Only) to be paid to the Promoter On Possession.
Rs.3,82,29,785/-	(RUPEES THREE CRORES EIGHTY-TWO LAKH TWENTY-NINE THOUSAND SEVEN HUNDRED AND EIGHTY-FIVE ONLY) TOTAL [100%]

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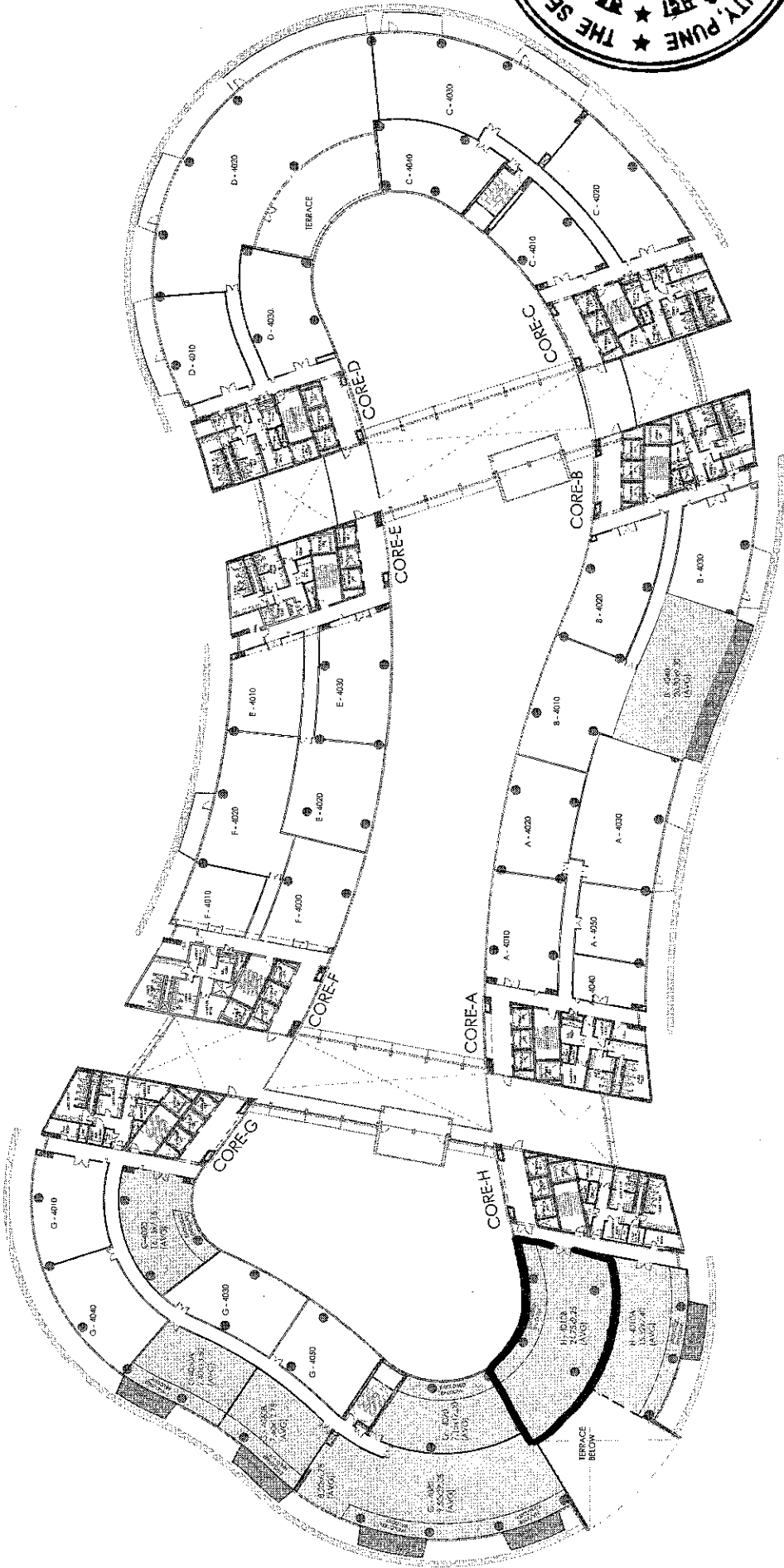
Annexure-N

(Internal fixtures, Fittings and Specifications of the said Unit)

Internal Specification

1. Internal plaster will POP/Gypsum
2. The Internal wall finish is painted with plastic paint
3. The floor shall be bare concrete floor

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वेद्य वेळ
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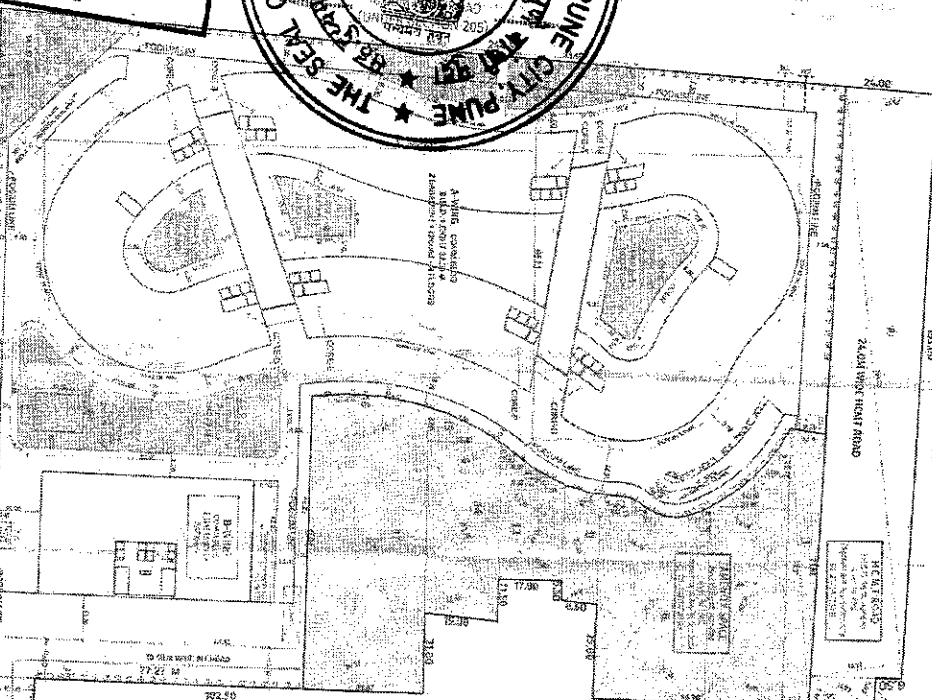
4TH FLOOR PLAN



R6-25112020

SOLITAIRE BUSINESS HUB
VIMAN NAGAR

NOTE: 5%-10% AREAS SUBJECT TO CHANGE DUE TO SERVICES ETC.



SOUTHERN RAILROADS		LAND PLAN		FEDERAL BOUNDARY		SOUTHERN RAILROAD		SOUTHERN RAILROAD	
SOUTHERN RAILROAD		LAND PLAN		FEDERAL BOUNDARY		SOUTHERN RAILROAD		SOUTHERN RAILROAD	
SOUTHERN RAILROAD		LAND PLAN		FEDERAL BOUNDARY		SOUTHERN RAILROAD		SOUTHERN RAILROAD	
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51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

[illegible]

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SEA-SURF-CALIPROD

NO.	DATE	TIME	WIND	WAVE	SWELL	SEA	WAVE	SWELL	SEA
1	10/10/70	1000	10	10	10	10	10	10	10
2	10/10/70	1100	10	10	10	10	10	10	10
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4	10/10/70	1300	10	10	10	10	10	10	10
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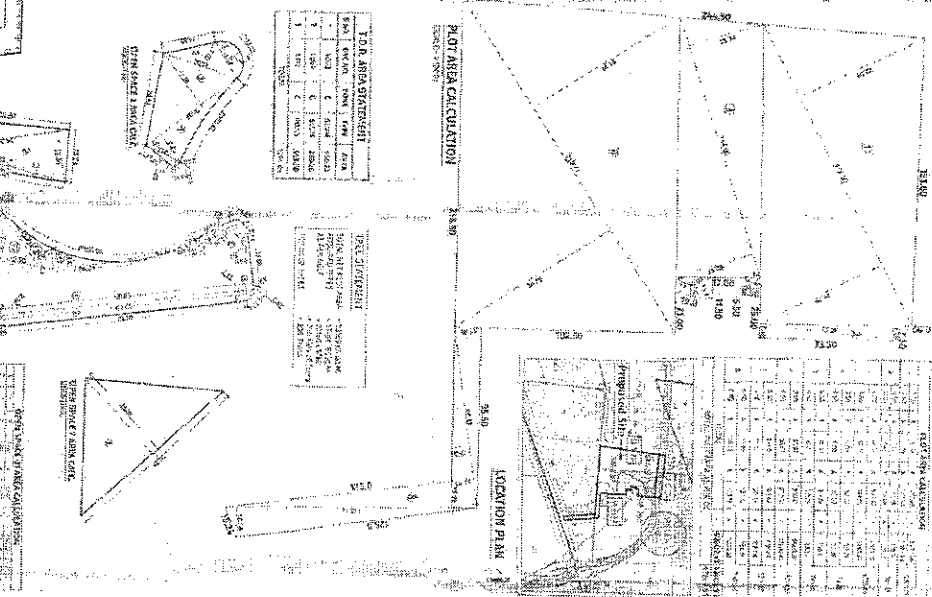
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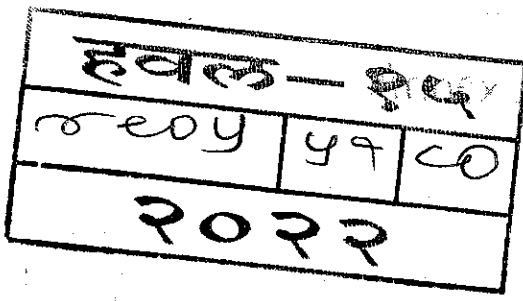
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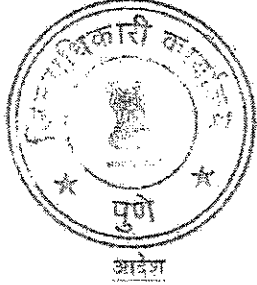


1. NAME OF THE PARTY: STATE OF TEXAS 2. ADDRESS: 1100 NORTH DALLAS STREET, AUSTIN, TEXAS 78701 3. CITY: AUSTIN STATE: TEXAS ZIP: 78701 4. PHONE: (512) 463-1234 FAX: (512) 463-1235 5. E-MAIL: STATE@TEXAS.GOV		6. DATE OF BIRTH: 01/01/1900 7. DATE OF DEATH: 01/01/2000 8. DATE OF INTERVIEW: 01/01/2000 9. DATE OF REVIEW: 01/01/2000 10. DATE OF APPROVAL: 01/01/2000	
11. NAME OF THE PARTY: STATE OF TEXAS 12. ADDRESS: 1100 NORTH DALLAS STREET, AUSTIN, TEXAS 78701 13. CITY: AUSTIN STATE: TEXAS ZIP: 78701 14. PHONE: (512) 463-1234 FAX: (512) 463-1235 15. E-MAIL: STATE@TEXAS.GOV		16. NAME OF THE PARTY: STATE OF TEXAS 17. ADDRESS: 1100 NORTH DALLAS STREET, AUSTIN, TEXAS 78701 18. CITY: AUSTIN STATE: TEXAS ZIP: 78701 19. PHONE: (512) 463-1234 FAX: (512) 463-1235 20. E-MAIL: STATE@TEXAS.GOV	

D. CERTIFICATE OF AFB 1. NAME OF THE AFB: <u>AFB 1000</u> 2. ADDRESS: <u>1000 1000 1000</u> 3. CITY: <u>1000</u> 4. STATE: <u>1000</u> 5. ZIP: <u>1000</u> 6. PHONE: <u>1000</u> 7. FAX: <u>1000</u> 8. E-MAIL: <u>1000</u> 9. WEBSITE: <u>1000</u> 10. OTHER: <u>1000</u>	C. OWNERS DECLARATION I, <u>1000</u> , of <u>1000</u> , do hereby certify that the information provided in this form is true and correct to the best of my knowledge and belief. Signature: <u>1000</u> Date: <u>1000</u>	B. LEGAL 1. NAME OF THE LEGAL ENTITY: <u>1000</u> 2. ADDRESS: <u>1000</u> 3. CITY: <u>1000</u> 4. STATE: <u>1000</u> 5. ZIP: <u>1000</u> 6. PHONE: <u>1000</u> 7. FAX: <u>1000</u> 8. E-MAIL: <u>1000</u> 9. WEBSITE: <u>1000</u> 10. OTHER: <u>1000</u>	A. PROJECT TEAM 1. NAME OF THE PROJECT TEAM: <u>1000</u> 2. ADDRESS: <u>1000</u> 3. CITY: <u>1000</u> 4. STATE: <u>1000</u> 5. ZIP: <u>1000</u> 6. PHONE: <u>1000</u> 7. FAX: <u>1000</u> 8. E-MAIL: <u>1000</u> 9. WEBSITE: <u>1000</u> 10. OTHER: <u>1000</u>	F. PROJECT / SITE ADDRESS 1. NAME OF THE PROJECT / SITE: <u>1000</u> 2. ADDRESS: <u>1000</u> 3. CITY: <u>1000</u> 4. STATE: <u>1000</u> 5. ZIP: <u>1000</u> 6. PHONE: <u>1000</u> 7. FAX: <u>1000</u> 8. E-MAIL: <u>1000</u> 9. WEBSITE: <u>1000</u> 10. OTHER: <u>1000</u>	G. OWNER NAME AND SIGNATURE 1. NAME OF THE OWNER: <u>1000</u> 2. ADDRESS: <u>1000</u> 3. CITY: <u>1000</u> 4. STATE: <u>1000</u> 5. ZIP: <u>1000</u> 6. PHONE: <u>1000</u> 7. FAX: <u>1000</u> 8. E-MAIL: <u>1000</u> 9. WEBSITE: <u>1000</u> 10. OTHER: <u>1000</u>	H. PROJECT 1. NAME OF THE PROJECT: <u>1000</u> 2. ADDRESS: <u>1000</u> 3. CITY: <u>1000</u> 4. STATE: <u>1000</u> 5. ZIP: <u>1000</u> 6. PHONE: <u>1000</u> 7. FAX: <u>1000</u> 8. E-MAIL: <u>1000</u> 9. WEBSITE: <u>1000</u> 10. OTHER: <u>1000</u>	I. VENDOR 1. NAME OF THE VENDOR: <u>1000</u> 2. ADDRESS: <u>1000</u> 3. CITY: <u>1000</u> 4. STATE: <u>1000</u> 5. ZIP: <u>1000</u> 6. PHONE: <u>1000</u> 7. FAX: <u>1000</u> 8. E-MAIL: <u>1000</u> 9. WEBSITE: <u>1000</u> 10. OTHER: <u>1000</u>	DECLARATION OF AFB I, <u>1000</u> , of <u>1000</u> , do hereby certify that the information provided in this form is true and correct to the best of my knowledge and belief. Signature: <u>1000</u> Date: <u>1000</u>
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- वाचते:- १) मे.मार्शल एज रिअल्टर्स प्रा.लि.तर्फे अधिकृत डायरेक्टर श्री.विश्वजित सुभाष इंदर यांनी
रा.३०१, ३०२ ज्वेल टोवर, लेन नं.५, कोरेगांव रोड, पुणे-४११००९ येथील जमीन-१
रॉजीचा अर्ज.
- २) मा.आयुक्त, पुणे विभाग, पुणे यांचेकडील परिपत्रक क्रमांक मह-२/जमिन/जनरल/
आरक्षण/७७२/०३, दिनांक २२/९/२००३
- ३) पुणे महानगरपालिका, पुणे यांचेकडील क्र डिप्रीओएनईसी व्ही/०३४६/०८,
दि.२४/३/२००९



जिल्हाधिकारी कार्यालय पुणे
महसूल शाखा
क्र.पमह/पुनर/पुनर/७२२/२००९
पुणे, दिनांक २८/०२/२०१०

विषय :- माझे लोहगांव व वडगांवशेरी, ता. हवेली, येथील
स.नं.२०७/१अ व ३३/२अ/१ क्षेत्र ४१९१९.०० चौ.मी.
क्षेत्रावरील अकृषिक वापरात बदल करणेबाबत.

मे.मार्शल एज रिअल्टर्स प्रा.लि.तर्फे अधिकृत डायरेक्टर श्री.विश्वजित सुभाष इंदर यांनी
दिनांक १/१२/२००९ रोजी कृषिज्य प्रयोगशाळा अकृषिक परवानगी मिळवण्याकामी या
कार्यालयाकडे विनंती अर्ज सादर केला आहे.

माझे लोहगांव व वडगांवशेरी, तालुका हवेली, जि.पुणे येथील खालील धर्गनाची जमीन
मार्शल एज रिअल्टर्स प्रा.लि. यांचे नावे खालीलप्रमाणे हक्कनोदणीस दाखल आहे.

क्र.	मूळ जमिन मालकाचे नाव	स.नं.	क्षेत्र (चौरस मीटर)
१	मार्शल एज रिअल्टर्स प्रा.लि.	२०७/१अ/१	४०६०३.००
१	मार्शल एज रिअल्टर्स प्रा.लि.तर्फे अधिकृत डायरेक्टर विश्वजित सुभाष इंदर	३३/२अ/१	१८९२.००
हक्कनोदणीप्रमाणे जमिनीचे एकूण क्षेत्र			४१९१९.००

अर्जात यांनी अर्जासोबत सादर केलेले सर्व हक्कनोद उतारे, वन विभागाकडील थोदी,
कार्यालयातील ऑनलेशन रजिस्टर मधील नंदी वाचरुन असे दिवून येते की.

- विषयवर्षित जमीनीच्या मालकांनी स्वतः अर्ज केला आहे.
- कार्यालयातील ऑनलेशन रजिस्टरमधील नोंदीनुसार विषयवर्षित जमिन वतन/ रनाम जमीन
नाही.
- वनसंरक्षक, पुणे वनविभाग, पुणे यांचेकडील वनजमीनीची नोंदवही व सीडी पाहता ही वन
जमीन नाही.
- विषयवर्षित जमीन पुणे नागरी समूह हद्दीमध्ये असून अतिरिक्त क्षेत्र धारण करीत नसल्याबाबत
निहित नमुन्यातील शपथपत्र व वंशपत्र सादर केले आहे.

हवेली - १५		
४-०५	५२	८०
२०२२		



५) नमोसलदार हवेली बांधकामातील स्वच्छपावणी अडविलीमुसार प्रस्तावित क्षेत्रातून उच्च पातळीचे विद्युत वाहिनी जात नाही. सदर क्षेत्रामध्ये औद्योगिक प्रकारचे बांधकाम व कंपन्यांचे कारखाने असून सदर बांधकामावर औद्योगिक प्रयोजनासाठी सुरु असलेले कळविले आहे. सदर क्षेत्राचे बांधकाम अन्वये औद्योगिक कारणास्तव अकृषिक परवानगी दिलेली आहे. प्रत्यक्ष बांधकामावर सुरु नाही. पूर्वीची अकृषिक परवानगी अस्तित्वात आहे. त्यामुळे इडात्मक कारवाई करणेची आवश्यकता नाही.

अजंथार यांनी मांजे लोहगांव ता.हवेली येथील स.नं.२०७/१अ पे. क्षेत्र ४०१७७ चौ.मी. व मांजे वडगांवरोरी, ता.हवेली येथील स.नं.३३/२अ/१ क्षेत्र १८१२ चौ.मी. असे एकूण ४८९९९ चौ.मी. क्षेत्रावर बांधकाम नकाशे सादर केले आहेत. मांजे वडगांवरोरी, ता.हवेली येथील स.नं.३३/२अ/१ चे संपूर्ण क्षेत्र रस्त्यामध्ये गेलेले असून त्यावर कोणत्याही प्रकारचे बांधकाम प्रस्तावित नसून सदर क्षेत्राचा समावेश अजंथार यांनी रेखांकनामध्ये पांढोच रस्त्यासाठी केलेला आहे.

६) पुणे महानगरपालिकेने त्यांचेकडील पत्र क्र. डिपी/अएलईसी/०६४६/०८, दि.२४/२/२००९ अन्वये बांधकाम नकाशे मंजूर केली आहेत.

मा.नि.भा.म. आ.मु.पु. पुणे विभाग, पुणे बांधकाम विभाग, पुणे बांधकाम विभाग क्र.मह-२/जमीन/अनरल/आरआर/०७२/२००३, दिनांक २२/९/२००३ मधील तरतुदीनुसार विहित नमुन्यात अजंथार यांनी प्रतिज्ञापत्र व क्षतिपत्र दाखल केले आहे. सदर प्रतिज्ञापत्रात शिक्क्यांकित जमीनीचे वास्तव खात्रील नमुद केलेल्या कोणाच्याही वास्तव्याच्या तरतुदीचा भंग झालेला नाही असे विषय केले आहे.

१. मुंबई कळ चिह्नात व शेतजमीन अधिनियम १९४८
२. महाराष्ट्र जमीन महसूल अधिनियम १९६६
३. महाराष्ट्र शेत जमीन, जमीन धारण कायदा कर्माल मर्यादा अधिनियम १९७६
४. इनाम जमीनी खानसा कारणासाठीचे निर्गमित केलेले विविध कावे
५. मुंबई तुरुड पावण्यास प्रतियेध करणे व जमीन एकत्रीकरण करणे अधिनियम १९४७
६. महाराष्ट्र अनुसूचित जमातीच्या जमीनी प्रतियेध करणे अधिनियम १९७४
७. महाराष्ट्र खाजगी वने भूसेवाधन अधिनियम १९७५
८. नागरा जमीन कर्माल धारणा अधिनियम १९७६
९. महाराष्ट्र प्रकल्पवाधित व्यक्तिचे पुनर्यसन अधिनियम १९८६

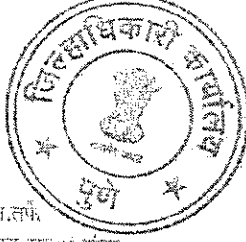
उपरोक्त नमुद वास्तव्यातील तरतुदीचा भंग होत नसलेचे तसेच विषयावित्त जमीन वर्ग २ पेक्षा नगरीचे प्रतिज्ञापत्रात नमुद केलेले आहे. बांधकाम २७७०८.३५ चौ.मी.क्षेत्रासाठी रु.०.६०६/- प्रति चौ.मी. या दराने विनशती करावयाच्या क्षेत्रावरील वार्षिक आकारणी रु.२२८५१/-, व रुपांतरित वार रु.११४२५५/- अशी एकूण १३७१०६/- दिनांक २०/१/२०१० रोजी शासकिय प्रोचारात जमा केले आहे. तसेच मांजणी फी रु.३९०००/- दिनांक २०/१/२०१० रोजी जमा वारून घेऊन सादर केलेले आहे.

प्रस्तुत प्रकरणा सदर क्षेत्रावर औद्योगिक कारणास्तव बांधकाम अकृषिक परवानगी घेतलेली आहे.

वरील परिस्थिती विचारात घेता, अजंथार यांनी बांधकाम बापरासाठी अकृषिक परवानगी देण्यास हरकत नाही. म्हणून, महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ च

१. सादर आदेशातील अटी व शर्तीचा भंग करून्यास अजिंदार महाराष्ट्र जमीन माहसूल अधिनियम १९६६ च्या तरतुबांनुसार दंडास पात्र राहिल तराच दिलेली अकृषिक परवानगी रद्द समजणेत येईल.

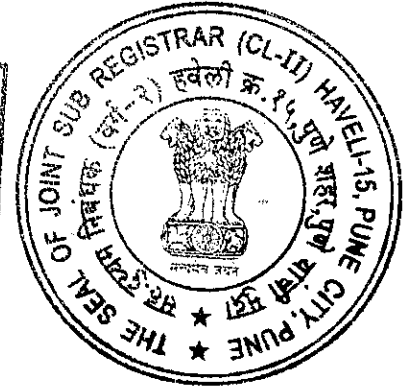
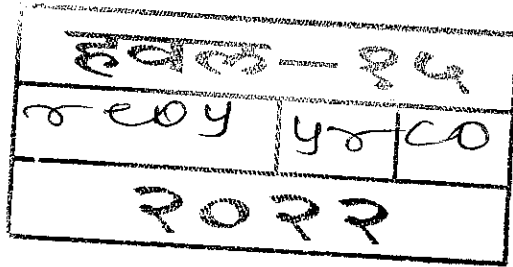
२. अजिंदार यांनी सादर केलेली कोणतीही भादिला तसेच प्रातःपत्रात नमूद घेतलेली याब अथवा कागदपत्रे ही घुसकीची अथवा दिशाभूल करणारी आढळल्यास प्रत्युतची परवानगी रद्द समजणेत येईल.



(Signature)
(वंदकाल-दळवा)
जिल्हाधिकारी पुणे

प्रति,

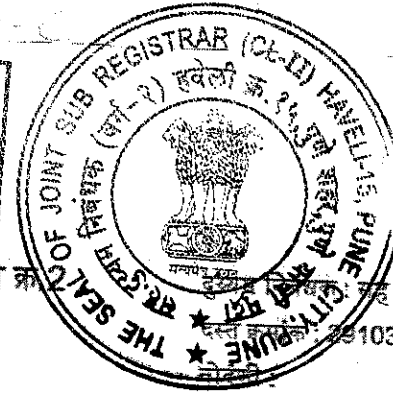
मे.मार्शल एज रिअल्टर्स प्रा.लि.तर्फे
अभियंता डायरेक्टर श्री.विश्वजीत सुभाष शिंदे,
रा.३०१, ३०२ ज्वेल टॉवर, प्लॉट नं.५, कोरेगाव पार्क, पुणे-४१



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31/12/2019

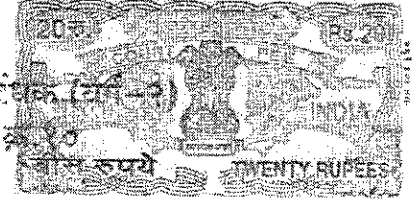


Regn:63m

गावाचे नाव : लोहगांव

- (1) विलेखाचा प्रकार कन्हेन्स डीड
(2) मोबदला 1700000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार या कारणी देतो की पट्टेदार ते नमुद करावे) 1511736000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

सह. दु.नि. हवेली 10



1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: पुणे महानगरपालिका हद्दीतील गांव 1) मीजे लोहगांव येथील सर्व्हे नं. 207 हिस्सा नं. 1/अ यांसी क्षेत्र 38691.44 चौ.मी व क्षेत्र 1449.40 चौ. मी. (रिव्हीन्यु रेकॉर्डप्रमाणे एकूण क्षेत्र 41400 चौ.मी पैकी क्षेत्र 40107 चौ.मी.) व 2) मीजे बडगांव येथील सर्व्हे नं. 33 हिस्सा नं. 2/अ/1 यांसी क्षेत्र 1812 चौ.मी. असे वर नमुद 1 व 2 मिळून एकूण क्षेत्र 41952.84 चौ.मी. रिव्हीन्यु रेकॉर्डप्रमाणे एकूण क्षेत्र 41919 चौ.मी. पैकी यांसीतील 374.90 चौ.मी. क्षेत्र 60 मीटर रोडने बांधील, 7542.11 चौ.मी. ऑमिनिटी स्पेस करिता बांधील व 3835.75 चौ.मी. एचसीएमडीआर रोड करिता बांधील असून उर्वरीत प्रोजेक्ट प्लॉट एरिया 30166.24 चौ.मी. यांसी एफ.एस.आय क्षेत्र 45399.79 चौ.मी. यावर बांधण्यात आलेली "मार्वेल एज", "ए" विंग बिल्डिंग, कोअर ए ते एच मधील दोन बेसमेंट आणि त्यावरील 8 मजले व टेरेस नववा मजला व सोबत बेसमेंट 1 व 2 मधील 451 कारपार्कींग स्पेससहित. (इतर माहिती दस्तात नमुद केल्याप्रमाणे.) अभिनिर्णीत दस्त केस नं. ADJ/959/2019 Dt 30/12/2019 ((C.T.S. Number : 207 ; HISSA NUMBER : 1/A ;))

- (5) क्षेत्रफळ 1) 30166.24 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

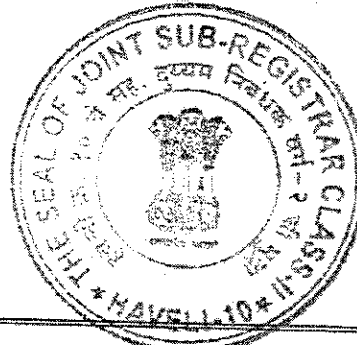
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मार्वेल एज रिअल्टर्स प्राइव्हेट लिमिटेड चे संचालक विश्वजित एस. झंवर तर्फे कु. मु. म्हणून. माणिक केशवराव लोळगे वय:-65; पत्ता:-प्लॉट नं: ऑफिस नं. 301-302, माळा नं: .. इमारतीचे नाव: ज्वेल टॉवर, सर्व्हे नं. 25/एच, ब्लॉक नं: कोरेगाव पार्क पुणे, रोड नं: लेन नं. 5, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AAFCM4691M
2): नाव:-पिरामल ट्रस्टीशिप सर्व्हिसेस प्राइव्हेट लिमिटेड चे ऑयोराइज सिग्नेटरी अभिषेक सुहास जावडेकर .. वय:-36; पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 4 था मजला, इमारतीचे नाव: पिरामल टॉवर अनेक्स, ब्लॉक नं: लोअर परेल मुंबई, रोड नं: गणपतराव कदम मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-AAJCP1914G

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-क्लासिक प्रमोटर्स अँड विल्डर्स प्राइव्हेट लिमिटेड चे ऑयोराइज सिग्नेटरी अतुल अशोक चोरडिया. तर्फे कु. मु. म्हणून बाळु उर्फ नथु नामदेव मांगडे वय:-54; पत्ता:-प्लॉट नं: ऑफिस लेव्हल-8, माळा नं: .. इमारतीचे नाव: सॉलिटेयर वर्ल्ड, ब्लॉक नं: बंगलोर-मुंबई हायवे समोर बाणेर पुणे, रोड नं: .. महाराष्ट्र, पुणे. पिन कोड:-411045 पॅन नं:-AABCC1200C

- (9) दस्तऐवज करून दिल्याचा दिनांक 30/12/2019
(10) दस्त नोंदणी केल्याचा दिनांक 31/12/2019
(11) अनुक्रमांक, खंड व पृष्ठ 29103/2019
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 119000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
(14) शेर



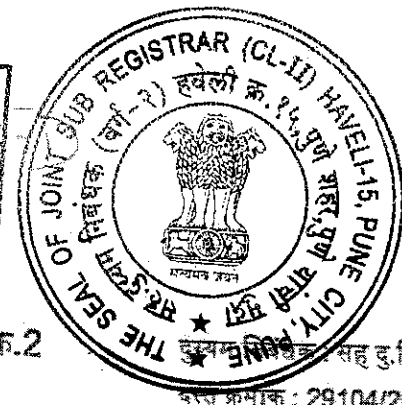
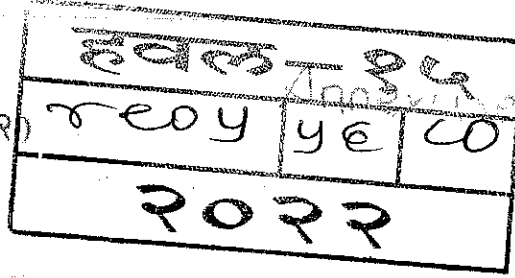
मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त केस नं 959/2019 Dt 04/12/2019

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Index-2(सूची - २)



31/12/2019

सूची क्र.2

सह. दु.नि. हवेली 10

दस्त क्रमांक : 29104/2019

नोंदणी :

Regn:63m

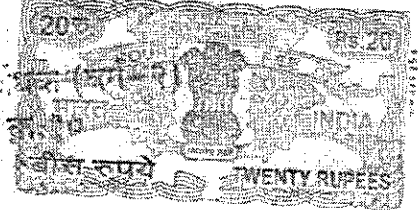
गावाचे नाव : लोहगांव

(1) विलेखाचा प्रकार कन्व्हेंस डीड

(2) मोबदला 300000000

(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 70897500

सह. दु.नि. हवेली 10



(4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती: पुणे महानगरपालिका हद्दीतील गांव 1) मौजे लोहगांव येथील सर्व्हे नं. 207, हिस्सा नं. 1/अ यांसी क्षेत्र 38691.44 चौ.मी. व क्षेत्र 1449.40 चौ.मी. (रिव्हिन्यु रेकॉर्डप्रमाणे एकूण क्षेत्र 41400 चौ.मी. पैकी क्षेत्र 40107 चौ.मी.) व 2) गांव मौजे वडगांव शेरी येथील सर्व्हे नं. 33, हिस्सा नं. 2ब/1 यांसी क्षेत्र 1812 चौ.मी. असे वर नमुद 1 व 2 मिळून एकूण क्षेत्र 41952.84 चौ.मी. रिव्हिन्यु रेकॉर्डप्रमाणे एकूण क्षेत्र 41919 चौ.मी. पैकी यांतील 374.90 चौ.मी. क्षेत्र 60 मीटर रोडने बाधीत, 7542.11 चौ.मी. अॅमिनिटी स्पेस करिता बाधीत व 3835.75 चौ.मी. एचसीएमटीआर रोड करिता बाधीत असून उर्वरीत प्रोजेक्ट प्लॉट एरिया 30166.24 चौ.मी. (इतर माहिती दस्तात नमुद केल्याप्रमाणे.) अभिनिर्णीत दस्त केस नं. ADJ/960/2019 Dt. 30.12.2019 (Survey Number : 207 ; HISSA NUMBER : 1/A ;)

(5) क्षेत्रफल

1) 30166.24 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- मार्वेल एज रिजल्ट्स प्राइव्हेट लिमिटेड चे संचालक विश्वजित एस. शंवर तर्फे कु. सु. म्हणून, माणिक केशवराव लोकणे वय:- 65; पत्ता:- प्लॉट नं. ऑफिस नं. 301-302, माळा नं. इमारतीचे नाव: ज्वेल टॉवर, सर्व्हे नं. 25/एच, ब्लॉक नं. कोरेगाव पार्क पुणे, रोड नं. लेन नं. 5, महाराष्ट्र, पुणे. पिन कोड:- 411001 पॅन नं:- AAFCM4691M
2): नाव:- पिरामल ट्रस्टीशिप सर्व्हिसेस प्राइव्हेट लिमिटेड चे ऑथोराइज सिग्नेटरी अभियेक सुहास जावडेकर, वय:- 36; पत्ता:- प्लॉट नं. ऑफिस, माळा नं. 4 धा मजला, इमारतीचे नाव: पिरामल टॉवर अनेक्स, ब्लॉक नं. लोअर परेल मुंबई, रोड नं. महाराष्ट्र, मुंबई. पिन कोड:- 400013 पॅन नं:- AAJCP1914G

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- क्लासिक प्रमोटर्स अँड बिल्डर्स प्राइव्हेट लिमिटेड चे ऑथोराइज सिग्नेटरी असुल अशोक चोरडिया. तर्फे कु. सु. म्हणून बाळु उर्फ नथु नामदेव मांगडे वय:- 54; पत्ता:- प्लॉट नं. ऑफिस लेव्हल-8, माळा नं. इमारतीचे नाव: सॉलिटेअर वर्ल्ड, ब्लॉक नं. वंगलोर-मुंबई हायवे समोर बाणेर पुणे, रोड नं. महाराष्ट्र, पुणे. पिन कोड:- 411045 पॅन नं:- AABCC1200C

(9) दस्तऐवज करून दिल्याचा दिनांक 30/12/2019

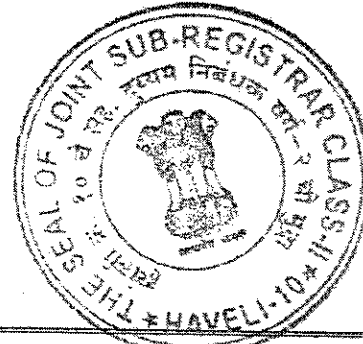
(10) दस्त नोंदणी केल्याचा दिनांक 31/12/2019

(11) अनुक्रमांक, खंड व पृष्ठ 29104/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 21000000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त केस नं. 967/2019 Dt. 23.12.2019

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Annexure - E

हवेली-२५		
२००५	५६	८०
२०२२		



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100006995**

Project: Solitaire Business Hub Viman Nagar Phase 1 , Plot Bearing / CTS / Survey / Final Plot No.: **SR NO 207/1A, 33/2A/1 at LOHGAON, Haveli, Pune, 411047;**

1. **Classic Promoters And Builders Private Limited** having its registered office / principal place of business at **Tehsil: Haveli, District: Pune, Pin: 411045.**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **17/08/2017** and ending with **30/06/2022** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 17:46:14

Dated: 09/09/2021
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

हवेल - १५		
copy	4	CO
2022		



पुणे महानगरपालिका

(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उल्लेखासह करावा)
(जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्कांचे संदर्भ लक्षात न घेता अर्जदारास हे
संमतीपत्र देण्यात येत आहे.)

बांधकाम विकास विभाग
पुणे महानगरपालिका
शिवाजीनगर,
पुणे-४११ ००५

बांधकाम चालू करण्याकरिता दाखला (संमती नकाशासह) कमेन्समेन्ट सर्टिफिकेट

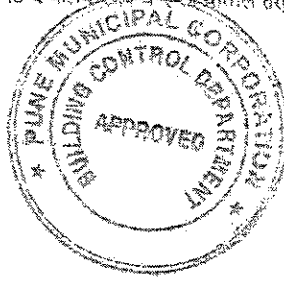
सदरचा बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे संमतीपत्र महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ यांतील आणि महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट चे कलम २५४ व २५५ यांतील तरतुदीप्रमाणे खालील अटीवर देण्यात येत आहे

प्रकरण दिनांक : LOH/0047/08

Proposal Type : Commercial

Case Type : Revised

Project Type : Proposed Building



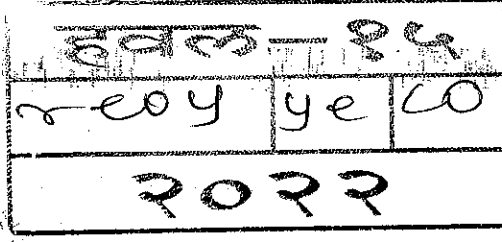
क्रमांक : CC/1071/21

दिनांक : 28/07/2021

श्री / श्रीमती Classic Promoters and Builders Pvt Ltd THRO. ATUL CHORDIYA व्दारा आर्किटेक्ट / ला. स. श्री VISHWAS S. KULKARNI यांस राहणार पुणे, प्लॉट महाराष्ट्र नगररचना अधिनियम, १९६६ चे कलम ४४/४५/५८/६९ व सुंबई प्रांतिक महानगरपालिका, अधिनियम सन १९४९ चे कलम २५३ व २५४ प्रमाणे पुणे महानगरपालिकेच्या सीमेतील प्लॉट Lohagaon घरांक सर्वे नं 207 सी. सं. न. _____ हिस्सा नं 1A, VADGAON SHERI S NO 33/2A/1 फायनल प्लॉट क्र _____ प्लॉट क्र अ सोसायटी येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक 22/06/2021 रोजी प्रस्ताव दाखल केला आहे.

-- अटी --

- सदर प्रस्तावातील दर्शविण्यात आलेली दर्शनी अंतरे / रस्ता प्रमाणरेखा पर्यंतचे क्षेत्र पुणे म.न.पा. च्या सुचनेनुसार भविष्यात सार्वजनिक रस्त्याचा भाग राहणार आहे.
- कोणत्याही नवीन इमारतीचा अथवा बाढीव/दुरुस्त इमारतीचा वापर अथवा वापरासाठी परवानगी वा ताबा हा कोणत्याही व्यक्तीद्वारे पुणे म.न.पा.च्या भोगवटापत्र प्राप्त झाल्याशिवाय करण्यात येऊ नये.
- सदर संमतीपत्राची/विकास परवानगीची मुदत (काम सुरु झालेले नसल्यास) संमतीपत्राचे दिनांकापासून १ वर्षाची राहिल. (सोबतचा संमती नकाशा ह्या संमतीपत्राचा अविभाज्य भाग समजणेत येईल.)
- सदर संमतीपत्र हे मुदत संपल्यानंतर प्रत्येक वर्षी नूतनीकरण करणे आवश्यक आहे असे नूतनीकरण सलग तीन वेळा करता येईल. तसे न झाल्यास महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४४ अन्वये नवीन अर्ज करून संमती घ्यावी लागेल. एम.आर.टी.पी. कलम ४८ अन्वये संमतीपत्राची वैधता राहिल.
- सदरचे संमतीपत्र हे पुढील अटीचा भंग झाल्यास रद्द करण्यास पात्र राहिल.
 - (अ) जागेवरील विकसन बांधकाम हे मान्य नकाशाप्रमाणे दर्शविलेल्या/संगत केलेल्या वापरानुसार होत नसल्यास अथवा सदर ठिकाणी अनधिकृत बांधकाम/अनधिकृत वापर चालू असल्यास अटीचा भंग समजण्यात येईल.
 - (आ) सदर बांधकाम प्रस्तावातील संदर्भातील नमूद केलेल्या अटीचे उल्लंघन होत असल्यास/झाले असल्यास, पुणे म.न.पा.ने चातललेल्या निर्बंधाचे उल्लंघन झाले असल्यास, अटीचा भंग झाला आहे असे समजण्यात येईल.
 - (इ) अर्जदाराने सदरची परवानगी ही गैरकृत्य करून पुणे म.न.पा.चे दिशाभूल करून प्राप्त केलेली आहे, असे निदर्शनास आल्यास अटीचा भंग झाला आहे असे समजण्यात येईल. विकास नियंत्रण नियमावली नियम क्र. ६.१० महाराष्ट्र म्युनिसिपल कॉर्पोरेशन ॲक्ट कलम २५८ अन्वये सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
 - (ई) अर्जदार आणि जो इसम हा स्वतः किंवा त्याच्याद्वारे मालकी हक्काचा दावा करून महाराष्ट्र प्रादेशिक आणि नगररचना अधिनियम, १९६६ चे कलम ४२ व ४५ अन्वये असलेल्या तरतुदीचे उल्लंघन करून जमिन विकसन अथवा बांधकाम करत असल्याचे निदर्शनास आल्यास सदरची परवानगी दिशाभूल करून घेण्यात आली आहे असे समजण्यात येईल.
- सदर संमतीपत्रावरील/लगत असलेल्या अटी व सूचना या केवळ अर्जदारास नव्हे तर भविष्यातील अर्जदाराचे सर्व वालीवारस, मुखत्यारधारक, व्यवस्थापक, प्रशासक, वारसदार आणि प्रत्येक इसम जो अर्जदाराच्या द्वारा मालकी हक्क सिध्द करेल त्या सर्वांस कायमस्वरूपी बंधनकारक राहिल.



७. काम सुरुकरणपूर्वी एन. ए. ऑर्डर दाखल करणार.

८. अकूपिक दाखला (एन. ए. ऑर्डर), यु.एल.सी. आदेश, महाराष्ट्र प्रदूषण नियामक मंडळ, औद्योगिक संचालनालय, कामगार विमा आयुक्त यांचे आदेशातील अटी व शर्ती बंधनकारक राहतील.

वरील संमतीप्रमाणे काम करताना म्युनिसिपल कॉर्पोरेशन ॲक्ट, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ अगर त्यास अनुसलन केलेले नियम व पोट नियम यांचा भंग होत आहे, असे पुणे म.न.पा. चे निदर्शनास आल्यास सदरचे संमतीपत्र रद्द करण्याचा अधिकार पुणे म.न.पा.स राहिल.

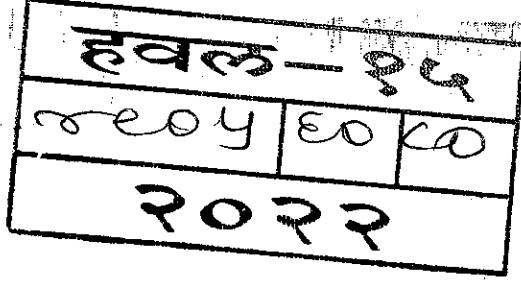
वरील संमतीपत्राविषयी काही शंका येत असेल तर कामास आरंभ करण्यापूर्वी महानगरपालिकेकडे तसे कळवून स्पष्टीकरण कळव घ्यावे.

विशेष अटी:-

१. हत्यराईज इमारती संदर्भातील वि.नि.नि.नियम क्र. २१.६.६ मधील तरतुदी बंधनकारक राहतील.
२. मा. शासनाकडील शासन निर्णय क्र. टीपीएस-१८०७/२५२/सी.आर.६३०/०७/युडी-१३ मधील अतिरिक्त अधिशामन व्यवस्था, विशेष वर्गावारीमधील स्ट्रक्चरल इंजिनियर याची नेमणूक, सर्व्हिस व फायर लिफ्ट याबाबत ममुद केलेल्या अटी बंधनकारक राहतील.
३. हत्यराईज इमारतीचे सर्व्हिस/फायर ऑडिटिंग हे प्रत्येक वर्षी सक्षम प्राधिकृत अधिकाऱ्याकडून करून घेणे बंधनकारक राहिल. व म.न.पा. मतगणानुसार उपलब्ध करून देणे बंधनकारक राहिल.
४. इमारतीतील उद्वाहनाचे (लिफ्टचे) दरवाजे लिफ्ट मधील स्थिती दिसण्याच्या दृष्टिने पारदर्शक असावेत.
५. जलसंवर्धनक्षमता निवोचित इमारतीमध्ये पर्जन्यजलाचे पुनर्भरण, दुहेरी फ्लश यंत्रणा, नियंत्रित दाब यंत्रणा
६. सोलर सिस्टिमची यंत्रणा बसविणार.

काही महत्वाच्या विशेष सूचना :-

१. यु.एल.सी.ऑर्डरमधील सर्व अटी संबंधित मालक /विकासकार बंधनकारक राहतील त्यास पुणे म.न.पा. जबाबदार राहणार नाही.
२. विकास योजना खात्याकडील मान्य एकत्रीकरण/सब डिव्हिजन/लेआऊट ऑफ बिल्डींग मधील सर्व अटी बंधनकारक राहतील.
३. कमेन्समेंट सर्टिफिकेटचे दिनांकापासून १ (एक) वर्षाच्या आत अथवा कोणतेही भोगवटापत्र मागणीपूर्वी (जे अगोदर) एकत्रित / स्वतंत्र असा ७/१२ उतारा व भोगवटापत्रासोबत सन्वै कडील नकाशा दाखल करणार.
४. ओला व सुक्या कडव्याकरिता मिळकतीमध्ये कंटेनरची सोप करणार.
५. काम सुरु करण्यापूर्वी मान्यताप्राप्त दर्जाच्या परवानाधारक स्ट्रक्चरल डिजायनर/इंजिनियर यांची नेमणूक करणारे पत्र व जोते तपासणी दाखला तसेच कोणतेही भोगवटापत्र मागणीपूर्वी त्यांचे स्ट्रक्चरल स्टॅबिलिटी सर्टिफिकेट/रिपोर्ट दाखल करणार. वाढीव बांधकाम स्ट्रक्चरल इंजिनियरसोबत नियमित मार्गदर्शन व देखरेखीखाली पूर्ण करणार.
६. बांधकामाचे नकाशांना परवानगी मिळाल्यावर विकासकर्ता/मालक यांनी जागेवर फलक लावून खालील प्रमाणे माहिती दर्शवावी. अ) मालकाचे, विकसकाचे, ला. आर्कि. व कॉन्स्ट्रक्टर यांची नावे व पत्ता व संपर्क दुरध्वनी / भ्रमण दुरध्वनी क्रमांक.
७. कुठलेही वाढीव/दुरुस्त प्रस्ताव मान्यता मागणीपूर्वी सुधारित डी.पी.लेआऊट मान्य करून घेणार. (आवश्यकतेनुसार)
८. रस्ताहंदीचे अतिरिक्त चर्टई क्षेत्र वापरण्यापूर्वी सदर रस्त्याची जागा म.न.पा. च्या ताब्यात देणार.
९. जागेवर अस्तित्वातील म.न.पा. मीटर कनेक्शन असल्यास काम सुरु करण्यापूर्वी पाणी पुरवठा विभागाचे ना हरकत पत्र दाखल करणार.
१०. भाडेकरू पुनर्वसन योजनेकरिताच्या अटी :- १) नविन इमारतीमध्ये जागा देण्याऐव्याबाबत एकमत झाले असल्याबाबत व त्याबाबत तक्रार नसल्याबाबत रजिस्टर करार जोते तपासणीपूर्वी दाखल करणार. २) कुलमखत्यारपत्रधारक अगर मालक यांच्याकडून त्यांनी कबूल केल्याप्रमाणे जागेचा ताबा मिळाला/मिळणार आहे व त्याबाबत कोणतीही तक्रार नसल्याचे सर्वभाडेकरूंचे नोटराईज्ड ना हरकत पत्र, भोगवटापत्र मागणीपूर्वी दाखल करणार. ३) भाडेकरू व विकसक यांचे दरम्यान बांध निर्माण झाल्यास त्यास म.न.पा. जबाबदार राहणार नाही. ४) सुधारित नकाशे दाखल करण्यापूर्वी पुणे म.न.पा.ने निर्धारित केलेले नोटराईज्ड हमीपत्र करणार.
११. सार्वजनिक बाहेरवाटीचे व समार्क वापरचे रस्ता/बोल्ड/प्रवेशमार्गाचे बाहेरवाटीबाबत बांध निर्माण झाल्यास अर्जदार जबाबदार राहतील.
१२. अस्तित्वातील जुनी बांधकाम पाडताना शेजारील मिळकत/मिळकतीतील इमारतीस धोका/नुकसान होणार नाही याची खबरदारी घेणार.
१३. सदर प्रस्तावातील इमारतीचा वापर हा कायमस्वरूपी मान्य नकाशांमध्ये दर्शविलेल्या वापरासाठीच करणार. सदरचे वापरात म.न.पा.च्या पूर्वपरवानगीशिवाय व
१४. संरक्षक भिंतीचे प्रस्ताव मान्य करून घेऊनच बांधकाम पूर्ण करणार.
१५. व्यापारी वापराच्या इमारतीचे दर्शनी भागातील ६.०० मी. सामासिक अंतरापैकी ३.० मी. हंदीचे व्हिजिटीस पार्किंगची रस्ता / फुटपाथ वल्ल अवेसेल्य व्यवस्था करणार.
१६. जुन्या अस्तित्वातील बांधकामाच्या कोपऱ्यावरील भिंतीचा भाग, कॉर्नर पार्श्व रस्ताहंदी/सेटबॅक घडताळणीसाठी जोते तपासणी होणे पर्यंत राखून ठेवणे व



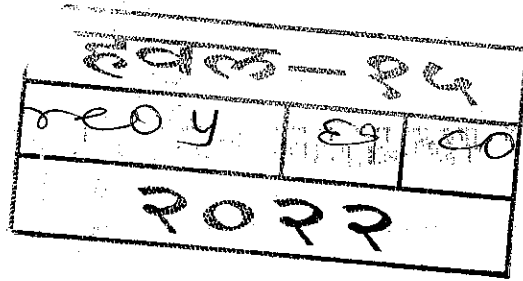
- नंतर
१७. भविष्यात मान्य नकाशा व्यतिरिक्त कोणतेही बांधकाम (उदा. सर्व मॉर्निंगल अंतरात व टेरेसवर बांधकाम) करण्यात येऊ नये.
 १८. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये युरिनल व डब्ल्यूसी करिता ३ लि. (हाफ फ्लश) आणि २. प्रकल्पामधील सर्व वापराच्या इमारती पाण्याचे नळ (बिब कॉक, बेसिन टॉप इ. नळ) दलि. (फ्ल फ्लश) असे प्रकारचे फ्लश असे प्रकारचे फ्लश टँक यंत्रणा प्रत्येक ठिकाणी बसविणे व त्याप्रमाणे प्रति मिनिट इतक्या कमी दाबाचे पाण्याचे उपकरणे बसविणे. ३. प्रकल्पापासून एकूण २४ मी. पेक्षा उंच इमारतीमध्ये पाण्याचा दाब व वहनाचा वेग नियंत्रित राहण्यासाठी दाब नियंत्रित व्हॉल्व्हस बसविणे. ४. प्रकल्पामधील सर्व वापराच्या इमारतीमध्ये प्रवासी उद्वाहना पारदर्शक अशा आगरोधक काचेच्या पट्या वापरलेला पारदर्शक दखाना व लिफ्टमध्ये सी.सी. टी.व्ही. कॅमेरा बसविणे.
 १९. प्रकल्पाच्या सिमाभित्तीबाबत रिटेनिंग वॉल बाबत कार्यालयीन परिपत्रक क्र. अन अ/ जा/ म आ/ ४८३ दि. ५/८/२०१३ च्या अटी बंधनकारक राहतील.

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१. विरळ वस्ती भागामध्ये भोगवटापत्र मागणीपूर्वी फ्लॉट आंबारात गांढूळ खत निर्मितीसाठी व्यवस्था करणार.
२. बांधकाम जागेचा जापर सुरू करण्यापूर्वी भोगवटापत्र मागणीपूर्वी अधिशासक विभागाकडील ना-हरकत पत्र / दाखला त्यानुसार आवश्यक ती सर्व यंत्रणा जागेवर कार्यान्वित ठेवणार. सदर यंत्रणेची कायमस्वरूपी देखभाल/दुरुस्ती करून यंत्रणा नियमित ठेवणार.
३. आवश्यकतेप्रमाणे लिफ्ट (उद्वाहन) परवाना संबंधित प्राधिकारीकडून प्राप्त करून घेतले नंतरच वापर करणे बंधनकारक राहिल.
४. मा.पर्यावरण विभागाकडील दि. १२ डिसेंबर २०१२ रोजीचे आदेशानुसार नमूद केल्याप्रमाणे २०००० चौ.मी.पेक्षा जास्त एकूण बांधकाम क्षेत्र नियोजन प्रस्तावास मा. केंद्र शासन यांचेकडील पर्यावरण विभागाकडील ना-हरकत पत्र घेणे बंधनकारक राहिल. आवश्यक तेथे महाराष्ट्र प्रदूषण नियंत्रण बोर्डाचे ना-हरकत पत्र बांधकाम परवानगी वे वेळी दाखल करणे बंधनकारक राहिल.


नंतर महत्वाचे अटी:


५. संबंधित सुधारित विकास योजना आराखडा महाराष्ट्र सरकारने दि.०५/०१/१९८७, दि.०६/१२/२००७, दि.१८/०९/२००८, दि.०२/०३/२०१२, दि.०४/०४/२०१२ दिवशी मान्य केला आहे. त्यास अनुसरून नवीन काही उपसर्ग पोहोचत असल्यास अथवा हानी होत असल्यास त्याप्रित्यर्थ कोणत्याही प्रकारची भरपाई मागणार नाही व ती देण्याची जबाबदारी महानगरपालिकेवर नाही.
६. यापूर्वी अदा करण्यात आलेले विकासनाचे दाखले/संमतीपत्रे रद्द संमंजस्यात राहिल.
७. सोबतच्या नवीन/दुरुस्त नकाशात दाखविल्याप्रमाणे काम केले पाहिजे.
८. जेव्हापर्यंत काम आल्यावर सेट-बॅक, मॉर्निंगल ओपन स्पेस इ. बाबी बांधकाम नियंत्रण कार्यालयाकडून तपासून घ्याव्यात, जोते तपासणी दाखला प्राप्त झाल्याशिवाय जेव्हावरील काम सुरू करू नये.
९. भूमीप्राप्ति कार्यालयामार्फत व बांधकाम विकास विभागाकडून रस्ताखंडी प्रमाणपत्र जागेवर आखून घेणार व मगच बांधकाम सुरू करणार या अटीवरच हे संमतीपत्र देण्यात येत आहे. (आवश्यक असल्यास)
१०. सोबतच्या नकाशावर मागे लिहिलेल्या/चिठ्ठकवलेल्या अटीवर संमतीपत्र देण्यात येत आहे.
११. ज्या भूखंडावर नवीन इमारत बांधण्यात आली आहे त्या इमारतीचे भोगवटापत्र मागण्यापूर्वी प्रत्येक मालकाने इमारतीसमोर सिमा भित्तीच्या आत व बाहेर उद्यान विभागाचे तरतुदीनुसार झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था व खबरदारी घ्यावी. त्याशिवाय (ऑक्टोपुन्सी सर्टिफिकेट) भोगवटापत्र मिळणार नाही.
१२. नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती वृक्ष प्राधिकरण समितीची पुर्वपरवानगी घेतल्याशिवाय तोडू नयेत, अन्यथा कायदेशीर कारवाई करण्यात येईल याची नोंद घ्यावी.
१३. इमारतीचे भोगवटापत्र देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचे अवशिष्ट सामान व राडारोडा उचलून जागा सांफकेल्याशिवाय अर्जाचा विचार केला जाणार नाही. राडारोडा कोठे टाकावा याबाबत बांधकाम विकास विभागामार्फत मार्गदर्शन केले जाईल.
१४. भोगवटापत्र मागणीचे अर्जापूर्वी मा. कार्यकारी अभियंता (ड्रेनेज) यांचेकडील ड्रेनेज कनेक्शनचे मान्य नकाशे दाखल करणार.
१५. बांधकाम विकास विभाग, खात्याने जरी सेप्टिक टँकसाठी परवानगी दिली असली तरी कार्यकारी अभियंता (जलतोत्सारण विभाग) यांच्याकडे नकाशे दाखल करून त्याची मंजूरी घेतल्याखेरीज सेप्टिक टँक अगर ड्रेनेजसंबंधी बांधकाम सुरू करू नये व भोगवटा पत्र मागण्यापूर्वी ड्रेनेज कामाचे, ड्रेनेज जोडासह नकाशे व दाखला हजर करण्यात यावा.
१६. जे बांधकाम नकाशात पाडणार म्हणून दर्शविले आहे ते वैध मागणी पाडून त्यानंतरच नवीन कामास सुरूवात करणार.

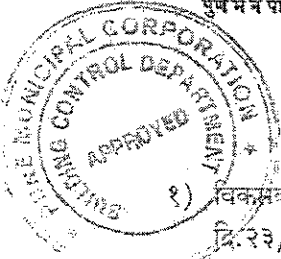


१८. मालकी हक्काबाबत व इतर कोणत्याही हक्काबाबत व हद्दीबाबत वाद निर्माण झाल्यास त्यास अर्जदार पूर्णपणे जबाबदार राहणार.
१९. कामगारांच्या सोयीसाठी जागेवर किमान एक सॅंडास व एक भुतारी तात्पुरत्या स्वरूपाची बांधली पाहिजे. जुने सॅंडास व भोरी असल्यास याप्रमाणे सॅंडास, भुतारी बांधण्याची गरज नाही.
२०. भोगवटापत्र मागण्यापूर्वी पुणे महानगरपालिकेकडील कर आकारणी व करसंकलन पाणी पुरवठा, जलोत्सारण, पथ विभाग, अतिक्रमण इ. विभागांचे रकम व थकबाकी रकम पूर्णपणे भरणार.
२१. अंशात: भोगवटापत्रासाठी रु. २२०/- चे स्टॅम्प पेपरवर इंडेन्टिटी बॉन्ड दाखल करणे आवश्यक आहे.
२२. भोगवटापत्रासाठी स्ट्रक्चरल इंजिनिअरचा दाखला (स्टॅबिलिटी सर्टीफिकेट) दाखल करणार.




Kashyap Sudhakar
Wankhede
इमारत निरीक्षक
बांधकाम विकास विभाग
पुणे महानगर


Rajesh Maruti Shinde
Signature valid
Digitally signed by Rajesh Maruti Shinde
Date: 28/07/2021
Reason: PUNE MUNICIPAL CORPORATION
Location: PUNE



- १) विकसक क्लासिक प्रमोटर्स अँड बिल्डर्स तर्फे डायरेक्टर श्री.अतुल चोरडिया यांचे सिरीयल नं.१३५/१५/२०२१ दि.२३/७/२०२१ रोजीचे हमीपत्र बंधनकारक राहिल.
- २) एकत्रिकृत विकास नियंत्रण नियमावली -२०२० तरतूद क्र. २.२.१४ पर्याय - २ मधील शहर अभियंता जा.क्र.शअजा/११०६ दि.२२/४/२०२१ चे कार्यालयीन परिपत्रकानुसार प्रस्तावित नकाशामधील नववा मजला गाळे क्रमांक -ए-९००१, ई+एफ ९००१, जी-९००१, एच-९००१ क्षेत्र ५१४४.९२ चौ.मी.साठी स्टॅम्प ड्युटी विकसक भरणार या अटीवर .

३) पुनर्विकृत विकास नियंत्रण नियमावली २०२० नुसार तरतूद क्र. २.२.१४ पर्याय २ अनुसार भोगवटापत्र मागणेपूर्वी उर्वरित प्रिमियम नियमानुसार भरणार या अटीवर

Rishi Dinkar Nakade

ADVOCATE



Building No. 16, Ram
Housing Society, Near Phulenagar
Ram Nand Road, Yerwada, Pune - 411006.

Mob. No. 9689004303.

rishinakade@gmail.com

To,
MahaRERA
Housefin Bhavan, Plot No C-21
E-Block, Bandra-Kurla Complex,
Bandra (E), Mumbai 400051

SUPPLEMENTAL TITLE REPORT

Subject: Title Clearance Certificate with respect to all that piece and parcel or ground admeasuring in the aggregate 30,166.24 sq. mtrs (being the balance land remaining post-handover of setback, reservations, and amenities space) out of the contiguous block of land admeasuring 41,919 sq. mtrs. comprised of portions admeasuring 40107 sq. mtrs. out of land admeasuring 41,400 sq. mtrs bearing Survey No.207 Hissa No.1A lying, being and situated at Village Lohegaon and of the land admeasuring 1812 sq. mtrs. bearing Survey No. 33 Hissa No.2A/1 lying, being and situated at Village Vadgaonsheri and which lands are lying, being and situated within the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Municipal Corporation of Pune and within the limits of the Municipal Corporation of Pune and which contiguous block of land falls in the "Industrial" Zone under the Development Plan for the City of Pune currently in force and which contiguous block admeasuring 41,919 sq. mtrs. is bounded as follows:

On or towards the East: Partly by remaining portions out of land bearing Survey No. 207/1A, Lohegaon and partly by land bearing Survey No.207/1B, Lohegaon and land out of Survey No.33/2A, Vadgaonsheri

On or towards the South: By lands bearing Survey Nos. 33/1, and 33/3, Vadgaonsheri and Pune-Ahmednagar Highway.

On or towards the West: By 18 mtr. wide D.P. Road, And land bearing Survey No.33/1, Vadgaonsheri.

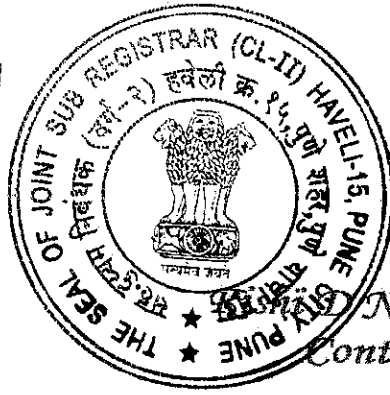
On or towards the North: By land out of Survey No.206, Lohegaon.
(Hereinafter referred to as the said "Property")

हवाम-३५		
वेद्य	६३	८०
२०२२		



1. I have investigated the title of the said Property on the request of Classic Promoters and Builders Private Limited (Owner) and following documents:
 - a. Deeds of Conveyance both dated 30th December 2019, executed between Marvel Edge Realtors Private Limited (Transferor No. 1, therein), Piramal Trusteeship Services Private Limited (Transferor No. 2, therein) and Classic Promoters and Builders Private Limited (Transferee therein) which have been duly registered under Serial No's. 29103 and 29104 of 2019 with the Sub-Registrar Haveli No. 10, Pune
 - b. Mortgage Deed dated 31.12.2019 executed by Classic Promoters and Builders Private Limited in favour of Piramal Trusteeship Services Private Limited which have been duly registered under Serial No's. 22823 of 2019 with the Sub-Registrar Haveli No. 11, Pune
 - c. Property Card of CTS No 109/1 dated 26.08.2021 of Village Lohegaon and 7/12 Extract of Survey No 33/2A/1 of Village Wadgaonsheri.
 - d. Mutation Entry No 727.
 - e. Title Report dated 14.11.2019 read with Addendum dated 25.02.2020 issued, by Benchmark Legal Services LLP.
 - f. Complaints filed before MahaRERA, National Consumer Disputes Redressal Commission, Civil Court.
2. Classic Promoters and Builders Private Limited have availed loan from Piramal Trusteeship Services Private Limited and created charge over the said Property by executing Mortgage Deed dated 31.12.2019 registered under Serial No. 22823 of 2019 with the Sub-Registrar Haveli No. 11, Pune.
3. It appears from ME No 727 that the name of Classic Promoters and Builders Private Limited has been mutated on Property Card bearing CTS No 109/1.
4. On perusal of the abovementioned documents and all other relevant documents relating to title of the said Property I am of the opinion that subject to (i) charge of Piramal Trusteeship Services Private Limited and (ii) various agreements, deeds entered with the Unit holders, (iii) outcome of the litigations, the title of Classic Promoter and Builders Private Limited is free, clear and marketable and Classic Promoter and Builders Private Limited is the owner of the said Property.

हवेली - १५		
२००५	२००८	२०२२



Nakade, Adv.
Continuous sheet

5. The report reflecting the flow of the title of the Owner on the said Property is enclosed herewith as Annexure A.

Encl: Annexure

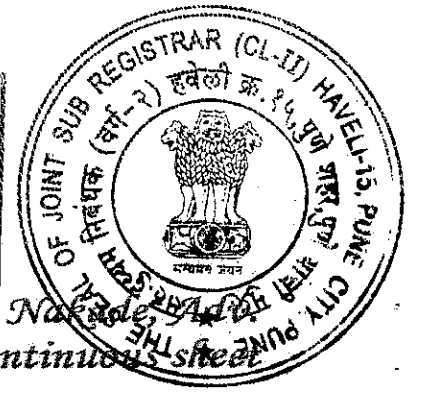
Date: 18/09/2021

Rishi Nakade

Rishi Nakade
Advocate



हवेली - २५		
२०५	२५	८०
२०२२		



Rishi D. Nakade
Continued sheet

ANNEXURE A
(Flow of the Title of the said Property)

1. This Title and Search Report is supplemental to the Certificate of title dated 14.11.2019 and Addendum dated 25.2.2020 issued by Benchmark Legal Services LLP.
2. In continuation of Index-II search of the said Property carried out Benchmark Legal Services LLP, I have carried out further online search of Index-II registers from the website of www.igrmaharashtra.gov.in, Department of Registration and Stamps, Government of Maharashtra, Pune for the prior 2020-2021 vide Challan bearing Nos MH005426151202122E and MH005426522202122E dated 26.08.2021. It is observed that website of Department of Registration and Stamps, Government of Maharashtra, Pune may not show each document and hence the search report is based on the records available therein. While doing the search I have not come across any adverse entry, outstanding encumbrance, charge, doubts or claim in respect to said Property save and except entries mentioned hereinabove.
3. Based on the scrutiny of the documents and whatever is mentioned above, I am of the opinion that subject to (i) charge of Piramal Trusteeship Services Private Limited and (ii) various agreements, deeds entered with the Unit holders, (iii) outcome of the litigations, the title of Classic Promoter and Builders Private Limited is free, clear and marketable and Classic Promoter and Builders Private Limited is the owner of the said Property.

Date: 18/09/2021

Bakade

Rishi Nakade
Advocate



हवल-१५
२०२२



महाराष्ट्र शासन

गाव नमुना सात

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]
गाव :- वडगाव शेरी तालुका :- हवेली जिल्हा :- पुणे

भुमापन क्रमांक व संपविभाग
३३/२३/१

भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकक	हे.आर.ची.मी	मार्बल एच रिअलटर्स प्रा लि तर्फे अधिकृत			(१३१८)	१७९९.११५९०
जिरायत	०.१८.१२	डायरेक्टरर्स				कृष्णाचे नाव
बागायत	-	विजयजीत सुभाष झवंर			(१३१८)	इतर अधिकार
तरी	-	सामाईक क्षेत्र	०.१४.३७	०.२८		
वरकस	-					
इतर	-	पुणे म. न.पा द्मी रस्ता रुंदीकरिता	०.०३.७५		(१७२६७)	
एकुण क्षेत्र	०.१८.१२					
पोट-खराब (लागवडीस अयोग्य)						
वर्ग (अ)	-					
वर्ग (ब)	-					
एकुण मो ख	०.००.००					
आकारणी	०.२८					
जुडी किंवा विशेष आकारणी	-					
जुने फेरफार क्र	(१३१८),(१३१९),(१३४४),(१६१४),(१५०१४),(१६८५९),(१८६४०),(१९२८४),(२०११०)					सीमा आणि भुमापन चिन्हे



हा ७/१२ अभिलेख (दि.३०/०६/२०१९-१२-२६-३७ AM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-सिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

सुचना : सवर ७/१२ डिजिटल स्वाक्षरीत जाह्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने सद्यस्थिती <https://bhulekh.mahabhurni.gov.in> या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व वैध दि. : १९/०९/२०२० : १२:४५:२४ PM. वैधता पडताळणीसाठी <https://digitalabare.mahabhurni.gov.in/dsk/> या संकेत स्थळावर जाऊन 2507100001109467 हा क्रमांक वापरावा.

हवेली - ३५

२०२२



गाव नमुना बारा
पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- वडगाव शेरी

तालुका :- हवेली

जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग ३३/२७/१

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						
					घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	मिश्रणाचा संकेत क्र.	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
२०१६-१७	खरीप										इमारत पड	०.००००		
२०१७-१८	खरीप										इमारत पड	०.००००		



हा ७/१२ अधिलेख (दि. ३०/०६/२०१९:१२:२६:३७ AM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-दिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. २ / २

सूचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने साद्यस्थितीत <https://bhu.ekn.mahabhumi.gov.in> या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व वेब वि. : १९/०९/२०२० : १२:४५:२४ PM. वैधता पडताळणीसाठी <https://digitalsabara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2507100001100467 हा क्रमांक वापरावा.

हवेली-१५		
४८०५	६८८०	
२०२२		



घोषणापत्र

मी श्री. बाळू उर्फ नथू नामदेव मांगडे याद्वारे घोषित करतो की, मा. दुय्यम निबंधक हवेली क्र. १५ पुणे यांचे कार्यालयात ~~संपत्ती~~ विक्री करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. अशोक धनराज चोरडिया व इतर यांनी मा. दुय्यम निबंधक, हवेली नं. १९ यांच्या कार्यालयात दिनांक २/३/२०१२ रोजी दस्त क्रमांक ३९९३/२०१२ अन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यापत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींमधील कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे.

सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिष्टेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक २१/३/२०२२

कुलमुखत्यारपत्र धारकाचे

नाव : बाळू उर्फ नथू नामदेव मांगडे

सही :

हवल- १५		
२००५	६६	८०
२०२२		



हवेल-३५		
००५	००	८०
२०२२		



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHOK DHANRAJ CHORDIA
DHANRAJ JETHAMAL CHORDIA

12/09/1953
Permanent Account Number

AAMPC9319J

Signature

13082005

A - C

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CLASSIC PROMOTERS AND BUILDERS
PRIVATE LIMITED

22/04/1988
Permanent Account Number

AABCC1200C

Signature

13082005

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANGDE NATHU
NANDEO SAVALA MANGDE

01/03/1964
Permanent Account Number

ATUPM5336L


Signature

13082005

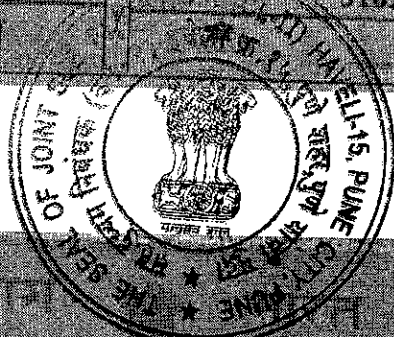
हवेली-१५

reay	U7	CO
२०२२		



 <p>भारत सरकार आयकर विभाग Ravindra Singh Shekhawat DOB: 14/01/1983 SEX: MALE 5162 4456 6619 मेरा भारत, मेरी पहचान</p>	<p>आयकर विभाग आयकर विभाग Address: S/O Bhupendra Singh, C-24, New Colony, Gurgaon, Haryana Post: Jhokha, Dist: Jhokha Haryana - 122012 5162 4456 6619</p>
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8004 02 60
RORR



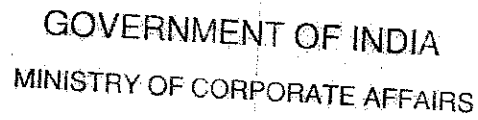
आयकर विभाग
INCOME TAX DEPARTMENT
RAVINDRA SINGH SHEKHAWAT
BHOPAL SINGH
14/01/1983
Permanent Account Number
BMAPS6551H
भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
PRATAP TECHNOCRATS PRIVATE
LIMITED
27/11/2015
Permanent Account Number
AAICP3621R
भारत सरकार
GOVT. OF INDIA
05/12/2015

High

हवेली क्र. १५		
वेद्य	७३	८०
२०२२		





Registrar of Companies, Jaipur
G/6-7, Second Floor, Residency Area, Civil Lines

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013]

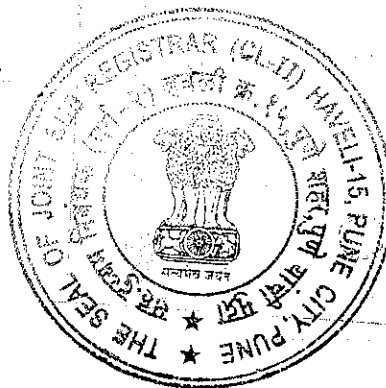
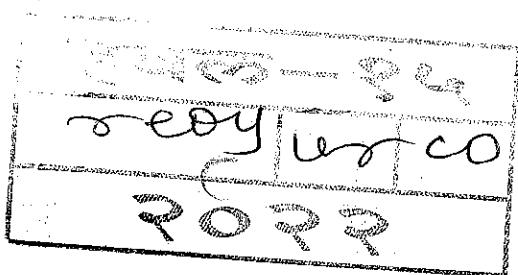
I hereby certify that PRATAP TECHNOCRATS PRIVATE LIMITED is incorporated on this Twenty Seventh day of November Two Thousand Fifteen under the Companies Act, 2013 and that the company is limited by shares.

The CIN of the company is U74900RJ2015PTC048699.

Given under my hand at Jaipur, this Twenty Seventh day of November Two Thousand Fifteen.

RAMESH KUMAR MEENA
Registrar of Companies
Rajasthan

Mailing Address as per record available in Registrar of Companies office:
PRATAP TECHNOCRATS PRIVATE LIMITED
B-21, Shakti Bhawan, Sivaji Godara Colony,, Khatipura, Jhotwara, Jaipur 302012,
jaipur - 302012,
Rajasthan, INDIA



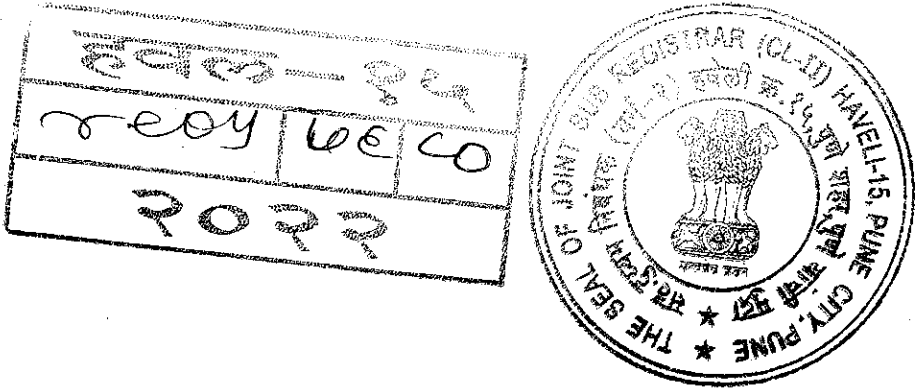
हवल-१५		
२०५	५५	८०
२०२२		



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID		202203152405		15 March 2022,11:28:28 AM	
हवल15					
मूल्यांकनाचे वर्ष		2021			
जिल्हा		पुणे			
मूल्य विभाग		ठातुका : हवेली विभागाचे नाव : (वि.क्र.28) लोहगाव (पुणे महानगरपालिका)			
उप मूल्य विभाग		28/425.2-मार्बल एज रिप्लस व बोयोना डेव्हलपर्स यांचा निवासी प्रकल्प			
क्षेत्राचे नांव		Pune Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#207	
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सस्त्रनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
26320	79830	81040	95760	0	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	252.714चौ. मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.81040/-
उडवाहन सुविधा -	आहे	पजला -	1st To 4th Floor	कार्पेट क्षेत्र-	229.74चौ. मीटर
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - नाही					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)* मजला निहाय घट/वाढ					
= (81040 * (100 / 100)) * 100 / 100					
= Rs.81040/-					
A) मुख्य मिळकतीचे मूल्य					
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 81040 * 252.714					
= Rs.20479942.56/-					
E) वंदिस्त वाहन तळाचे क्षेत्र					
वंदिस्त वाहन तळाचे मूल्य					
= 25 * (81040 * 25/100)					
= Rs.506500/-					
I) वंदिस्त बाल्कनी जागेचे क्षेत्र					
वंदिस्त बाल्कनी जागेचे मूल्य					
= 50.16चौ. मीटर					
= 50.16 * 81040					
= Rs.4064966.4/-					
Applicable Rules					
= 3 ,4(ii) ,15					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य +तळाघराचे मूल्य + मेहेंनाईन मजला क्षेत्र मूल्य + लगतच्या मजलीचे मूल्य(खुली बाल्कनी) + वरील मजलीचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती मोजकतीच्या खुल्या जागेचे मूल्य + वंदिस्त बाल्कनी + स्वयंचलित वाहनतळा					
= A + B + C + D + E + F + G + H + I + J					
= 20479942.56 + 0 + 0 + 0 + 506500 + 0 + 0 + 0 + 4064966.4 + 0					
=Rs.25051408.96/-					
= ₹ दोन कोटी पन्नास लाख एकावन्न हजार चार शे नऊ/-					

Home

Print



हवेली - २५		
२००५	००	००
२०२२		



333/4905

सोमवार, 21 मार्च 2022 11:20 म.पू.

दस्त गोषवारा भाग-1

हवल 15

दस्त क्रमांक: 4905/2022

दस्त क्रमांक: हवल 15 / 4905/2022

बाजार मूल्य: रु. 2,50,51,409/- मोबदला: रु. 3,82,29,785/-

भरलेले मुद्रांक शुल्क: रु. 22,94,000/-

डु. नि. सह. दु. नि. हवल 15 यांचे कार्यालयात

पावती: 5258

पावती दिनांक: 21/03/2022

अ. क्र. 4905 वर दि. 21-03-2022

सादरकरणाचे नाव: मे. प्रताप टेक्नोक्रेडिट प्रा. लि. तर्फे अधिकृत सही करणार रवींद्र सिंग शेखावत

रोजी 11:18 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकुण: 31800.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवल 15

सह दुय्यम निबंधक, हवल 15

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 21 / 03 / 2022 11 : 18 : 41 AM ची वेळ (सादरीकरण)

शिक्षा क्र. 2 21 / 03 / 2022 11 : 19 : 36 AM ची वेळ: (फी)

प्रतिज्ञा पत्र

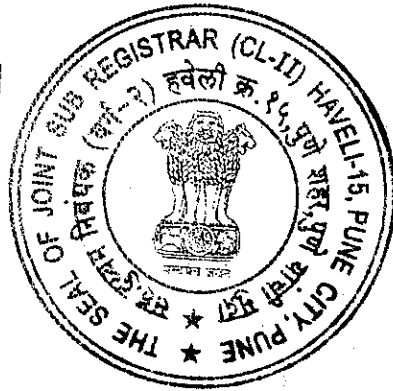
*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार/ओळखदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कबुलीधारक हे स्वतः जबाबदार राहतील. *दस्तऐवजासोबत जोडलेली कागदपत्रे, कुलमुखत्यार धारक व्यक्ती इत्यादी बनावट अडवून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लिहून देणारे :

लिहून घेणारे :



हवेली - १५		
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२०२२		



दस्त गोषवारा भाग-2





हवल15

दस्त क्रमांक:4905/2022

21/03/2022 11:28:05 AM

दस्त क्रमांक :हवल15/4905/2022

दस्ताचा प्रकार :-करारनामा



अनु.क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. क्लासिक प्रमोटर्स अँड बिल्डर्स प्रा. लि. तर्फे डायरेक्टर अधिकृत सहीधारक श्री अशोक धनराज चोरडिया तर्फे क.ज. कु.मु. म्हणून बाळू उर्फ नथु नामदेव मांगडे पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: सर्व्हे नं. 36/1/1, बाणेर पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AABCC1200C	लिहून देणार वय :-57 स्वाक्षरी:-		
2	नाव:मे. प्रताप टेक्नोक्राट्स प्रा.लि. तर्फे अधिकृत सही करणार रवींद्र सिंग शेखावत पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: सी-3/4, न्यू कॉलनी, सत्य नगर, खतिपुरा रोड, झोटवाडा, जयपूर, राजस्थान, जयपूर. पॅन नंबर:AAICP3621R	लिहून घेणार वय :-38 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:21 / 03 / 2022 11 : 24 : 54 AM

ओळख:-

सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असून दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु.क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अॅड.एम व्ही कुंभार . वय:57 पत्ता:कोंढवा पुणे पिन कोड:411048		

शिकका क्र.4 ची वेळ:21 / 03 / 2022 11 : 27 : 21 AM

सह दुय्यम निबंधक, हवेली-15

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	PRATAP TECHNOCRATS PRIVATE LIMITED	eChallan	00040572022031225103	MH014499388202122E	2294000.00	SD	0007195543202122	21/03/2022
2		DHC		1203202200712	1800	RF	1203202200712D	21/03/2022
3	PRATAP TECHNOCRATS PRIVATE LIMITED	eChallan		MH014499388202122E	30000	RF	0007195543202122	21/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

असाधित करणेत येते की, या दस्तऐवजात

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सह.दुय्यम निबंधक (वर्ग-2)
हवेली क्र.१५, पुणे शहर, पुणे
दिनांक 29/03/2022

