

**AGREEMENT**

**THIS AGREEMENT IS MADE AND EXECUTED AT PUNE ON THIS  
\_\_\_\_ DAY OF AUGUST IN THE YEAR 2026.**

**1. ELITE HOUSING CORPORATION**

**PAN: AACPH6995H**

Having its registered address at: Office No. 3, Sakhai  
Plaza, S.No. 87/15B, Bhelke Nagar Chauk,  
Kothrud Pune – 411038.

**Through its Proprietor –**

**MR. RAMDAS ANANT HAGAVANE**

Age: 63 Years, Occupation: Business,  
Address: S.No.61, house No. 10/1,  
Bhujbal Township, Kothrud Pune – 411038

**2. MR. RAMDAS ANANT HAGAVANE**

Age: 63 Years, Occupation: Business,  
Address: S.No.61, house No. 10/1,  
Bhujbal Town Ship, Kothrud Pune - 411038

Hereinafter referred to as **“DEVELOPER / PROMOTER/ LAND  
OWNER**

(Which expression shall unless repugnant to Context or meaning  
thereof shall mean and include present/ future partners of the said  
firm their respective successors, heirs and assigns)

**...PARTY OF THE FIRST PART**

**AND**

**KISHOR RATANLAL GHANCHI**

Age: 27 years; Occupation: Service,

**PAN: CIOPG9237P**

**ADHAR NO. 7136 4836 5852**

R/ at: - Dave Chaklo, New, House. Unjha, Mahesana,  
Gujarat - 384170

Hereinafter referred to or called as “**ALLOTTEE/S/  
PURCHASER/S**”

(which expression unless repugnant to the context or meaning there of shall mean and include the Allottee/s so far and Allottee/s shall not be entitled to assign or transfer his/her/their rights, title and interest under this agreement till the time the obligations under present agreement are fulfilled.)

**...PARTY OF THE SECOND PART**

**AND**

**1) MR. RANJIT DNYANESHWAR HAGAWANE**

Age: 40 Years, Occupation: Business,

**PAN: ABRPH1326C**

Address: S. No. 142, Flat No. 3, Siddhant Residency bhelke Nagar,  
Near Yashwantrao Chavan Natyagruh, Kothrud, Pune, 411038.

**2) SAVALI GROUP THROUGH ITS PARTNER-**

**MR. GAURAV RAMDAS HAGAWANE**

Age: 36 Years, Occupation: Business,

**PAN: ADIPH4568H**

Address: 10/1, Bhujbal township row house no 1 near Eklavya  
college Kothrud Pune 411038.

**3) LATE LAXMAN MARUTI PAWAR THROUGH ITS LEGAL HEIRS-**

a) **MR. SOMNATH LAXMAN PAWAR** Age: 28 years; Occupation:  
Service, **PAN: ESJPP1614L ADHAAR NO. 5084 5361 4613** R/  
at: - S. No. 59, Near Shivchatrapati School, Kondhwa Budruk,  
Pune 411048.

b) **MISS. PRATIBHA LAXMAN PAWAR** Age: 30 years; Occupation:  
Service, **ADHAAR NO. 3504 1451 5465** R/ at: - S. No. 59, Near  
Shivchatrapati School, Kondhwa Budruk, Pune 411048.

**THROUGH POA HOLDER**

**MR. RAMDAS ANANT HAGAVANE**

Age: 63 Years, Occupation: Business,

Address: S.No.61, house No. 10/1,

Bhujbal Township, Kothrud Pune – 411038

**4) MR. SHIVAJI RAJAPPA GAIKWAD**

Age: 64 years; Occupation: Business,

**PAN: ASDPG9246P**

R/ at: - S. No. 59, Near Shivchatrapati School, Kondhwa Budruk,  
Pune 411048.

**THROUGH POA HOLDER**

**MR. RAMDAS ANANT HAGAVANE**

Age: 63 Years, Occupation: Business,

Address: S.No.61, house No. 10/1,

Bhujbal Township, Kothrud Pune – 411038

Hereinafter referred to or called as “**CONSENTING PARTY**”

(which expression unless repugnant to the context or meaning there of shall mean and include the Allottee/s so far and Allottee/s shall not be entitled to assign or transfer his/her/their rights, title and interest under this agreement till the time the obligations under present agreement are fulfilled.)

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

**WHEREAS- DESCRIPTION OF PROPERTIES-**

- i.** All that piece and parcel of land bearing **Old S. No. 96, New S. No. 60/2B/1 area admeasuring about 9 R i.e. 900 Sq. mtrs.** assessed at Rs. 0.18 Paise situated at village Kondhwa Bk, District Pune and within the limits of Pune Municipal Corporation, Pune is owned and possessed by Mr. Ramdas Anant Hagavane.
- ii.** All that piece and parcel of land bearing **Old S. No. 96, New S. No. 60/2B/2 area admeasuring about 9 Aar i.e. 900 Sq. mtrs.** assessed at Rs. 0.18 Paise situated at village Kondhwa Bk, District Pune and within the limits of Pune Municipal Corporation,

Pune is owned and possessed by Mr. Ranjeet Dnyaneshwar Hagavane.

- iii. All that piece and parcel of land bearing **Old S. No. 96, New S. No. 60/2C area admeasuring about 04.50 Aar i.e. 450 Sq. mtrs.** assessed at Rs. 0.09 Paise situated at village Kondhwa Bk, District Pune and within the limits of Pune Municipal Corporation, Pune is owned and possessed by Mr. Ramdas Anant Hagavane and Mr. Ranjeet Dnyaneshwar Hagavane.
- iv. All that piece and parcel of land bearing **S. No. 59 Hissa No. 1/8/3A area admeasuring about 00 H 01 Aar** assessed at Rs. 0.01 Paise situated at village Kondhwa Bk, District Pune and within the limits of Pune Municipal Corporation, Pune is owned and possessed by Mr. Ramdas Anant Hagavane and Savali Group.
- v. All that piece and parcel of land bearing **Survey No. 59, Hissa No. 2/15/17A, admeasuring 00 H 01 Aar** situated at village Kondhwa Bk, District Pune and within the limits of Pune Municipal Corporation, Pune is being undertaken for development by Mr. Ramdas Anant Hagavane and Savali Group.
- vi. All that piece and parcel of land bearing i) Old S. No. 96, New S. No. 60/2B/1 area admeasuring about 9 Aar i.e. 900 Sq. mtrs, ii) Old S. No. 96, New S. No. 60/2B/2 area admeasuring about 9 Aar i.e. 900 Sq. mtrs., iii) Old S. No. 96, New S. No. 60/2C area admeasuring about 04.50 Aar i.e. 450 Sq. mtrs., iv) S. No. 59 Hissa No. 1/8/3A area admeasuring about 00 H 01 Aar and v) Survey No. 59, Hissa No. 2/15/17A, area admeasuring 00 H 01 Aar i.e. **total area admeasuring about 24.5 Aar** situated at village Kondhwa Bk, District Pune and within the limits of Pune Municipal Corporation, Pune.

(Herein after collectively referred to as the **“The Said Larger Property/ Land”** and which is more particularly described in **SCHEDULE – I** written herein under)

**AND WHEREAS- THE OWNERS OF THE SAID LARGER LAND IS AS UNDER-**

- i. All that piece and parcel of land area admeasuring about 12.25 Aar i.e. **1225 Sq. Mtrs.** Out of total area admeasuring about 24.5 Aar situated towards the northern side and carved out of land bearing **i) Old S. No. 96, New S. No. 60/2B/1, ii) Old S. No. 96, New S. No. 60/2C, iii) S. No. 59 Hissa No. 1/8/3A and iv) Survey No. 59, Hissa No. 2/15/17A, Owned and belonging to Mr. Ramdas Anant Hagavane** situated at village Kondhwa Bk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, Pune and is bounded as below-

**ON OR TOWARDS -**

- East** : Road and Portion of S. No. 60/3, belonging to Mr. Rath  
**South** : Land of S. No. 59  
**West** : Road and remaining area of S. No. 60/3  
**North** : Remaining land of Mr. Ranjeet Hagavane

(Herein after referred to as the **“The Said Project Land”** and which is more particularly described in **SCHEDULE - A** written herein under and which is highlighted in red color and is Annexed herewith).

- ii. All that piece and parcel of land area admeasuring about 12.25 Aar i.e. **1225 Sq. Mtrs.** Out of total area admeasuring about 24.5 Aar carved out of land bearing **i) Old S. No. 96, New S. No. 60/2B/1, ii) Old S. No. 96, New S. No. 60/2C, iii) S. No. 59 Hissa No. 1/8/3A and iv) Survey No. 59, Hissa No. 2/15/17A, Owned and belonging to Mr. Ranjeet Dnyaneshwar Hagavane and Savali Group** situated at village Kondhwa Bk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, Pune and is bounded as below -

**ON OR TOWARDS -**

- East** : Road and Portion of S. No. 60/3, belonging to Mr. Rath

**South** : Remaining land of Mr. Ramdas Hagavane and 15 Mtrs  
D. P. Road

**West** : Road and remaining area of S. No. 60/3

**North** : Remaining Land of S. No. 60

(Which is more particularly described in **SCHEDULE - B** written  
herein under).

**AND WHEREAS – HISTORY OF THE SAID LARGER PROPERTY/ LAND  
IS AS UNDER-**

**1) Land Bearing Old S. No. 96, New S. No. 60/2B/1 Area  
Admeasuring About 9 Aar i.e. 900 Sq. Mtrs-**

- i.** By virtue of Sale Deed bearing No. 615/1986 dated 16/01/1986, registered in the Office of Sub-Registrar, Haveli No. 1, Pune the said previous land owner i.e. Anant Ganpat Hagawane and others sold the land Bearing S. No. 60/2B/1 Area Admeasuring About 9 Aar i.e. 900 Sq. Mtrs unto and in favour of Mr. Ramdas Anant Hagavane and his name was mutated in 7/12 Extract by Mutation Entry bearing No. 8796.
- ii.** Hence Mr. Ramdas Anant Hagavane became the absolute owner of land Bearing S. No. 60/2B/1 Area Admeasuring About 9 Aar i.e. 900 Sq. Mtrs and is sufficiently entitled to deal in respect of the said land.

**2) Land Bearing Old S. No. 96, New S. No. 60/2B/2 Area  
Admeasuring About 9 Aar i.e. 900 Sq. Mtrs-**

- i.** By virtue of Sale Deed bearing No. 616/1986 dated 16/01/1986, registered in the Office of Sub-Registrar, Haveli No. 1, Pune the said previous land owner i.e. Anant Ganpat Hagawane and others sold the land Bearing S. No. 60/2B/2 Area Admeasuring About 9 Aar i.e. 900 Sq. Mtrs unto and in favour of Mr. Dyaneshwar Anant Hagavane and his name was mutated in 7/12 Extract by Mutation Entry bearing No.

30199.

- ii.** The said Mr. Dyaneshwar Anant Hagavane died intestate on 31/03/2013 leaving behind his legal heirs-
  - a.** Smt. Sharada Dyaneshwar Hagavane (Wife)
  - b.** Mr. Ranjeet Dnyaneshwar Hagavane (Son)
  - c.** Mrs. Rashmi Nitin Mane before marriage known as Rashmi Dnyaneshwar Hagavane (Daughter)
- iii.** The said legal heirs of Late Mr. Dyaneshwar Anant Hagavane i.e. Smt. Sharada Dyaneshwar Hagavane (Wife), Mr. Ranjeet Dnyaneshwar Hagavane (Son), and Mrs. Rashmi Nitin Mane before marriage known as Rashmi Dnyaneshwar Hagavane (Daughter) became the absolute owners of 1/3<sup>rd</sup> undivided share each in land Bearing S. No. 60/2B/2 Area Admeasuring About 9 Aar i.e. 900 Sq. Mtrs.
- iv.** By virtue of Release Deed bearing No. 7043/2013 executed on 27/08/2013 and registered on 31/08/2013, registered in the office of Sub-Registrar, Haveli No. 2 Pune, the said Smt. Sharada Dyaneshwar Hagavane and Mrs. Rashmi Nitin Mane before marriage known as Rashmi Dnyaneshwar Hagavane released their 1/3<sup>rd</sup> undivided share each in land Bearing S. No. 60/2B/2 Area Admeasuring About 9 Aar i.e. 900 Sq. Mtrs. unto and in favour of Mr. Ranjeet Dnyaneshwar Hagavane.
- v.** Hence Mr. Ranjeet Dnyaneshwar Hagavane became the absolute owner of land Bearing S. No. 60/2B/2 Area Admeasuring About 9 Aar i.e. 900 Sq. Mtrs and is sufficiently entitled to deal in respect of the said land.

**3) Land Bearing Old S. No. 96, New S. No. 60/2C Area Admeasuring About 04.50 Aar i.e. 450 Sq. Mtrs.-**

- i.** Land Bearing S. No. 60/2C area admeasuring about 04.50 Aar i.e. 450 Sq. Mtrs. was initially owned and possessed by Mr. Anant Ganpat Hagawane.
- ii.** The said Mr. Anant Ganpat Hagawane died intestate leaving

behind his legal heirs-

- a)** Hirabai Anant Hagavane (Wife)
- b)** Dyaneshwar alias Dnynoba Anant Hagavane (Son)
- c)** Ramdas Anant Hagavane (Son)
- d)** Shalini Ramchandra Thite (Daughter)
- e)** Ranjana Dattatray Tarawade (Daughter)

- iii.** The said legal heirs of Late Mr. Anant Ganpat Hagavane i.e. Hirabai Anant Hagavane, Dyaneshwar alias Dnynoba Anant Hagavane, Ramdas Anant Hagavane, Shalini Ramchandra Thite, and Ranjana Dattatray Tarawade became the absolute owners of 1/5<sup>th</sup> undivided share each in land Bearing S. No. 60/2C Area Admeasuring About 4.50 Aar i.e. 450 Sq. Mtrs.
- iv.** By virtue of notarized Release Deed dated 04/08/1992 the said Hirabai Anant hagavane, Shalini Ramchandra Thite, and Ranjana Dattatray Tarawade released their 1/3<sup>rd</sup> undivided share each unto and in favour of Dyaneshwar alias Dnynoba Anant Hagavane and Ramdas Anant Hagavane.
- v.** Hence Dyaneshwar Alias Dnynoba Anant Hagavane and Ramdas Anant Hagavane became the absolute owners of land Bearing S. No. 60/2C Area Admeasuring About 4.50 Aar i.e. 450 Sq. Mtrs and is sufficiently entitled to deal in respect of the said land.
- vi.** The said Mr. Dyaneshwar Anant Hagavane died intestate on 31/03/2013 leaving behind his legal heirs-
  - a.** Smt. Sharada Dyaneshwar Hagavane (Wife)
  - b.** Mr. Ranjeet Dnyaneshwar Hagavane (Son)
  - c.** Mrs. Rashmi Nitin Mane before marriage known as Rashmi Dnyaneshwar Hagavane (Daughter)
- vii.** The said legal heirs of Late Mr. Dyaneshwar Anant Hagavane i.e. Smt. Sharada Dyaneshwar Hagavane (Wife), Mr. Ranjeet Dnyaneshwar Hagavane (Son), and Mrs. Rashmi Nitin Mane before marriage known as Rashmi Dnyaneshwar Hagavane (Daughter) became the absolute owners of 1/3<sup>rd</sup> undivided share each in land Bearing S. No. 60/2C Area Admeasuring

About 2.25 Aar i.e. 225 Sq. Mtrs.

- viii.** By virtue of Release Deed bearing No. 7038/2013 executed on 27/08/2013 and registered on 31/08/2013, registered in the office of Sub-Registrar, Haveli No. 2 Pune, the said Smt. Sharada Dyaneshwar Hagavane and Mrs. Rashmi Nitin Mane before marriage known as Rashmi Dnyaneshwar Hagavane released their 1/3<sup>rd</sup> undivided share each in land Bearing S. No. 60/2C Area Admeasuring About 2.25 Aar i.e. 225 Sq. Mtrs unto and in favour of Mr. Ranjeet Dnyaneshwar Hagavane.
- vi.** Hence Mr. Ranjeet Dnyaneshwar Hagavane became the absolute owner of land Bearing S. No. 60/2C Area Admeasuring About 2.25 Aar i.e. 225 Sq. Mtrs and is sufficiently entitled to deal in respect of the said land.
- vii.** Hence the said Mr. Ramdas Anant Hagavane and Mr. Ranjeet Dnyaneshwar Hagavane became the absolute owners of the said land and is sufficiently entitled to deal in respect of the said land.

**4) Land Bearing S. No. 59 Hissa No. 1/8/3A area admeasuring about 00 H 01 Aar-**

- i.** Land Bearing S. No. 59 Hissa No. 1/8/3A area admeasuring about 00 H 01 Aar was initially owned and possessed by Mr. Nanaso Somnath Mohite.
- ii.** By virtue of Sale Deed bearing No. 5895/2023 dated 11/04/2023, registered in the Office of Sub-Registrar Haveli No. 13, Pune the said Mr. Nanaso Somnath Mohite sold the land Bearing S. No. 59 Hissa No. 1/8/3A area admeasuring about 00 H 01 Aar unto and in favour of Land owner i.e. Mr. Ramdas Anant Hagavane and Savali Group through its Partners. Hence the said Land owner i.e. Mr. Ramdas Anant Hagavane holds undivided share in the said land Bearing S. No. 59 Hissa No. 1/8/3A area admeasuring about 50 Sq. Mtrs. Out of total area admeasuring about 00 H 01 Aar and

is the owner of the undivided share in the said above mentioned land.

**5) Land bearing Survey No. 59, Hissa No. 2/15/17A, admeasuring 00 Hectares 01 Aar-**

- i.** Land bearing Survey No. 59, Hissa No. 2/15/17A, admeasuring 00 Hectares 01 Aar is owned and possessed by Late. Laxman Maruti Pawar through his legal heirs Mr. Somnath Laxman Pawar and Miss. Pratibha Laxman Pawar for area admeasuring about 00 H 0.5 Aar i.e 500 Sq. Fts. and Mr. Shivaji Rajappa Gaikwad for area admeasuring about 00 H 0.5 Aar i.e 500 Sq. Fts.
- ii.** By virtue of Development Agreement coupled with Power of Attorney bearing Nos. 1144/2022 and 1145/2022 respectively both executed on 25/01/2022 and registered on 02/02/2022 registered in the Office of Sub-Registrar Haveli No. 9, Pune the said Late. Laxman Maruti Pawar through his legal heirs Mr. Somnath Laxman Pawar and Miss. Pratibha Laxman Pawar granted development rights for area admeasuring about 00 H 0.5 Aar i.e 500 Sq. Fts. unto and in favour of Mr. Ramdas Anant Hagavane and Savali Group through its Partners.
- iii.** By virtue of Development Agreement coupled with Power of Attorney bearing Nos. 3807/2022 and 3808/2022 both dated 16/03/2022 registered in the Office of Sub-Registrar Haveli No. 9, Pune the said Mr. Shivaji Rajappa Gaikwad granted development rights for area admeasuring about 00 H 0.5 Aar i.e 500 Sq. Fts. unto and in favour of Mr. Ramdas Anant Hagavane and Savali Group through its Partners.
- iv.** Hence, the said Mr. Ramdas Anant Hagavane and Savali Group through its Partners acquired developments rights with respect to Land bearing Survey No. 59, Hissa No. 2/15/17A, admeasuring 00 Hectares 01 Aar.

6) Hence, all that piece and parcel of land area admeasuring about 12.25 Aar i.e. **1225 Sq. Mtrs.** Out of total area admeasuring about 24.5 Aar situated towards the northern side and carved out of land bearing i) **Old S. No. 96, New S. No. 60/2B/1**, ii) **Old S. No. 96, New S. No. 60/2C**, iii) **S. No. 59 Hissa No. 1/8/3A** and iv) **Survey No. 59, Hissa No. 2/15/17A**, situated at village Kondhwa Bk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, Pune which is **Owned and belonging to Mr. Ramdas Anant Hagavane** i.e. Land Owner herein and has decided to construct **BUILDING NO. B** on the said land i.e. area admeasuring about 1225 sq. mtrs.

7) Hence, all that piece and parcel of land bearing 1) Old S. No. 96, New S. No. 60/2B/2 area admeasuring about 9 R i.e. 900 Sq. mtrs., 2) Old S. No. 96, New S. No. 60/2C area admeasuring about 2.25 Aar i.e. 225 Sq. mtrs., 3) S. No. 59 Hissa No. 1/8/3A area admeasuring about 50 Sq. Mtrs. and 4) S. No. 59, Hissa No. 2/15/17A, admeasuring 50 Sq. Mtrs. i.e. **total area admeasuring about 1225 sq. mtrs. situated at village Kondhwa Bk**, District Pune and within the limits of Pune Municipal Corporation, Pune is owned and possessed by **MR. RANJEET DNYANESHWAR HAGAVANE AND SAVALI GROUP** herein and has decided to construct **Building No. A** on the said land i.e. area admeasuring about 1225 sq. mtrs.

**AND WHEREAS** by virtue of Memorandum of Understanding dated 18/11/2014, it was agreed by and between Mr. Ramdas Anant Hagavane and Mr. Ranjeet Dnyaneshwar Hagavane as under-

1. However, upon expert consultation, it was advised that amalgamation of the land bearing i) Old S. No. 96, New S. No. 60/2B/1, ii) Old S. No. 96, New S. No. 60/2B/2, iii) Old S. No. 96, New S. No. 60/2C would be more beneficial for Mr. Ramdas Anant Hagavane and Mr. Ranjeet Dnyaneshwar Hagavane in terms of development potential and optimization of land use.

2. Accordingly, Mr. Ramdas Anant Hagavane and Mr. Ranjeet Dnyaneshwar Hagavane, upon mutual discussions and informed decision, agreed to amalgamate the properties i.e. i) Old S. No. 96, New S. No. 60/2B/1, ii) Old S. No. 96, New S. No. 60/2B/2, iii) Old S. No. 96, New S. No. 60/2C and jointly develop the same, with an equal division of area in the ratio of 50% - 50%, post-amalgamation.
3. Though the properties i.e. i) Old S. No. 96, New S. No. 60/2B/1, ii) Old S. No. 96, New S. No. 60/2B/2, iii) Old S. No. 96, New S. No. 60/2C are amalgamated for development purposes, Mr. Ramdas Anant Hagavane and Mr. Ranjeet Dnyaneshwar Hagavane have mutually agreed on the following terms and conditions-
  - i. A sanctioned building plan (CC/2735/13 dated 18/11/2013) and Revised sanctioned building plan (CC/0174/26 dated 10/04/2026) has been approved by the Pune Municipal Corporation (PMC), depicting two buildings:
    - a) **Wing A** and
    - b) **Wing B**
  - ii. **Wing A** shall be constructed entirely at the sole cost of Mr. Ranjeet Dnyaneshwar Hagavane, who shall have exclusive ownership thereof. Mr. Ranjeet Dnyaneshwar Hagavane shall bear no liability or expense related to Wing A.
  - iii. **Wing B** shall be constructed entirely at the sole cost of Mr. Ramdas Anant Hagavane, who shall have exclusive ownership thereof. Mr. Ramdas Anant Hagavane shall bear no liability or expense related to Wing B.
  - iv. All necessary permissions, approvals, and expenses related to the amalgamation and common infrastructure (excluding the individual wings) shall be obtained and borne equally by Mr. Ramdas Anant Hagavane and Mr. Ranjeet Dnyaneshwar Hagavane.

- v. Maintenance, use, and further development (if any) of the common open spaces and amenities, excluding the individual wings, shall be carried out jointly and the costs shared equally.
- vi. The amalgamation of the said properties i.e. i) Old S. No. 96, New S. No. 60/2B/1, ii) Old S. No. 96, New S. No. 60/2B/2, iii) Old S. No. 96, New S. No. 60/2C has been duly approved under PMC sanction plans i.e. CC/3469/12 dated 08/02/2013, and CC/2735/13 dated 18/11/2013.

**AND WHEREAS** as per mutual understanding between Mr. Ramdas Anant Hagavane, Mr. Ranjeet Dnyaneshwar Hagavane and Savali Group, it has been agreed by and between the parties that-

1. All that piece and parcel of land area admeasuring about 12.25 Aar i.e. **1225 Sq. Mtrs.** Out of total area admeasuring about 24.5 Aar situated towards the northern side and carved out of land bearing i) **Old S. No. 96, New S. No. 60/2B/1**, ii) **Old S. No. 96, New S. No. 60/2C**, iii) **S. No. 59 Hissa No. 1/8/3A** and iv) **Survey No. 59, Hissa No. 2/15/17A**, situated at village Kondhwa Bk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, Pune which is owned and possessed by **MR. RAMDAS ANANT HAGAVANE** i.e. Land Owner herein and has decided to construct **BUILDING NO. B** on the said land i.e. area admeasuring about 1225 sq. mtrs.
2. All that piece and parcel of land area admeasuring about 12.25 Aar i.e. **1225 Sq. Mtrs.** Out of total area admeasuring about 24.5 Aar carved out of land bearing i) **Old S. No. 96, New S. No. 60/2B/1**, ii) **Old S. No. 96, New S. No. 60/2C**, iii) **S. No. 59 Hissa No. 1/8/3A** and iv) **Survey No. 59, Hissa No. 2/15/17A**, situated at village Kondhwa Bk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, Pune which is owned and possessed by **MR. RANJEET DNYANESHWAR HAGAVANE AND SAVALI GROUP** herein and has decided to construct **Building No. A** on the said land i.e. area admeasuring about 1225 sq. mtrs.

**AND WHEREAS** the said Land Owner/Developer decided to construct **Building No. B** on the said project land i.e. area admeasuring about 1225 sq. mtrs. and acquired the permission to use the said Land/Property for the non-agricultural purposes of residence, granted by the Collector of Pune, vide its order No. PMH/NA/SR/499/2013 dated 20/02/2014, under section 44 of the Maharashtra Land Revenue Code, 1966.

**AND WHEREAS** the said Land Owner/Developer sanctioned the plans from the Pune Municipal Corporation and obtained **Commencement Certificate bearing No. CC/2410/23 dated 27/12/2023, which was subsequently revised vide Commencement Certificate bearing No. CC/1072/25 dated 25/06/2025 and further revised vide Commencement Certificate bearing No. CC/0174/26 dated 10/04/2026**, for construction of **Building No. B** on the said project land admeasuring about 1225 Sq. Mtrs., and accordingly commenced construction on the said project land.

**AND WHEREAS** The Said Promoter herein has commenced the construction on the said project land i.e. area admeasuring about 1225 sq. mtrs. in the form of a Residential Building to be known as **“SAVALI PARADISE – WING B”** [Hereinafter for the sake of brevity and convenience be referred to and called as **“Said Building”**] vide **Commencement Certificate No. CC/2410/23 dated 27/12/2023 which is revised vide Commencement Certificate bearing No. CC/1072/25 dated 25/06/2025 and further revised vide Commencement Certificate bearing No. CC/0174/26 dated 10/04/2026** as per the current sanctioned plans along with common amenities and facilities. [Hereinafter for the sake of brevity and convenience be referred to and called as **“The Said Project”**], without affecting location and area of the unit allocable to Purchaser.

**AND WHEREAS** The Developer has amalgamated the land bearing 1) Old

Survey No. 96, New Survey No. 60/2B/1, 2) Old Survey No. 96, New Survey No. 60/2B/2, 3) Old Survey No. 96, New Survey No. 60/2C, 4) Survey No. 59, Hissa No. 2/15/17A, and 5) Survey No. 59 Hissa No. 1/8/3A total area admeasuring about 24.5 Aar situated at village Kondhwa Bk, District Pune and within the limits of Pune Municipal Corporation, Pune. Pursuant to the said amalgamation, the Pune Municipal Corporation has revised the sanctioned building plan and has accordingly issued a **Revised Commencement Certificate bearing No. CC/1072/25, dated 25/06/2025 and further revised vide Commencement Certificate bearing No. CC/0174/26 dated 10/04/2026** thereby granting permission for development of the amalgamated land parcel in accordance with the revised plan.

**AND WHEREAS** The Promoter has entered into standard agreement/s and has appointed “**DD ARCHITECTS**” as an Architect which is registered with Council of Architects having Reg No. COA/2004/34694 and as such Agreement is prescribed by the Council of Architects.

**AND WHEREAS** the Promoter hereby specifically informs the Allottee/s as follows:

- i.** Any covenants affecting the said property: There are no covenants affecting the said Land.
- ii.** Any impediments attached to the said property: There are no impediments attached to the said Project Land.
- iii.** Number and Area occupied by Tenants and how they are proposed to be settled so as to have clear possession of the said property: There are no tenants in the said Project Land.
- iv.** Details of illegal encroachment on the said property: There is no encroachment on the said Project Land.
- v.** Any permission (if any) required from any Government or Authority which affects the title to the property and details of all such required permissions obtained:
- vi.** The N.A. permission has been obtained from the Revenue Authority and particulars thereof are stated hereinabove.

**vii.** Details of mortgage or lien or charge on the said property: There is no mortgage on the said Project Land.

**AND WHEREAS** the Promoter is entitled and enjoined upon to construct **Building No. B** on the project land in accordance with the recitals hereinabove.

**AND WHEREAS** the Promoter is in possession of the said Land i.e. All that piece and parcel of land area admeasuring about 12.25 Aar i.e. **1225 Sq. Mtrs.** Out of total area admeasuring about 24.5 Aar situated towards the northern side and carved out of land bearing **i) Old S. No. 96, New S. No. 60/2B/1, ii) Old S. No. 96, New S. No. 60/2C, iii) S. No. 59 Hissa No. 1/8/3A and iv) Survey No. 59, Hissa No. 2/15/17A**, situated at village Kondhwa Bk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, Pune.

**AND WHEREAS** The Allottee/s has/have, prior to the date hereof, examined a copy of the RERA Certificate and has caused the RERA Certificate to be examined in detail by his/her/their Advocates and Planning and Architectural consultants. The Allottee/s has/have understood the scope of the development of the project land and the vision of the Promoter regarding the same. The Allottee/s has/have also examined all the documents and information uploaded by the Promoter on the website of the Authority <https://maharera.mahaonline.gov.in> as required by RERA and the RERA Rules and has understood the documents and information in all respect.

**AND WHEREAS** The Promoter has sole and exclusive right to sell the Apartments/Flats/Units in the Said **Building No. B** to be constructed by the Promoter on the said project land and to enter into Agreements with the allottees of the Buildings and to receive the sale consideration in respect thereof.

**AND WHEREAS** The Allottee is offered a **Flat/Apartment Bearing No.**

**103 on First Floor in “B” Wing/Building**, carpet area admeasuring about **58.56** sq. mtrs. (RERA Carpet Area) alongwith balcony admeasuring about **6.33** sq. mtrs., Terrace Area admeasuring about **13.68** sq. mtrs. in the building to be constructed and to be called as **“SAVALI PARADISE WING - B”** alongwith **One Covered Car Parking** constructed on the Said land by the Promoter. [Hereinafter referred to and called as **‘Said Premises/ Flat/Unit/Apartment’**].

**AND WHEREAS** the Promoter has sole and exclusive right to sell the Apartments/Flats in the said building to be constructed by the Promoter on the said project Land i.e. area admeasuring about 1225 sq. mtrs. and to enter into Agreement/s with the Allottee/s of the Apartment to receive the sale consideration in respect thereof.

**AND WHEREAS**, on demand from the Allottee/s, the Promoter has given inspection to the Allottee/s of all the documents of title relating to the Project Land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under.

**AND WHEREAS** the authenticated copies of Certificate of Title issued by the Attorney at law or Advocate of the Promoter, authenticated copies of Property Card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed, have been annexed hereto.

**AND WHEREAS** the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been hereto.

**AND WHEREAS** the authenticated copies of the plans of the Layout as approved by the Promoter and according to which the construction of the

buildings and open spaces are proposed to be provided for on the said Project land, have been annexed.

**AND WHEREAS** the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s as sanctioned and approved by the concerned Local Authority, have been annexed hereto.

**AND WHEREAS** the Promoter has got some of the approvals from the concerned Local Authority(s) to the plans, the specifications, elevations, sections and of the said Building/s and shall obtain the balance approvals from various Authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building No. B.

**AND WHEREAS**, while sanctioning the said plans, the concerned Local Authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the Project Land and the

said Building and upon due observance and performance of which only the Completion or Occupancy Certificate in respect of the said building shall be granted by the concerned Local Authority.

**AND WHEREAS** the Promoter has accordingly commenced construction of the said Building No. B in accordance with the said proposed plans.

**AND WHEREAS** the Allottee/s has/have applied to the Promoter for allotment of **Flat/ Apartment No. 103** on the **First Floor** in **Wing “B”** in the building of the said Project known as **“SAVALI PARADISE WING - B”**.

**AND WHEREAS** the Carpet area of the said Flat/Unit/Apartment is **58.56 sq. mtrs.** and “carpet area” means the net usable floor area of an Apartment, excluding the area covered by the external walls, areas under

services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee/s or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the unit/Apartment.

**AND WHEREAS** the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws are now willing to enter into this Agreement on the terms and conditions appearing hereinafter.

**AND WHEREAS**, prior to the execution of these presents, the Allottee/s has/have paid to the Promoter a sum of **Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)** by way of-

- i) **An amount of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)** by way of Cheque Bearing No. 000212 dated **\_\_\_/06/2026.**

being part payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee/s as Advance Payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

**AND WHEREAS** the Promoter has registered the Project under the provisions of the Real Estate (Regulation and Redevelopment) Act, 2016 with the **Real Estate Regulatory Authority vide Registration No. P52100079794.**

**AND WHEREAS** under section 13 of the said Act the Promoter is required to execute a written Agreement of said Apartment with the Allottee/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set

out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee/s hereby agrees to purchase the Apartment and the covered parking.

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

- 1) The Promoter shall construct **Building No. B** of the Project known as **“SAVALI PARADISE WING - B”** consisting of **Basement + Parking + Upper Parking + First to Eleventh Floor** on the Project Land in accordance with the plans, designs and specifications as approved by the concerned Local Authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee/s in respect of variations or modifications which may adversely affect the Apartment of the Allottee/s except any alteration or addition required by any Government Authorities or due to change in Law.

**1(a)** The Allottee/s hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee/s the **Flat/ Apartment No. 103 on the First Floor**, Carpet area admeasuring about **58.56 sq. mtrs.**, Balcony of an area admeasuring about **6.33 sq. mtrs.** Terrace Area admeasuring about **13.68 sq. mtrs.** in **Wing “B”** in the building of the said Project known as **“SAVALI PARADISE WING - B” along with One Covered Car Parking** (hereinafter referred to as **"the said Flat/ Apartment/Unit/Premises"**) as shown in the Floor plan thereof hereto annexed and marked at Annexures 'C1' for the consideration of **Rs. 45,00,000/- (Rupees Forty Five Lakh Only)** being the proportionate price of the common areas and facilities appurtenant to the Project, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith (the price of the Apartment including the proportionate price of the common areas and facilities and covered parking spaces should be shown separately).

The Allottee/s hereby agrees to purchase from the Promoter and Promoter hereby agrees to sell to the Allottee/s **One Covered Parking** for a total consideration of **Rs. 45,00,000/- (Rupees Forty Five Lakh Only)**.

**1(b)** The total aggregate consideration amount for the Apartment is including Garages/Covered Parking Space is thus **Rs. 45,00,000/- (Rupees Forty Five Lakh Only)**

**1(c)** The Allottee/s has/have paid on or before execution of this Agreement a sum of **Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)** as advance payment or applicable fee and hereby agrees to pay to that Promoter the balance amount of **Rs. 40,50,000/- (Rupees Forty Lakhs Five Thousand Only)** and shall be deposited in RERA Designated Collection Bank Account No. 43630603300, State Bank of India, Paud Road Branch, Pune having its IFSC Code - SBIN0009061 situated at Sr. No. 121/122, Rambaug Colony, Opp. Anand Nagar, Pune – 411038. In additional to the above bank account, I/we have opened in the same Bank, RERA Designated Separate Bank Account and RERA Designated Transaction Bank Account having Account No. 43630603140 and 43630537528 respectively.

The Allottee/s hereby agrees to pay to that, the Promoter the said balance amount in the following manner-

|                                                                                                                                                                            |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| At the time of booking i.e. before execution of this Agreement.                                                                                                            | 10% |
| To be paid to the Promoter after the execution of Agreement (i.e. not exceeding 30% of the total consideration).                                                           | 20% |
| To be paid to the Promoters on completion of the Plinth of the building or wing in which the said Apartment is located (i.e. not exceeding 45% of the total consideration) | 15% |
| To be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in                                                              | 25% |

|                                                                                                                                                                                                                                                                                                                                                                                               |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| which the said Apartment is located (i.e. not exceeding 70% of the total consideration)                                                                                                                                                                                                                                                                                                       |     |
| To be paid to the Promoter on completion of the walls internal plaster, floorings doors and windows of the said Apartment (i.e. not exceeding 75% of the total consideration)                                                                                                                                                                                                                 | 5%  |
| To be paid to the Promoter on completion of the sanitary fittings, staircases, lift wells, lobbies up-to the floor level of the said Apartment (i.e. not exceeding 80% of the total consideration).                                                                                                                                                                                           | 5%  |
| To be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing of the building or wing in which the said Apartment is located (i.e. not exceeding 85% of the total consideration)                                                                                                                                             | 5%  |
| To be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of the building or wing in which the said Apartment is located (i.e. not exceeding 95% of the total consideration) | 10% |
| Against and at the time of handing over of the possession of the Apartment to the Allottee/s on or after receipt of Occupancy Certificate or Completion Certificate whichever is earlier                                                                                                                                                                                                      | 5%  |

**1(d)** The total price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up-to the date of handing over the possession of the Apartment.

**1(e)** The total price is escalation-free, save and except escalations/increases,

due to increase on account of development charges payable to the competent Authority and/or any other increase in charges which may be levied or imposed by the competent Authority/Local Bodies/Government from time to time. The Promoter undertakes and agrees that, while raising a demand on the Allottee/s for increase in development charges, cost, or levies imposed by the competent Authorities etc. The Promoter shall enclose the said notification/order/rule/regulation is published/issued in that behalf to that effect along with the demand letter being issued to the Allottee/s which shall only be applicable on subsequent payments.

**1(f)** The Promoter shall confirm the final carpet area that has been allotted to the Allottee/s after the construction of the building is complete and the Occupancy Certificate is granted by the competent Authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the Carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the Carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee/s. If there is any increase in the Carpet area allotted to Allottee/s, the Promoter shall demand additional amount from the Allottee/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) mentioned hereinabove of this Agreement.

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

**2)**

- i.** The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
- ii.** Time is the essence for the Promoter as well as the Allottee/s. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s and the common areas to the Association of the Allottees after receiving the occupancy certificate or the Completion Certificate or both, as the case may be. Similarly, the Allottee/s shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause No.1(1-c) mentioned hereinabove ("Payment Plan").

- 3)** The Promoter hereby declares that the Floor Space Index available as on date in respect of the Project Land as proposed to be utilised by him on the Project Land and the Allottee/s has/have agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilising the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only.

**4)**

- i.** If the Promoter fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee/s, the Promoter agrees to pay to the Allottee/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee/s for every month of delay, till the handing over of the possession. The Allottee/s agrees to pay to the

Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee/s to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee/s to the Promoter.

- ii.** Without prejudice to the right of Promoter to charge interest in terms of Sub-Clause 4.1 mentioned hereinabove on the Allottee/s committing default in payment on due date of any amount due and payable by the Allottee/s to the Promoter under this Agreement (including his/her/their proportionate share of taxes levied by concerned Local Authority and other outgoings) and on the Allottee/s committing three defaults of payment of installments, the Promoter, at his own option, may terminate this Agreement. Provided that, the Promoter shall give notice of fifteen days in writing to the Allottee/s by Registered Post AD at the address provided by the Allottee/s and mail at the e-mail address provided by the Allottee/s of his/her/their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee/s fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period Promoter shall be entitled to terminate this Agreement. Provided further that, upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of 30 (thirty) days of the termination, the installments of sale consideration of the Apartment which may till then have been paid by the Allottee/s to the Promoter.

- 5)** The Promoter shall give possession of the Apartment to the Allottee/s on or before **30 June 2027**. If the Promoter fails or neglects to give possession of the Apartment to the Allottee/s on account of reasons beyond his control and of his/her/their agents by the aforesaid date, then the Promoter shall be liable on demand

to refund to the Allottee/s the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the Sub-Clause 4.1 mentioned hereinabove from the date the Promoter received the sum till the date the amounts and interest the reinsure repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of:

- (i) War, civil commotion or act of God.
- (ii) Any notice, order, rule, notification of the Government and/or other public or competent Authority/Court.

**6)**

- i. PROCEDURE FOR TAKING POSSESSION:** The Promoter, upon obtaining the Occupancy Certificate from the Competent Authority and the payment made by the Allottee/s as per the Agreement shall offer in writing the possession of the Apartment to the Allottee/s in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee/s. The Promoter agrees and undertakes to indemnify the Allottee/s in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee(s) agrees and undertakes to pay the maintenance charges as may be applicable, as determined by the Promoter or Association of Allottee/s as the case may be which shall be in addition to the cost of the flat. The Promoter on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the Occupancy Certificate of the Project.
- ii.** The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoter to the Allottee/s intimating that the said Apartments are ready for use and occupancy.
- iii.** Failure of Allottee/s to take Possession of Apartment: Upon receiving a written intimation from the Promoter as per Clause 7.1 mentioned

hereinabove, the Allottee/s shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement and the Promoter shall give possession of the Apartment to the Allottee/s. In case the Allottee/s fails to take possession within the time provided in Clause 7.1 mentioned hereinabove such Allottee/s shall continue to be liable to pay maintenance charges as applicable.

- iv.** If within a period of 5 (five) years from the date of handing over the Apartment to the Allottee/s, the Allottee/s brings to the notice of the Promoter any structural defect in the Apartment or the Building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and incase it is not possible to rectify such defects, then the Allottee/s shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. If the defect is found to have arisen from any alterations, modifications, or changes made by the allottee, the promoter shall not be liable to repair or rectify such defect.

- 7)** The Allottee/s shall use the Apartment or any part thereof or permit the same to be used for Residential purpose. He/she shall use the Garage or Parking Space only for purpose of keeping or parking vehicle.
- 8)** The Allottee/s along with other Allottee/s of Apartments in the building shall join in forming and registering the Society or Association of Apartment or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association of Apartment or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within 7 (seven) days of the same

being forwarded by the Promoter to the Allottee/s, so as to enable the Promoter to register the common organization of Allottee/s. No objection shall be taken by the Allottee/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 Association of Apartment or Registrar of Companies as the case may be or any other Competent Authority.

**8.1.**

- i.** The Promoter shall submit the application in that behalf to the Registrar for registration of a Co-operative Housing Society under the Maharashtra Co-operative Societies Act, 1960 or a company or any other legal entity, within three months from the date or which fifty-one per cent of the total number of allottees in such a building or a wing have booked their apartment.
- ii.** The Promoter shall submit an application to the Registrar for registration of the Co-operative Society or the company application to the Registrar for registration of the Co-Operative Society or the company to form and register an Apex Body in form of Federation or Holding entity consisting of all such entities in the layout formed as per clause 9(1)(i) herein above. Such application shall be made within a period of three months from the date of the receipt of Occupation Certificate of the last of the building which was to be constructed in the layout.

**8.2.**

Within 15 (fifteen) days after notice in writing is given by the Promoter to the Allottee/s that the Apartment is ready for use and occupancy, the Allottee/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building namely local taxes, betterment charges or such other levies by

concerned Local Authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building. Until the Society or Association of Apartment or Limited Company is formed and the said structure of the building/s is transferred to it, the Allottee/s shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee/s further agrees that till the Allottee(s)/s share is/are so determined the Allottee/s shall pay to the Promoter provisional monthly contribution of Rs. 5/- per Sq. Fts. towards the outgoings. The amounts so paid by the Allottee/s to the Promoter shall not carry any interest and remain with the Promoter until a Conveyance/Assignment of lease of the structure of the building is executed in favour of the Society or a limited company as aforesaid. On such Conveyance/Assignment of lease being executed for the structure of the building the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company as the case may be.

**9) THE ALLOTTEE SHALL, ON OR BEFORE DELIVERY OF POSSESSION OF THE SAID PREMISES, KEEP DEPOSITED WITH THE PROMOTER, THE FOLLOWING AMOUNTS:**

- i.** At actual for share money, application entrance fee of the Society or Limited Company/Federation/Apex body.
- ii.** At actual for formation and registration of the Society or Limited Company/Federation/Apex body.
- iii.** At actual for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/Apex body.
- iv.** At actual for deposit towards water, electric and other utility and services connection charges.
- v.** At actual for deposits of electrical receiving and sub-station provided in layout.

- 10)** The Allottee/s shall pay to the Promoter for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at Law/Advocates of the Promoter in connection with formation of the said Society or Association of Apartment or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
- 11)** At the time of registration of conveyance or Lease of the structure of the Building or Wing of the Building the Allottee/s shall pay to the Promoter, the Allottee(s)'s share of stamp duty and registration charges payable, by the said Society or Association of Apartment or Limited Company on such Conveyance or Lease or any document or instrument of transfer in respect of the structure of the said Building or Wing of the Building. At the time of registration of Conveyance or Lease of the Project Land, the Allottee/s shall pay to the Promoter, the Allottee(s)'s share of stamp duty and registration charges payable, by the said Apex Body or Federation on such Conveyance or Lease or any document or instrument of transfer in respect of the structure of the said Land to be executed in favor of the Apex Body or Federation.
- 12) REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:**  
The Promoter hereby represents and warrants to the Allottee/s as follows:
- i.** The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this Agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implement action of the Project.
  - ii.** The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project.
  - iii.** There are no encumbrances upon the project land or the

Project except those disclosed in the Search and Title Report.

- iv.** There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report.
- v.** All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/s is valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/ Wing and common areas.
- vi.** The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee/s created herein may prejudicially be affected.
- vii.** The Promoter has not entered into any Agreement and/or Development Agreement or any other Agreement/Arrangement with any person or party with respect to the Project Land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee/s under this Agreement.
- viii.** The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee/s in the manner contemplated in this Agreement.
- ix.** At the time of execution of the Conveyance Deed of the structure to the Association of Allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees.
- x.** The Promoter has duly paid and shall continue to pay and discharge undisputed government all dues, rates, charges and

taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities.

- xi.** No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said Property) has been received or served upon the Promoter in respect of the Project Land and/or the Project except those disclosed in the Title Report.

**13) THE ALLOTTEE/S OR HIMSELF/THEMSELVES WITH INTENTION TO BRING ALL PERSONS INTO WHOSOEVER HANDS THE APARTMENT MAY COME, HEREBY COVENANTS WITH THE PROMOTER AS FOLLOWS:**

- i.** To maintain the Apartment at the Allottee(s)'s own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the Rules, Regulations or Bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the Local Authorities, if required.
- ii.** Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or lift or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee/s in

this behalf, the Allottee/s shall be liable for the consequences of the breach.

- iii.** To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee/s and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the Rules and Regulations and Bye-laws of the concerned Local Authority or other Public Authority. In the event of the Allottee/s committing any act in contravention of the above provision, the Allottee/s shall be responsible and liable for the consequences thereof to the concerned Local Authority and/or other Public Authority.
- iv.** Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v.** Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the Building in which the Apartment is situated or any part thereof or whereby any increased premium shall be come payable in respect of the insurance.
- vi.** Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the

Apartment is situated.

- vii.** Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated. This Cost is above the consideration amount.
- viii.** To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee/s for any purposes other than for purpose for which it is sold.
- ix.** The Allottee/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee/s to the Promoter under this Agreement are fully paid up.
- x.** The Allottee/s shall observe and perform all the Rules and Regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Byelaws for the time being of the concerned Local Authority and of Government and other public bodies. The Allottee/s shall also observe and perform all the stipulations and conditions laid down by the Society/ Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.
- xi.** Till a Conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof

to view and examine the state and condition thereof.

- xii.** Till a Conveyance of the Project Land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee/s shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Project Land or any part thereof to view and examine the state and condition thereof.
- 14)** The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilise the amounts only for the purposes for which they have been received. In case the transaction being executed by this Agreement between the Promoter and the Allottee/s is facilitated by a registered Real Estate Agent, all amounts (including taxes) agreed as payable remuneration/fees/charges for services/commission/brokerage to the said registered Real Estate Agent shall be paid by the Promoter/Allottee/s both as the case may be in accordance with the agreed terms of payment.
- 15)** Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee/s shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the Project Land is transferred to the Apex Body/Federation as herein before mentioned.
- 16) PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE:** After the Promoter executes this Agreement, he shall not mortgage or create a charge on the Apartment and if any such mortgage or

charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee/s who has taken or agreed to take such Apartment.

- 17) BINDING EFFECT:** Forwarding this Agreement to the Allottee/s by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee/s until, firstly, the Allottee/s signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee/s and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s)'s fails to execute and deliver to the Promoter this Agreement within 30 (Thirty) days from the date of its receipt by the Allottee/s and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee/s for rectifying the default, which if not rectified within 15 (Fifteen) days from the date of its receipt by the Allottee/s, Application of the Allottee/s shall be treated as cancelled and all sums deposited by the Allottee/s in connection therewith including the booking amount shall be returned to the Allottee/s without any interest or compensation whatsoever.
- 18) ENTIRE AGREEMENT:** This Agreement along with its schedules and annexure, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/building as the case may be.
- 19) RIGHT TO AMEND:** This Agreement may only be amended through written consent of the Parties.
- 20) PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES:** It is clearly understood and so agreed by and between the Parties hereto that all the

provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

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

**22) METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT:** Wherever in this Agreement it is stipulated that the Allottee/s has/have to make any payment, in common with other Allottee(s)'s in the Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

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

**24) PLACE OF EXECUTION:** The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorised signatory at the Promoter's Office or at some other place, which may be mutually agreed between the Promoter and the Allottee/s, in after the Agreement is duly executed by the Allottee/s

and the Promoter or simultaneously with the execution the said Agreement shall be registered at the Office of the Sub-Registrar. Hence, this Agreement shall be deemed to have been executed at Pune.

- 25)** The Allottee/s and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.
- 26)** That all notices to be on the Allottee/s and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee/s or the Promoter by Registered Post A.D. and notified E-mail id/under Certificate of Posting at their respective addresses specified below:

|                           |                                                                                                                   |
|---------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Name of Allottee:</b>  | <b>KISHOR RATANLAL GHANCHI</b>                                                                                    |
| <b>Allottee's Address</b> | <b>Dave Chaklo, New, House. Unjha, Mahesana, Gujarat - 384170</b>                                                 |
| <b>Notified Email ID:</b> | _____                                                                                                             |
| <b>Name of Promoter</b>   | <b>Elite Housing Corporation Through Its Proprietor – Mr. Ramdas Anant Hagavane and Mr. Ramdas Anant Hagavane</b> |
| <b>Notified Email ID:</b> | <b>sales.elitehousingcorp@gmail.com</b>                                                                           |

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

- 27) JOINT ALLOTTEES:** That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee/s

whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

- 28) STAMP DUTY AND REGISTRATION:** The charges towards stamp duty and Registration of this Agreement shall be borne by the Allottee/s.
- 29) DISPUTE RESOLUTION:** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.
- 30) GOVERNING LAW:** That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and Pune Courts will have the jurisdiction for this Agreement.
- 31) INVESTOR CLAUSE :** The Allottee herein has agreed to purchase the said Apartment as an investor as laid down in Article 5(2) of the Bombay Stamp Act 1958 & hence it is entitled to adjust the stamp duty to the agreement against the duty payable to the agreement by the Allottee herein to the subsequent Allottee as per provision of the said clause Article 5(2).

#### **SCHEDULE - I**

##### **DESCRIPTION OF THE SAID LARGER PROPERTY/ LAND**

- i. All that piece and parcel of land bearing **Old S. No. 96, New S. No. 60/2B/1** area admeasuring about 9 Aar i.e. 900 Sq. mtrs. assessed at Rs. 0.18 Paise situated at village **Kondhwa Bk**, District Pune and within the limits of Pune Municipal Corporation, Pune and is bounded as below-

##### **On or towards-**

- |              |                                 |
|--------------|---------------------------------|
| <b>East</b>  | : Road and Land of Sr. No. 60/1 |
| <b>South</b> | : Land of Sr. No. 60/2B/2       |
| <b>West</b>  | : Road and Land of Mr. Rathi    |

**North** : Remaining land of Sr. No.60

- ii. All that piece and parcel of land bearing **Old S. No. 96, New S. No. 60/2B/2** area admeasuring about 9 Aar i.e. 900 Sq. mtrs. assessed at Rs. 0.18 Paise situated at village **Kondhwa Bk**, District Pune and within the limits of Pune Municipal Corporation, Pune and is bounded as below-

**On or towards-**

**East** : Road and Land of Sr. No. 60/3

**South** : Land of Sr. No. 60/2C

**West** : Road and Land of Mr. Rathi

**North** : Land of Sr. No. 60/2B/1

- iii. All that piece and parcel of land bearing **Old S. No. 96, New S. No. 60/2C** area admeasuring about 04.50 Aar i.e. 450 Sq. mtrs. assessed at Rs. 0.09 Paise situated at village **Kondhwa Bk**, District Pune and within the limits of Pune Municipal Corporation, Pune and bounded as below -

**On or towards the**

**East** : Part of land on Sr. No. 60/3

**South** : Land on Sr. No. 59

**West** : Road and land of Mr. Rathi

**North** : Land of Sr. No. 60/2B/2

Together with all appurtenances thereto.

- iv. All that piece and parcel of land bearing **Survey No. 59, Hissa No. 2/15/17A, admeasuring 00 Hectares 0.5 Aar** situated at village **Kondhwa Bk**, District Pune and within the limits of Pune Municipal Corporation, Pune and is bounded as below -

**On or towards the**

**East** : Property belonging to Mr. Ankush Jadhav

**South** : 10 Fts. Common Road

**West** : Property belonging to Mr. Sarjerao Khopade

**North** : Property belonging to Mr. Rathi

- v. All that piece and parcel of land bearing **Survey No. 59, Hissa No. 2/15/17A, admeasuring 00 Hectares 0.5 Aar** situated at village **Kondhwa Bk**, District Pune and within the limits of Pune Municipal Corporation, Pune and is bounded as below -

**On or towards the**

**East** : Property belonging to Mr.Hinderao Pawar  
**South** : 15 Mtrs. D. P. Road  
**West** : Property belonging to Savali Paradise  
**North** : Property belonging to Mr.Ramdas Hagavane

- vi. All that piece and parcel of land bearing **Survey No. 59 Hissa No. 1/8/3A area admeasuring about 00 H 01 Aar** situated at village **Kondhwa Bk**, District Pune and within the limits of Pune Municipal Corporation, Pune and is bounded as below-

**On or towards the**

**East** : Property belonging to Mr. Nana Mohite  
**South** : 20 Fts Road  
**West** : Property belonging to Mr. Nana Mohite  
**North** : Property belonging to Mr.Ramdas Hagavane and developmental rights acquired by Savali Group

**SCHEDULE - II**

**DESCRIPTION OF THE SAID PROJECT LAND**

All that piece and parcel of land area admeasuring about 12.25 Aar i.e. **1225 Sq. Mtrs.** Out of total area admeasuring about 24.5 Aar situated towards the northern side and carved out of land bearing **i) Old S. No. 96, New S. No. 60/2B/1, ii) Old S. No. 96, New S. No. 60/2C, iii) S. No. 59 Hissa No. 1/8/3A and iv) Survey No. 59, Hissa No. 2/15/17A, Owned and belonging to Mr. Ramdas Anant Hagavane** situated at village Kondhwa Bk, Taluka Haveli, District Pune and within the limits of Pune Municipal Corporation, Pune and is bounded as below-

**ON OR TOWARDS -**

- East** : Road and Portion of S. No. 60/3, belonging to Mr. Rath
- South** : Land of S. No. 59
- West** : Road and remaining area of S. No. 60/3
- North** : Remaining land of Mr. Ranjeet Hagavane

**SCHEDULE ‘A’**

**[DESCRIPTION OF THE SAID FLAT/APARTMENT]**

To be constructed upon the said Project Land described in the First Schedule hereinabove as a part in **Wing B** in the Building of the said Project known as **“SAVALI PARADISE WING - B”**

| Flat/A<br>partme<br>nt No.                                                       | Apartment<br>Floor | Apartment<br>Carpet<br>Area sq.<br>mtrs. | Balcony<br>Area sq.<br>mtrs. | Terrace Area<br>sq. mtrs. |
|----------------------------------------------------------------------------------|--------------------|------------------------------------------|------------------------------|---------------------------|
| 103                                                                              | <u>First Floor</u> | <u>58.56</u>                             | <u>6.33</u>                  | <u>13.68</u>              |
| PARKING                                                                          |                    |                                          |                              |                           |
| The Promoter hereby allotted to the Allottee/s <b>One Covered Parking Space.</b> |                    |                                          |                              |                           |

**SCHEDULE ‘B’**

**Floor Plan of the Apartment**

**LIST OF ANNEXURES**

**ANNEXURE “A”**

**Title Certificate**

**ANNEXURE “B”**

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

**ANNEXURE “C”**

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

**ANNEXURE “D”**

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

**ANNEXURE “E-1”**

**(Specification for the Apartment)**

**INTERNAL AND EXTERNAL SPECIFICATIONS OF THE APARTMENT**

**SPECIFICATIONS**

- 1.** Adequate water Supply
- 2.** Best ventilation layout
- 3.** Earthquake resistant R.C.C. design
- 4.** Wall: 6”/ 5” brick work for external walls & external Sand faced plaster, 6”/ 5” brick work for internal walls with Neeru finish
- 5.** Paint internal OBD & external Apex paint
- 6.** Water: Ground reservoir & overhead tank (Pump)
- 7.** Letter box
- 8.** Lightening arrangement in common areas
- 9.** Attractive compound wall & gate

10. Meter box cabinet.
11. Mechanical Parking.
12. Solar System.

### **ANNEXURE “E-2”**

#### **(Amenities for the Apartment)**

#### **INTERNAL AND EXTERNAL SPECIFICATIONS OF THE APARTMENT**

- 1) **Flooring:** Vitrified Flooring of 2' x 2' in Living, kitchen & Bed room.
- 2) **Windows:** Powder coated Aluminum sliding windows with sill.
- 3) **Doors:** - Decorative Laminate Sheet for main door with good quality door fittings, wood Frame, other good quality flush /Entasafe doors.
- 4) **Kitchen:** Granite platform with stainless steel sink & Glazed tiles dado upto 4 ft.
- 5) **Toilets:** Anti-skid ceramic flooring and Glazed Tiles dado up to ceiling.
- 6) **Plumbing:** Concealed plumbing with good quality CP fittings.
- 7) **Electrical:** Concealed Electrification with good quality fittings and adequate points.
- 8) **Lift:** Lift of reputed brand

**SCHEDULE 'E'**

**PART PAYMENT DETAILS**

Received an amount of **Rs. 4,50,000/- (Rupees Three Lakhs Ninety Five Thousand Only)** by way of-

- i) **An amount of Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)** by way of Cheque Bearing No. 000212 dated  
\_\_/06/2026.

from the within named Purchaser/s on or before execution hereof details below being the amount within expressed to have been paid by them to us towards the agreed sale/purchase price of the said Apartment.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE AFFIXED  
THEIR SEAL AND SIGNATURE TO THIS AGREEMENT ON THE DAY  
AND YEAR HEREINABOVE MENTIONED.

| NAME AND SIGNATURE OF<br>PARTIES                                                                           | LEFT HAND<br>THUMB | PHOTO |
|------------------------------------------------------------------------------------------------------------|--------------------|-------|
| ELITE HOUSING CORPORATION<br>THROUGH ITS PROPRIETOR – MR.<br>RAMDAS ANANT HAGAVANE<br>(PROMOTER/DEVELOPER) |                    |       |
| MR. RAMDAS ANANT HAGAVANE<br>(LAND OWNER)                                                                  |                    |       |
| MR. RANJIT DNYANESHWAR<br>HAGAWANE<br>(CONSENTING PARTY)                                                   |                    |       |

|                                                                                                                                                                                                                                          |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <p><b>SAVALI GROUP THROUGH ITS<br/>PARTNER MR. GAURAV RAMDAS<br/>HAGAWANE<br/>(CONSENTING PARTY)</b></p>                                                                                                                                 |  |  |
| <p><b>LATE LAXMAN MARUTI PAWAR</b><br/>THROUGH ITS LEGAL HEIRS<br/><b>MR. SOMNATH LAXMAN PAWAR</b><br/>AND<br/><b>MISS. PRATIBHA LAXMAN PAWAR</b><br/>THROUGH POA HOLDER<br/><b>MR. RAMDAS ANANT HAGAVANE<br/>(CONSENTING PARTY)</b></p> |  |  |
| <p><b>MR. SHIVAJI RAJAPPA GAIKWAD</b><br/>THROUGH POA HOLDER<br/><b>MR. RAMDAS ANANT HAGAVANE<br/>(CONSENTING PARTY)</b></p>                                                                                                             |  |  |

|                                                      |  |  |
|------------------------------------------------------|--|--|
| <b>KISHOR RATANLAL<br/>GHANCHI<br/>(ALLOTTEE/S )</b> |  |  |
|------------------------------------------------------|--|--|

**Witnesses:**

**1.**

**Name:**

**R/at:**

**Sign:**

**2.**

**Name:**

**R/at:**

**Sign:**