

SALE DEED

VENDOR

**M/S. SHUBBAN PROPERTIES VISION CITY THROUGH ITS
PARTNER,MR. RAJESHKUMAR NAUPATLAL SAKLA**

PURCHASERS

- 1. Mr.Vinayak Krishna Patil.**
- 2. Mrs.Priti Vinayak Patil.**

DETAILS OF PROPERTY

As per 7/12 Extract, the area of Plot No. **4E** admeasuring **0** Hector **0** Ares and its area is **129.42 Sq. mtr.** as per sanctioned layout appx. and as per actual demarcation it is **112.5 Sq. mtr** (after excluding the area kept reserved for road and amenity space) **0** Hector **0** Ares) **carved out of the sanctioned layout of Non Agricultural total 21 residential plots in the project known as " Vision View 21"**

Total Consideration Price Rs. _____

Stamp Duty Rs. _____

Registration FeesRs. _____

Registration Office

SRO Lonavala/ Maval/ Talegaon

II JAI GANESH II

SALE DEED

**THIS SALE DEED IS MADE AND EXECUTED AT _____, ON THIS
____ DAY OF THE _____ MONTH AND IN THE YEAR 2026;**

BETWEEN

M/S. SHUBBAN PROPERTIES VISION CITY (Pan Card AADAS4061M)

Castellino road, Near Golibar Maidan, Camp, Pune: 411 001, through its partner,

MR. RAJESHKUMAR NAUPATLAL SAKLA Age: 62 years, Occupation: Business

Pan Card No.: ACEPS2229M,

Residing at: 9, Siddhivinayak, Near Golibar Maidan Chowk, Castellinoroad, Camp, Pune: 411 001,

(Hereinafter referred to as a '**Vendor/ Seller**' for the sake of brevity, which expression, unless it be repugnant to the context and meaning thereof, shall mean and include present Vendor, their Partnership Firm, their partners, Successor-in-title, their legal heirs, attorneys, nominees, executors, administrators and assigns)

.....PARTY OF FIRST PART;

AND

Mr. Vinayak Krishna Patil.

Age: 31 years, Occupation: Service/~~Business~~

Pan Card No. AUAPP4892K,

Adhar No. 5930 7405 0984

Residinga at: Falt no.3, Pandurangg Apparmtent, Shrikrishana Colony2, Pachpir Chouk, Kalewadi Pune City, Pune, Maharashtra - 411017.

Mrs. Priti Vinayak Patil

Age: 30 years, Occupation: Service/ Business

Pan Card No. FGOPK2079G,

Adhar No. 7307 9948 7722

Residinga at: SAME AS ABOVE.

(Hereinafter referred to as the '**Purchasers**' for the sake of brevity, which expression, unless it be repugnant to the context and meaning thereof, shall mean and include present Purchasers, his legal heirs,

executors,nominees and administrators)

.....**PARTY OF SECOND PART;**

WHEREAS the Vendor herein is absolutely seized and possessed of (Non-Agricultural) Plot No.**4F**admeasuring__Hector__Ares (as per Sale Deed and 7/12 Extract) which is more particularly described in the "Schedule II' **carved out of the sanctioned layout of Nonagricultural Residential 21 plots prepared on Schedule I property. This project known as "VISION VIEW 21"**

WHEREAS

All that piece and parcel of the property within the Registration district Pune, Sub Registration and Sub District Taluka Panchayat Samiti Maval, situated within the limits of Zilla Parishad Pune and Grampanchayat Jambhul (Jambul) bearing Gat numbers i.e.

Gat No.	Area	Boundaries			
		East	West	South	North
308+309	9 H. 52 R, out of which 8 H. 47 R	Gat Nos.259, 249, 248, 247, 246, 245, 244	Gat No. 339 & Railway Line	Railway Line	01 H. 05 R, area out of Gat No. 308+ 309
338	38 R	Gat No. 339	Gat No. 339	Gat No. 337	Gat No. 339
339	1 H. 17	Gat No. 308	Gat No. 340	Gat No. 336	Gat No. 338 & Railways

The 7/12 Extract of the project are annexed hereto as Annexure `___"

A. HISTORY OF PROPERTY BEARING GAT NO.308+309: -

- a. The Property Bearing Gat No. 308+309 of Jambhul, Taluka: Maval, District: Pune, totally admeasuring an area 9 Hectore 52 Aar was originally owned by Shri. Bajirao Ganpat Navghane, out of which 01 Hectore and 05 Aar sold to Mr. Jagdishbhai Jamanadas Nathwani and Gulabrao Govindrao Mhalaskar. Thus, remaining balance area 08 Hectore 47 Aar was occupied and owned by Shri. Bajirao Ganpat Navghane. Out of these an area admeasuring 4 Hectore 53 Aar have got and declared Purchased by Mr. Bajirao Ganpatrao Navghane u/s. 32-G of Bombay Tenancy and Agricultural Lands Act, 1948. Thus, the total area divided into two parts. Land admeasuring area 3 Hectore 94 Aar was held as free hold land and admeasuring 4 Hectore 53 Aar, held as limited

ownership right by Mr. Bajirao Ganpat Navghane.

- b. Mr. Bajirao Ganpat Navghane died on 22/11/1980, leaving behind him the following heirs, (1)Smt. Gayabai Bajirao Navghane(Died)-Wife, (2)Shri. Jaywant Bajirao Navghane-Son, (3).Shri. Vasant Bajirao Navghane-Son, (4).Shri. Kashinath Bajirao Navghane-Son, (5)Shri. Lalchand Bajirao Navghane-Son, (6).Shri. Popat Bajirao Navghane(Died)-Son, (7)Shri. Zumber Bajirao Navghane(Died)-Son, (8)Mrs.Tanhabai Gangaram Kedari (Died)-Daughter.
- c. These are heirs of Shri. Bajirao Ganpat Navghane are the owners and holders of the following properties. In the meanwhile, Shri. Popat Bajirao Navghane was died on 27/02/1962, leaving behind him the following heirs; (1)Smt. Parvatibai Popat Navghane, (2)Miss. Savita Popat Navghane. (3)Shri. Zumber Bajirao Navghane died on 4/05/1989, leaving behind him the following heirs (i).Smt. Housabai Zumber Navghane, (ii).Shri. Khandu Zumber Navghane, (iii).Shri. Sanjay Zumber Navghane, (iv).Miss. Suman Zumber Navghane, (Maiden Name) Mrs. Suman Vitthal Kedari. (v).Miss. Mangal Zumber Navghane,(Maiden Name: Mrs. Mangal Madhukar Chopade). Accordingly said heirs became the owner and holder of the said property and their names were entered as per the respective mutation entry. On the 7/12 Extract, in other right column the name of Vividh Karyakari Society was inducted as per the M. E. No. 1193.
- d. Mr. Ganesh Bhiku Dhore and S. P. Pophale have got Visarpavati from the owners in respect of area admeasuring 3 Hectore 94 Aar and as instance made by these persons, the aforesaid owners along with following family members, (1)Smt. Housabai @ Kousabai Zumber Navghane, (2)Shri, Khandu Zumber Navghane, (3)Nirmala Khandu Navghane, (4)Shamal Khandu Navghane, (5)Anand Khandu Navghane, (6)Samir Khandu Navghane, (7)Bhamabai Khandu Navghane, (8)Shri. Sanjay Zumber Navghane, (9)Swati Sanjay Navghane, (10)Puja Sanjay Navghane, (11)Yogita Sanjay Navghane, (12)Bhagyashree Sanjay Navghane, (13)Abhilasha Sanjay Navghane, (14)Pushpa Sanjay Navghane, (15)Suman Vitthal Kedari, (16)Mangal Madhukar Chopde, (17)Jaywant bajirao Navghane, (18)Laxmibai Jaywant Navghane, (19)Baliram Jaywant Navghane, (20)Vadan Baliram Navghane, (21)Sindhubai Baliram Navghane, (22)Shankar Jaywant Navghane, (23)Vishal Shankar Navghane, (24)Vaibhav Shankar Navghane, (25)Asha Shankar Navghane, (26)Sandeep Baliram Navghane, (27)Vasant Bajirao Navghane, (28)Sugandha Vasant Navghane,

(29)Rohidas Vasant Navghane, (30)Akash Rohidas Navghane, (31)Suraj Rohidas Navghane, (32)Sangita Rohidas Navghane, (33)Sharad Vasant Navghane, (34)Mohini Sharad Navghane, (35)Rahul Sharad Navghane, (36)Pavan Sharad Navghane, (37)Indira Sharad Navghane, (38)Navin Vasant Navghane, (39)Nilam Ravindra Diwadkar, (40)Kashinath Bajirao Navghane, (41)Hanumant Kashinath Navghane, (42)Housabai Kashinath Navghane, (43)Namdeo Kashinath Navghane, (44)Akshay Namdeo Navghane, (45)Diptee Namdeo Navghane, (46)Sulochana Namdeo Navghane, (47)Ramdas Kashinath Navghane, (48)Sunita Ramdas Navghane, (49)Sushila Jayram Malpote, (50)Taibai Malhari Sutar, (51)Sumitra Balu Lohore, (52)Lalchand Bajirao Navghane, (53)Sou. Ratnabai Lalchand Navghane, (54)Kaluram Lalchand Navghane, (55)Jayesh Kaluram Navghane, (56)Sou. Jyoti Kaluram Navghane, (57)Dhananjay Lalchand Navghane, (58)Om Dhananjay Navghane, (59) Sou.Matti Dhananjay Navghane, (60)Lalita Kaluram Kanhokar, (61)Parvatabai Popat Navghane, (62) Savita Popat Navghane, (63)Janku Gangaram Kedari, (64)Shankar Gangaram Kedari, (65)Tukaram Janku Kedari, (66)Vimal Ramehandra Mohite, (67)Sou. Alka Janu Kedari, (68)Sou. Asha Prabhakar Satkar, (69)Manjula Namdeo Pingale, (70)Radhabai Namdeo Pingale sold, conveyed, transferred the land admeasuring area of 03 Hectore 94 Aar by Sale Deed dated 29/01/2007, which was registered in the office of the Sub-Registrar, Maval at Sr. No. 1044 on 10/03/2007 and also the aforesaid persons have executed Irrevocable Power of Attorney in favour of M/s. Shubban Properties dated 12 March 2007, which was registered in the office of the Sub-Registrar Maval at Sr. No. 1046/2007 dated 12/03/2007.

- e. The aforesaid owners have made an application for permission u/s. 43 of the Bombay Tenancy and Agricultural Lands Act 1948, with the Sub-Divisional Officer Maval, Pune in respect of Sale of the property admeasuring 4 Hectore and 53 Aar and accordingly, the Sub-Divisional officer Maval was pleased to permit, to transfer, sale, assign the land admeasuring area 4 Hectore 53 Aar in the name of Bhausaheb Bhoir, who is a partner of M/s. Shubban Properties vide their Order No. 43/SR/68/2006, dated 12/04/2007.
- f. The aforesaid owners have decided to sell the said remaining balance property admeasuring 4 Hectore 53 Aar to M/s. Shubban Properties. By Agreement to Sell (Sathekhat) dated 28/12/2006, the aforesaid owners have agreed to sell, assign, transfer the 4 Hectore 53 Aar area in favour of Mr.Ganesh Bhiku Dhore and S. P. Pophale, the said document was registered

in the office of the Sub-Registrar Maval, at Sr. No. 9758/2006, dated 28/12/2006 and the said document was registered by paying full and final payment to the owners of Rs. 31,35,000/-. After receipt of the Order from Sub-Divisional Officer Maval, the aforesaid owners with the consent of Mr. Ganesh Bhiku Dhole and S. P. Pophale sold conveyed the said property admeasuring 4 Hectar 53 Aar to M/s. Shubban Properties, with Partners Mr. Rajeshkumar Naupatlal Sakla, Shri. Sham Sadhuram Agrawal and Bhausaheb Sopanrao Bhoir, which was registered in the office of the Sub- Registrar, Maval, at Sr. No. 5039/2007, on 19/05/2007.

- g. That (1) Shri. Vitthal Laxman Navghane, (2) Sou. Shobha Vitthal Navghane, (3) Smt. Subhadra Ram Nanekar, (4) Shri. Shivaji Vitthal Navghane, (5) Shri. Chandrashekhar Vitthal Navghane, (6) Shri. Amit Vitthal Navghane and (7) Sou. Jayashree Nitin Nanekar sold the said property to M/s. Shubban Properties by Sale Deed dated 19/09/2007, which was registered in the office of the Sub-Registrar, Maval, at Sr. No. 8990/2007, on 15/11/2007. They have also executed Irrevocable Power of Attorney in favour of M/s. Shubban Properties dated 19/09/2007, which was registered in the office of the Sub-Registrar at Sr. No. 8991/2007, dated 15/11/2007. As per the record, these persons having direct right however, being good faith and compromise between the parties and for perfection of title, the M/s. Shubban Properties have got registered Sale Deed.
- h. Thus, the M/s. Shubban Properties i.e the owners/ developers herein became the owner of the property bearing Gat No. 308+309, admeasuring 8 Hectar 47 Aar.

B. HISTORY OF PROPERTY BEARING GAT NO. 338: -

- a. The Property bearing Gat No. 338 of Village JAMBHUL (JAMBUL), Tal. Maval, Dist. Pune, which is admeasuring 38 Aar was originally owned by Shri. Kachardas Arjun Gaikwad, since 1973. In his lifetime, under Order No. G/1088 and 2214/M/11, dated 31/12/1988, the total Baila Tagai, Vihir Tagai and other charges were deleted and exempted by the Government and accordingly, M. E. No. 508 all the charges, deleted from the record.
- b. Shri. Kachardas Arjun Gaikwad died on 08/09/1999, leaving behind him 3 heirs, (1) Smt. Sarubai Kachardas Gaikwad, (2) Shri. Popat Kachardas Gaikwad and his daughter namely (3) Mrs. Kalpana Chandrakant Sarode and their names were entered in the 7/12 Extract as the owners and holders by M. E. No. 979 dated 10/02/2000.

- c. The aforesaid owners sold the said property to Shri. Sitaram Sakharam Gade by a Sale Deed dated 23/01/2002, which was registered in the office of the Sub-Registrar Maval, at Sr. No. 384/2002. As well as the name of Shri. Sitaram Sakharam Gade was entered in the office of the Talathi at Right of M.E. No. 56/2002.
- d. The said Shri. Sitaram Sakharam Gade sold the aforesaid property to Shri. Baban Anaji Potawade by a Sale Deed 17/01/2004, which was registered in the office of the Sub-Registrar, Maval at Sr. No. 239/2004. As well as the name of Shri. Baban Anaji Potawade was entered in the office of the Tahasildar at Sr. No. 41/2004 and also by a M.E. No. 1079 on 3/03/2004.
- d. By a Sale Deed dated 19/05/2006, Mr. Baban Anaji Potawade sold the said property to Mr. Rajeshkumar Naupatlal Sakla, which was registered in the office of the Sub-Registrar, Maval at Sr. No. 3365/2006.
- f. Mr. Rajeshkumar Sakla sold the said property to (1)Mr. Ganesh Bhiku Dhore, (2)Mr. S. P. Pophale by a Sale Deed dated 3/11/2006, which was registered in the office of the Sub-Registrar, Maval at Sr. No. 7847/2004. The said (1) Mr. Ganesh Bhiku Dhore, (2) Mr. S. P. Pophale sold the said property to M/s. Shubban Properties by a Sale Deed dated 8/03/2007, which was registered in the office of the Sub-Registrar, Maval at Sr. No. 2595/2007 on 10/03/2007. Thus, M/s.Shubban Properties became the owner and the holder of the property bearing Gat No. 338.

C. HISTORY OF PROPERTY BEARING GAT NO. 339: -

- a. The Property Bearing Gat No. 339 of Village JAMBHUL (JAMBUL), Taluka: Maval, District: Pune which is admeasuring 1 Hectore 17 Aar, was originally owned by Shri. Laxman Jambhulkar.
- b. After the death of Shri. Laxman Jambhulkar, the name of Shri. Shripati Laxman Jambhulkar was entered in the 7/12 Extract by M.E. No. 1432.
- c. Shri. Shripati Laxman Jambhulkar filed an application in the Tahasildar Office, Maval for registration of the names of heirs of Shri. Laxman Jambhulkar and by an order dated 17/03/2001 the names of the heirs were entered in the 7/12 Extract by the M.E. No. 989.

- d. Shri. Shripati Laxman Jambhulkar was died and after his death the names of his heirs i.e. Shri. Namdeo Shripati Jambhulkar, Shri. Sopan Shripati Jambhulkar, Late Housabai Vithoba Padval, Makhabai Baburao Mavale, Sakhubai Vithoba Gaikwad, Parubai Shamsundar Mavale, Janabai Namdeo Kute, Smt. Chandrabhaga Shripati Jambhulkar and Shantabai Shripati Jambhulkar were entered in the 7/12 extract.
- e. The above heirs assigned the development rights to Mr. Sunil Ganesh Dhore by the Development Agreement dated 11/10/2006. f. The heirs of Shri. Sopan Shripati Jambhulkar namely Ushabai Jambhulkar, Ujwala Balkrishna Hinge, Makhabai Baburao Mavale, Sakhubai Vithoba Gaikwad, Parubai Shamsundar Mavle, Sou. Janabai Namdeo Kute sold the 78 Aar out of the total property to Mr. Rajeshkumar Naupatlal Sakla by a Sale Deed dated 19/05/2006, which was registered in the office of the Sub-Registrar Maval, at Sr. No. 336612006 on 21/07/2006. In the meanwhile, the aforesaid arearesold by Mr. Rajeshkumar Naupatlal Sakla to Mr. Ganesh Bhiku Dhore and Shri. S. P. Pophale.
- g. By a Sale Deed dated 8/0312007, Mr. Namdeo Shripati Jambhulkar, Indubai Namdeo Jambhulkar and their family members through POA holder Shri. Sunil Ganesh Dhore as a Vendor No. 1 and Mr. Ganesh Bhiku Dhore and Shri. S. P. Pophale as a Vendor No. 2 sold the total property to M/s. Shubban Properties through its Partner Mr. Rajeshkumar Naupatlal Sakla and Mr. Sham Sadharam Agrawal, with the consent of Mr. Sunil Ganesh Dhore. The said Sale Deed was registered in the office of the Sub-Registrar Maval, at Sr. No. 2588/2007 on 10/03/2007. Thus, M/s. Shubban Properties became the absolute owner and holder of the said Gat No. 339. Thus, M/s. Shubban Properties became absolute owner and holder of the properties became Gat Nos. 308+309, 338 and 339 of Jambhul, (Jambul), Tal. Maval, Dist. Pune.
- h. The Owner and Developer M/s. Shubban Properties have decided to divide the entire scheme below one name Shubban Properties Vision City and accordingly the divided captioned properties/ total amalgamated plot into four phase/ scheme i.e. Phase I consist of Vision City Scheme, II & IV Phase consist of Vision Shree Scheme and Phase III consist of Vision Woods Scheme and accordingly the schemes have been carved and accordingly shown in sanction plan.

a. Vision City (Phase I):

The Owner and Developer M/s. Shubban Properties have declared the Scheme Vision city which consist of the property bearing Gat Nos. 308+309 of Jambhul, Taluka: Maval, District: Pune and comprised of Building No. A, B, C, D, E, F, G, H, M, N, O, P, Q and Amenity Space as shown in the Layout Plan of Vision City.

b. Vision Shree (Phase II & IV):

The Owner and Developer M/s. Shubban Properties have declared the Scheme Vision Shree which consist of the property bearing Gat Nos. 308+309 of Jambhul, Taluka: Maval, District: Pune and comprised of Row House No. RH1, RH2, RH3, RH4, RH5, RH6, RH7 and Amenity Space as shown in the Layout Plan of Vision Shree Scheme.

c. Vision Woods (Phase III):

The Owner and Developer M/s. Shubban Properties have declared the Scheme Vision Woods which consist of the property bearing Gat Nos. 338+339 of Jambhul, Taluka: Maval, District: Pune and comprised of Building R1, R2, R3, S1, S2, S3, S4, S5, T1, T2, T3, U1, U2, U3 and Open space as shown in the Layout Plan of Vision Woods.

- i. The Owner and Developer (Promoter) M/S Shubban Properties Vision City have declared that even though above schemes were developed separately, the common road, amenities, open space out of the total layout is common between all the above schemes and Unit holders of the above Schemes have rights to use the same as per their entitlement entrusted in lieu of their respective agreement. However, Vision Woods will have separate amenities and only road will be common for entire Vision City project and Amenity Spaces exclusively hold by the Promoter herein.

D. M/s. Shubban Properties through its Partner Mr. Rajeshkumar Naupatlal Sakla have submitted building plans with the District Collector, Revenue Department in respect of Gat No.308+309 for an area 8 Hector 47 Aar, another Gat No. 338 admeasuring 3800 Sq. Mtrs. and Gat No. 339 admeasuring 11700 Sq. Mtrs. and the District Collector was pleased to grant sanction of the plans/layout as per the letter submitted by Assistant Director, Town Planning under No. (Layout/NABP/Village Jambhul/Tal.Maval, Gat No. 308, 309, 338 & 339/ SSP/1054 Dtd. 29/03/2007)

js[kakdu@,u,chiH@ekStstkaHkwG@rk-ekoG@xV ua- 308] 309] 338] 339@ lli@
1054 fnukad 29@03@2007 and thereafter the Collector, District:Pune has
granted Non Agriculture Order under No. (PMA/NA/SR/94/07,Dtd.30/03/2007)
iev@,u,@,l vkj@ 94@ 07 fnukad 30@03@2007 and thereafter revised the Layout from
time to time and the copies of NA Order/ Building Construction Permission/ Plan
Approval are annexed hereto as Annexure '____'.

E. A Single Joint Venture(AOP) by the name "Shubban Properties Vision City"
has been executed between M/S. Shubban Properties & M/s.Greenworld
Realty i.e. partnership firms on 01/05/2007 for the joint development of the
land more particularly described in Schedule I, on the conditions that both
the parties will jointly developed the said properties, under which M/S.
Shubban Properties(Land Owners) has contributed land and finance and
further look after arrangement of finance, matters related to Revenue and
Finance, Town Planning and other local administrative authorities &
procurement of material and M/s. Greenworld Realty has contributed their
expertise, specialization in Marketing and Promotional activities and further
will look after day to day construction activities, marketing, collections from
customers, advertisement and other ancillary work in lieu of agreed profit
and loss sharing ratio without entrusting any entitlements, ownership and/or
right, title, interest in respect of the land to the M/s. Greenworld Realty.
Further the said parties have also executed (Supplemental) Supplementary
Deed to the Single Joint Venture on 18/12/2008 thereby confirming the
earlier rights and responsibilities taken over the respective parties are
reconfirmed and the name of the Joint Venture is 'Shubban Properties Vision
City'. However, said Deed is registered in the office of SRO Lonavala, Pune
vide document at Sr. No. 5510/2008 on 18/12/2008. Pursuant to the
aforementioned deeds, agreements, supplementary agreements etc., the
Promoters and confirming party herein alone have the sole and exclusive
right to develop the said Land by construction of buildings thereon
containing units and to enter into agreements for sale of such flats/units to
the prospective Allottees thereof and to receive and appropriate the sale
proceeds in respect thereof. It is further submitted that the Promoter /
Developer and Owner herein are the developers and owners respectively of
the said Land and in possession thereof in terms of aforementioned Single
Joint Venture Agreement and Index II of which is annexed hereto and the
Index II of Supplementary to JV is annexed hereto as Annexure ' ';

F. M/s.Shubban Properties through its Partner have submitted revised building plans with the District Collector, Revenue Department in respect of Gat No.308+309 for an area 8 Hector 47 Aar, another Gat No. 338 admeasuring 3800 Sq. Mtrs., and Gat No. 339 admeasuring 100200 Sq. Mtrs. and the District Collector was pleased to grant sanction of the revised plans/ layout as per the letter submitted by Assistant Director, Town Planning under No. (Layout/NABP/Village Jambhul/ Tal.Maval, Gat No. 308,309, 338 & 339/ SSP/3272 Dtd. 28/08/2009) js[kakdu@,u,chiH@ekStstkaHkwG@rk-ekoG@xV ua- 308] 309] 338] 339@ lli@ 3272] fnukad 28@08@2009 The Layout of the entire project is annexed hereto as Annexure 'D' and thereafter the Collector, District: Pune has granted Non Agriculture Order under No.(PMA/NA/SR/228/09, Dtd.08/03/2010) iev@,u,@,l vkj@ 228@ 09 fnukad 08@03@2010 and thereby permitted to do further construction as per revised sanctioned plans. Thus the permission to develop and construct has been accorded as per the sanctioned plans and M/s. Shubban Properties having ownership right of the aforesaid properties and entitle to develop the same.

AND WHEREAS, M/s. Shubban Properties further proposes to sell /transfer / allot the developed Plots carved out in the Said Land by entering into separate Agreement for Sale, Sale Deed etc. to various intending purchaser/s and M/s. Shubban Properties Developers has sold various plots to various intending purchasers by entering into a separate agreement.

AND WHEREAS, M/S. Shubban Properties further proposes to sell / transfer / allot the developed Plots carved out in the Said Land by entering into separate Agreement for Sale, Sale Deed etc. to various intending purchaser/s on such terms and conditions subject to such modifications as may be desired by the **M/s.** Shubban Properties with a view that ultimately all such Purchasers shall join together to form and register appropriate separate Society of all the Plot Holders / Purchaser/s, as per the provisions of Maharashtra Co.Op. Societies Act, 1960 for maintenance purpose;

AND WHEREAS, the Purchaser/s herein was/is interested in acquiring a Plot for his / her / their use. The Purchaser/s demanded from the Vendor and the Vendor has given inspection of and furnished to the Plot Purchasers all the documents of title relating to the Said Land as well as Layout and the Purchaser/s has/have also acquainted himself / herself / themselves as regards the Ownership rights of the Vendor as well as existing FSI being utilized / consumed and the right of the Vendor / to utilize and consume the balance and / or additional FSI and T.D.R.;

AND WHEREAS, after verifying the title documents and various permissions and sanctions, the Purchaser/s has / have approached for the Vendor for allotment of the **Plot No. (4F) admeasuring about (129.42) Sq.Mtrs. / (1393) Sq.Ft.** developed in Project in the Said Land (Which Plot is hereinafter referred to as the "SAID PLOT / SUBJECT PLOT and the same is more particularly described in "SCHEDULE – II" written hereunder);

AND WHEREAS, the copies of extract of 7/12 Extract the Said Land showing the nature of the title of the Land Owners, Certificate of Title issued by the Attorney-at-law or Advocate of the Vendor and the copy of Plotting Layout, have been annexed hereto and marked Annexure "A", "B" and "C" respectively;

AND WHEREAS, after due negotiations the Purchaser/s has / have agreed to purchase the Subject Plot more particularly described in SCHEDULE II herein and delineated on the ANNEXURE – '____', annexed hereto and the Vendor has agreed to sell / transfer to the Purchaser/s the Subject Plot at the price and on the terms and conditions hereinafter appearing;

NOW THEREFORE THIS ARTICLES OF AGREEMENT WITNESSES AS UNDER:

TRANSFER: - Upon execution hereon, the Vendor has agreed to sell / transfer / convey and the Purchaser/s herein has / have agreed to purchase from the Vendor herein all that piece and parcel of Free Hold N.A. Plot bearing **Plot No. 4F admeasuring about 129.42 Sq.Mtrs. / 1393 Sq.Ft.** developed in Project in the Said Land (Which Plot is hereinafter referred to as the "SAID PLOT / SUBJECT PLOT and the same is more particularly described in "SCHEDULE – II" written hereunder) for a Total Consideration of **Rs. 17,41,250/- (In Worlds Rs. Seventeen Lac Forty One Thousand Fifty Only)** and the said consideration is agreed to be paid by the Purchaser/s, as mentioned in Clause No. 2 hereunder.

1. The Vendor herein desired to sell the „Said Plot“ unto any Purchasers paying competent price and the Purchasers having acquired knowledge of the same approached the Vendor and shown his ready and willingness to purchase the Said Plot. The Purchaser/s has agreed to purchase Said Plot and thereby put an offer of **Rs. 17,41,250/- (In Worlds Rs. Seventeen Lac Forty One Thousand Fifty Only)** for the purchase of Said Plot. The offer of the Purchaser/s in respect of the Said Plot for an actual area was found adequate and suitable amongst

all the offers received by the Vendor hence the same was accepted by him and as such after due deliberations and discussions, the Vendor herein has agreed to sell all his rights, title and interest in the „Said Plot” in favour of the Purchasers herein on the terms and conditions which are set out herein below;

2. The Vendor hereby sell and the Purchasers hereby purchase the “Said Plot” for a lump sum consideration price of **Rs. 17,41,250/- (In Words Rs. Seventeen Lac Forty One Thousand Fifty Only)** together with agreed infrastructure charges) and the total agreed consideration price has been paid by the Purchasers to the Vendor in the following manner:-

Sr. No.	Date	Particulars of Payment	Amount
1	<u>16.08.2026</u>	Paid by the Purchasers to the Vendor aPart Consideration Price by UTR No 360772049830, Drawn on HDFC Bank. towards par consideration price at the time o booking of said Plot	51,000/-
2		Paid by the Purchasers to the Vendor aPart Consideration Price by Cheque No, Drawn on, ... Branch,..... towards par consideration price at the time o booking of said Plot	
Total			17,41,250/-

The Vendor herein acknowledges the receipt of the consideration price paid and doth hereby acquit, release and discharge the Purchasers from the same. The Purchaser/s herein has/have assured unto the Vendor that, he/she/they has/have issued aforesaidcheque/s in discharge of his legal liability of payment of considerationprice and has agreed to honor the same on it’s due date of representation and hereby undertakes the responsibility of the same.However, if the Purchasers make breach or commits any act in contradiction with covenants herein the Purchasers herein is solely responsible for its consequences and the Vendor is not held responsible for the same. It is further agreed that the cheque/s payment made towards the

consideration price shall be treated as advance until the clearance of amount paid vide last payment and this Deed and rights conferred or mentioned herein together with possession is strictly subjected to the clearance of the total consideration price within stipulated period.

3. As per the understanding held between the parties herein, the Total Consideration price in respect of Schedule II property is fixed on lump sum basis, wherein the Purchasers has paid the consideration price for minimum assured area of 0 Hector 0 Ares i.e. **129.42 Sq. mtr.** of Plot No. irrespective of its documentary readings, recordings and/or representations and subject to agreed terms thereby voluntarily, unconditionally without any plea has accepted possession of the Said Plot as per its actual area and the Vendor herein also accepts the lumpsum consideration price for the Said Plot mentioned hereinbefore. However "Timely payment of absolute consideration price within stipulated period and transfer of minimum assured area of Said Plot" is the essence of this contract.
4. POSSESSION: -The Vendor has assured to hand over the vacant and peaceful possession upon execution of present Sale Deed. That upon execution of Sale Deed, the Purchaser/s shall become the absolute owner/s of the Said Plot along with all the rights and benefits attached thereto and the Vendor will not have any right, title in the Said Plot or any part thereof. It is specifically understood that after clearing all the amounts due hereunder to the, the Sale Deed shall be executed in the name of the Purchaser/s.
5. The Total Consideration Price agreed hereunder, excludes Taxes consisting of tax paid or payable by the Vendor by way of GST, Cess or any other taxes which may be levied at anytime in future on the present transaction. All such taxes shall be paid by the Purchaser/s.
6. The Purchaser/s hereby clarify / declare that before entering into the present Deed, the Vendor herein have specifically clarified / disclosed that :-
 - a. In addition to the Plotting, the Vendor has developed / going to develop multistoried Buildings consisting of independent residential and commercial units in the Said Larger Land.
 - b. The Purchaser/s will be entitled to consume FAR / FSI relating to the Said Plot, as per the prevalent D C Rules.

- c. The Internal Road from Plotting area shall be exclusively for the use and occupation of the Plot Holders. Every plot holder/purchaser will have proportionate rights in the said internal roads of the said plotting project. But as the water line, Electricity cables, Plumbing and STP Lines, Rain Water Harvesting Lines etc. passes through the Internal Roads of the Layout, all the Tenement Holders / Plot Holders and / or their respective organization/s will allow each others to have access to the Internal Roads for Repairs and Maintenance of these facilities.
- d. For the overall / collective interest of all the tenement holders from the Layout, the Purchaser/s is/are permitted to raise construction Ground + Two Floors only upon the Subject Plot. That even if, the Purchaser/s amalgamates the Subject Plot with another Plot from the Project, he/she/they is/are not permitted to raise and/or Housing Scheme.
- e. The activities such as Slaughter House / Meat Shop etc. are not permitted within the in the Said Land / Said Plot.
- f. The Purchaser/s have understood all the above referred clarifications/ disclosures made by the Vendor, and after understanding the same in it's true sense, he/she/ they has /have agreed to purchase the Subject Plot. The Purchaser/s hereby declare/s that they as well as all their assignees will abide by all the above terms.
- g. The Purchaser/s hereby agree/s 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 Layout or at anytime thereafter.
- h. The Vendor hereby declare that they have all requisite power and authority to enter into and execute this Sale Deed and there is no impediment, restraint or injunction of any nature whatsoever against them from entering into and executing this Agreement.
- i. The Vendor on the basis of representation made and assurance given by the Purchasers herein regarding timely payment of absolute consideration price on or before /__/20__ , hereby sell, transfer and convey all his right, title and interest in the "Said Plot" with clean, clear and marketable title unto and in favour of

the Purchasers subject to the covenant herein. However transfer of rights in this manner will be termed as valid or enforceable only when all the payments in lieu of consideration price has been paid and realized by the Vendor. In such an event, no document for confirmation of transfer of rights is required and then no right, title and interest will remain balance with the Vendor herein.

- j. The Vendor on the basis of representation made and assurance as stated above further has delivered free, vacant, actual and peaceful possession of the "Said Plot" to the Purchasers as per its demarcation and/or actual measurement. However the possession of the Said Plot so delivered is held as confirmed, valid or enforceable only when all the payments in lieu of consideration price has been paid and realized by the Vendor. In such an event, no document for confirmation of delivery of Possession is then required.
- k. Further, the Purchaser/s hereby agree/s and give/s his/her/their irrevocable consent to the Vendor herein to carry out necessary alterations, modifications in the sanctioned / existing Layouts / Building Plans, as the Vendor in its sole discretion think/s fit and proper and /or such modifications and alterations which are necessary for effective development of the Project and also which are necessary in pursuance of any law, rules, regulations, order or request made by the Local Authority, Planning Authority, Competent Authority or Government, provided that the Vendor shall have to inform in writing to the Purchaser/s if such alterations and modifications adversely affect the area of the Subject Plot of the Purchaser/s. The Vendor has made the Purchaser/s aware and the Purchaser/s hereby gives explicit no objection and irrevocable consent to the Vendor herein, to prepare the revised Layout even by shifting the location of the Buildings, open spaces, internal roads, position of dust bins, transformer plinths, plumbing, stations etc. on the Said Land and to submit the same to the requisite authorities and obtain their sanctions and also further revise or amend the said revised plans as and when thought necessary by the Vendor or as and when required by the Vendor and for the said purposes to sign all plans, without in any manner making the Purchaser/s liable for any costs and affecting his/ her interest.

- l. The Purchaser/s shall use the Subject Plot and/or carry out the

construction over the Subject Plot, in accordance with the usage permissible under the D.C. Rules only. The Purchaser/s shall not encroach upon or raise any construction over the Internal Roads of the Layout.

- m. The Purchaser/s is /are well aware that the Vendor has already formed separate Co. Operative Housing Society of Building situated in_____and they are going to form separate Society of all the other proposed Buildings from_____Project. It is further clarified that for the purpose of maintenance separate appropriate Society shall be formed of all the Plot Holders.
- n. The Purchaser/s hereby assures to sign, execute all required Forms, Applications, Affidavits, Bonds etc. required for formation and registration of Co.Operative Society/ies. The Bye-Laws adopted by the Co-Operative Housing Society shall always remain binding upon all the Plot Holders including Purchaser/s herein.

7. MAINTENANCE AND OTHER SERVICES TO BE RENDERED BY

THE VENDOR / OWNER: The Purchaser herein initially agrees to pay Maintenance to the Society as per the Society members decided. Vender herein on account towards the maintenance charges for common internal roads, lights, security, waterlines, etc. If the Vendor herein require additional funds for the maintenance of above services, the Vendor shall raise the demand for the purpose of common maintenance for the further period till the formation of Maintenance Society / Ultimate Body of the Purchaser or sale of all plots from the said Layout whichever is earlier and the same is agreed by the Purchaser. The Vendor herein shall maintain separate account towards the maintenance of common facilities such as common internal roads, lights, security, water lines, etc. and the Vendor will hand over the accounts of the said maintenance account to the Maintenance Society / Ultimate Body.

- 8. The parties herein further confirm that in the event of any directions being issued by the concerned Gov. Authorities, the Purchaser/s are required to contribute and / or pay towards the corpus of the maintenance fund of the various facilities such as STP etc. to the Vendor.

9. The Purchasers prior to purchase of Schedule II property has taken search and made investigation of Vendor's title to Schedule II property and being satisfied with it, has proceeded for the completion of this deal/ transaction and/or this Sale Deed. The Purchasers further has also done physical inspection of the Said Plot and verified its area, dimensions etc. As per the measurement the actual area of Plot No. **4F** is Hecter_Ares i.e. Sq. Fts. as per sanctioned layout i.e. **1393Sq. Fts.** appx.as per actual demarcation (after excluding the area kept reserved for road and amenity space) and the Purchaser herein well aware of the same with its due knowledge after due diligence has entered into this deed

10. The Purchaser/s with the intention to bring all persons in whomsoever hands the Subject Plot may come, hereby covenants with the Vendor as follows :

- a. To maintain the Subject Plot at his/her/their own cost in good and tenantable repair and condition from the date that of possession of the Plot is taken and shall not do or suffer to be done anything which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the construction raised / to be raised upon the Subject Plot or any part thereof without the consent of the local Authorities, if required.
- b. Pay to the Vendor within fifteen days of demand by the Vendor, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the Subject Plot.
- c. 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 upon the Subject Plot as well as Construction to be carried out thereon.
- d. The Purchaser/s shall observe and perform all the rules, regulations and Byelaws, which Housing Society or its Apex Body 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 Developed Plots. The Purchaser/s shall contribute regularly and punctually towards the taxes, expenses or other out- goings in accordance with the terms of this Deed.

- e. The Purchaser/s further state/s that he/she/they have seen all the papers relating to the title of the Said Land and has/ have satisfied himself/ herself/ themselves about the free, clear and marketable title and shall not make any requisition about the same on the Vendor.

11. It is hereby made clear that the layout, colour scheme, specifications, amenities and facilities, elevation treatment, trees, garden, lawns, etc. shown in the pamphlets, brochures, literature, films, hoardings, websites and other promotional media are shown only for the sake of advertisement and the same are not binding on the Vendor to provide unless specifically mentioned and agreed in this agreement and subject to his right/s and discretion to make changes in the same.
12. The Purchaser/s hereby irrevocably consents and authorize/s the Vendor to represent him/her/them in all matters regarding property tax assessment and reassessment before the Concerned Local Authorities and give consents NOC's and do all necessary things in all departments of the concerned authorities, including Collector, Road, Water, Government Department, MSEB / MSED Co. Ltd., its successor-in-title on behalf of the Purchaser/s and whatsoever acts, done by the Vendor on behalf of the Purchaser/s shall stand ratified and confirmed by the Purchaser/s and the same shall be binding on the Purchaser/s.
13. The Purchaser/s hereby agree/s not to raise any objection or any claim on the grounds of inconvenience, nuisance or annoyance for continuation of development, construction and other incidental activities on the Said Land.
14. Nothing contained in the present deed is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Land and Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Subject Plot hereby agreed to be sold to him / her / them. That subject to payment of necessary charges, the Purchaser/s will have access to use the recreational facilities developed in statutory Open Space of the Layout, but he/she/they can't claim any exclusive right over the same. The other restricted areas, which are specifically allotted to the particular Plot Holder/s shall exclusively be used by the concerned Holder/s and the same shall be the exclusive restricted area of the concerned Plot Holder/s and the Purchaser/s herein shall be deemed to have given his/ her/ their irrevocable consent for the same.

15. The Vendor in himself has good right, title and interest with the absolute power and authority to sell, transfer and convey the "Said Plot" mentioned in Schedule II unto and in favour of the Purchasers as per its measurement and the Vendor in order to assure the Purchasers about soundness of his title, had given him inspection of all the documents and papers in his possession and power and thereby has delivered true copies of all such papers and documents available with the Vendor and the Purchasers hereby acknowledges the receipt of the same.
16. The Vendor herein has agreed to provide independent septic tank for Said Plot along with Water and Light Connection and Compound/ Fencing to the Said Plot. Further the Vendor has paid all taxes, dues, maintenance charges, transfer charges and other outgoings pertaining to the "Said Plot" till today and If any arrears are found due in respect there of till the date of execution of this Sale Deed and the Vendor shall pay the same immediately. After the execution of this Sale Deed the Purchasers herein is under obligation to pay the same as and when required to the concerned revenue office.
17. The "Said Plot" nor any part thereof is subject matter of any acquisition, requisition or reservation proceeding initiated by the Government, Semi-Government authorities or local body and the Vendor has not received any notice of acquisition, requisition or reservation proceeding from any Government Department, Semi- Government authorities or local body pertaining to the "Said Plot" or any part thereof. The "Said Plot" is free from all encumbrances and that there is no charge, mortgage, lease etc. or any other like encumbrances on the "Said Plot", to the best of the knowledge and belief of the Vendor. In case the title of the Vendor vis-à-vis the "Said Plot" is found to be defective in any manner whatsoever on account of Vendor herein, the Vendor at their own cost and efforts shall endeavor to remove the said defect immediately, without causing any prejudice to the rights of the Purchasers.
18. The Vendor shall and will from time to time and at all times hereafter, do and execute or cause to be done and executed, such further and other lawful acts, deeds and things as are required for effectively conveying their rights, title and interest in the "Said Plot" unto the Purchasers, without claiming any additional consideration for the same after realization of absolute payment of agreed consideration price.
19. The Vendor has agreed to indemnify the Purchasers against any loss

and/or damage which may be occasioned to him as a result of defect in the title or for want of title of the Vendor in respect of the "Said Plot". However, the assurance about clarity of Title and the indemnity extended to the Purchasers herein starts only from the time when the Vendor came to acquire the right, title and interest in the "Said Plot". The Vendor themselves or for that matter their successor in title and/or their legal heirs, representatives, executors, administrators or nominees are not liable and they shall not be held liable for any act in contravention of any laws, Regulations, by-laws or Government notifications (if any), committed by the predecessor owner-in-title or the aforesaid Vendor in carrying out the development work. So also the Purchasers shall indemnify the Vendor against any loss and/or damage which may be occasioned to them as a result of any default in payment made by the Purchasers or Claim/ Demand made by the Purchasers or anybody claiming through him on account of any term of this deed which may result financial hardship to the Vendor in respect of the "Said Plot".

20. The Vendor after the realization of agreed consideration price, has agreed to extend their co-operation for the transfer of the "Said Plot" in favour of the Purchasers and/or his name and for that matter execute and present all necessary applications to the concerned authorities without demanding any additional consideration. However, the incidental expenses thereof shall be entirely borne and paid by the Purchasers. The Cost of this Sale Deed e.g. Stamp Duty, Registration fees, Legal Charges is borne by the Purchasers herein.

21. That all notices to be served on the Purchaser/s and the Vendor as contemplated by this Sale Deed shall be deemed to have been duly served if sent to the Purchaser/s or the Vendor by Registered Post A.D/ Speed Post A.D. at their respective addresses and Email at above mentioned address duly mentioned in name clause

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

22. **JOINT PURCHASER/S** : That in case there are Joint Purchaser/s all communications shall be sent by the Vendor to the Purchaser/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

Purchaser/s.

SCHEDULE – I

(Description of the Said Land)

ALL PIECE AND PARCEL OF THE PROPERTY within the registration district Pune, Sub- Registration, Haveli No. MAVAL, Sub- District Taluka MAVAL and situated within the limits of ZILLA PARISHAD, PUNE and Grampanchyat JAMBHUL/JAMBUL situated at revenue village JAMBHUL/JAMBUL bearing following Gat nos. and area:

Gat No.	Area	Boundaries			
		East	West	South	North
308+309	9 H. 52 R, out of which 8 H. 47 R	Gat Nos.259, 249, 248, 247, 246, 245, 244	Gat No. 339 & Railway Line	Railway Line	01 H. 05 R, area out of Gat No. 308+ 309
338	38 R	Gat No. 339	Gat No. 339	Gat No. 337	Gat No. 339
339	1 H. 17	Gat No. 308	Gat No. 340	Gat No. 336	Gat No. 338 & Railways

SCHEDULE – II

As per 7/12 Extract, the area of Plot No. **4F** admeasuring 0 Hector **0** Ares and its area is **129.42 Sq. mtr.** as per sanctioned layout appx. and as per actual demaracation it is **1393** sq.fts. (after excluding the area kept reserved for road and amenity space) ____ Hector____Ares) carved out ofthe sanctioned layout of Non Agricultural (Residential) Plots (its Old Plot No. is as per Private Layout) prepared on Schedule I property and which is bounded as follows,
On or towards East: **Plot No 4E**
On or towards West: **Plot No.4G**
On or towards North: **12 Mtr. Wide Road**
On or towards South:**4I & 4HPlot.**

rights thereto.

IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands to this Indenture and seal the date, month and year first mentioned hereinabove.

Signed, Sealed & Delivered by the within named M/s. ShubbanProperties through its partner, Mr. Rajeshkumar Naupatlal Sakla		
PHOTO	SIGN	L.H.T.I
..... PARTY OF FIRST PART		

Signed, Sealed & Delivered by the within named Purchasers i.e. Mr.Vinayak Krishna Patil.		
PHOTO	SIGN	L.H.T.I
..... PARTY OF SECOND PART		

Signed, Sealed & Delivered by the within named Purchasers i.e. Mrs.Priti Vinayak Patil.		
PHOTO	SIGN	L.H.T.I

.....PARTY OF SECOND PART

Witness :-

1)

Sign_____

Name_____

Address_____

2)

Sign_____

Name_____

Address_____