

386/22794

Wednesday, September 25, 2024

5:57 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 24127 दिनांक: 25/09/2024

गावाचे नाव: रावेत

दस्तऐवजाचा अनुक्रमांक: हवल18-22794-2024

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: विकास दिनकर साळुंखे. - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1520.00

पृष्ठांची संख्या: 76

एकूण:

रु. 31520.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

6:16 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-18

बाजार मुल्य: रु. 6207585.228 /-

मोबदला रु. 6511600/-

भरलेले मुद्रांक शुल्क : रु. 456000/-

सह-मुख्यम निबंधक
हवेली क्र. १८ (वर्ग २) पुणे

1) देयकाचा प्रकार: DHC रक्कम: रु. 1520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0924252311359 दिनांक: 25/09/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008777756202425E दिनांक: 25/09/2024

बँकेचे नाव व पत्ता:

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 18

दस्ता क्रमांक : 22794/2024

नोदणी :

Regn:63m

गावाचे नाव : रावेत

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 6511600

(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते 6207585.228

नमुद करावे)

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास) 1) पालिकेचे नाव: पिंपरी-चिंचवड म.न.पा. इतर वर्णन : इतर माहिती: गांव मीजे रावेत येथील सव्हे नं. 74 यांसी हिस्सा नं. 1अ/1अ/25 मधील क्षेत्र 00 हे. 01 आर तसेच गांव मीजे रावेत येथील सव्हे नं. 74 यांसी हिस्सा नं. 4अ/1अ मधील क्षेत्र 00 हे. 17.5 आर तसेच गांव मीजे रावेत येथील सव्हे नं. 74 यांसी हिस्सा नं. 4अ/1अ मधील क्षेत्र 00 हे. 20.50 आर तसेच गांव मीजे रावेत येथील सव्हे नं. 74 यांसी हिस्सा नं. 1अ/1अ/10 मधील क्षेत्र 00 हे. 01 आर तसेच गांव मीजे रावेत येथील सव्हे नं. 74 यांसी हिस्सा नं. 1अ/1अ/23 मधील क्षेत्र 00 हे. 02 आर तसेच गांव मीजे रावेत येथील सव्हे नं. 74 यांसी हिस्सा नं. 4अ/2/1/3 मधील क्षेत्र 00 हे. 2.50 आर तसेच गांव मीजे रावेत येथील सव्हे नं. 74 यांसी हिस्सा नं. 1अ/1अ मधील क्षेत्र 00 हे. 02 आर तसेच गांव मीजे रावेत येथील सव्हे नं. 74 यांसी हिस्सा नं. 1अ/1अ/14 मधील क्षेत्र 00 हे. 02 आर तसेच गांव मीजे रावेत येथील सव्हे नं. 74 यांसी हिस्सा नं. 1अ/1अ/15 मधील क्षेत्र 00 हे. 02 आर असे एकूण क्षेत्र 00 हे. 56.66 आर म्हणजेच 5666 चौ. मी. ह्या मिळकतीवर बांधण्यात येणा-या "व्हिजन अल्टिया" ह्या गृहप्रकल्प योजनेमधील "बी" वींग मधील बाराव्या मजल्यावरील फ्लॅट नं. 1204 यांसी क्षेत्र 75.41 चौ. मी. कारपेट तसेच सदर फ्लॅटला जोडून असलेले बाल्कनी/ड्राय बाल्कनी/ओपन बाल्कनी/टेरेस/ओपन टेरेस क्षेत्र 7.87 चौ. मी. तसेच सदर फ्लॅट मिळकतीम अलॉट असलेले कव्हरड पाकींग नं. बी2-09 यांसी क्षेत्र 11.25 चौ. मी. ही फ्लॅट मिळकत. ((Survey Number : 74 ;))

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

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

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेरा

1) 75.41 चौ.मीटर

1): नाव:- मे. व्हिजन क्रिएटिव्ह बिल्टकॉन एल.एल.पी. सीमित दायित्व भागीदारी अधिनियम 2008 अन्वये नोंदणीकृत भागीदारी संस्था तर्फे भागीदार श्री. विपुलकुमार चिमनलाल भावाणी ह्यांचे तर्फे कु.मु.व.कवुली जबाब नोंदविणार म्हणुन श्री. मदन किसन आहे. बय:-40; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. ऑफिस नं. 4 ते 7, पाचवा मजला, एमएसआर कॅपिटल, पिंपरी कोर्ट रोड, मोरवाडी, पिंपरी, पुणे. महाराष्ट्र, पुणे. पिन कोड:-411018 पॅन नं:-AAWV33881C

1): नाव:- विकास दिनकर साळुंखे. -- बय:-47; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. 69/3, कौशल्य को-ऑप सोसायटी, महात्मा फुले नगर, चिंचवड एमआयडीसी, पुणे., महाराष्ट्र, पुणे. पिन कोड:-411019 पॅन नं:-BOWPS3348A

2): नाव:- सुपमा विकास साळुंखे. -- बय:-44; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. 69/3, कौशल्य को-ऑप सोसायटी, महात्मा फुले नगर, चिंचवड एमआयडीसी, पुणे., महाराष्ट्र, पुणे. पिन कोड:-411019 पॅन नं:-COGSP5191N

25/09/2024

25/09/2024

22794/2024

456000

30000

सह-दुय्यम निबंधक
हवेली क्र.१८ (वर्ग २) पुणे

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारलाना निवडलेला अनुसूची

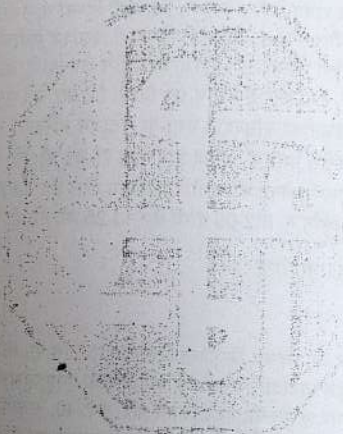
Sub limits of any Municipal Corporation or any Cantonment area annexed to it.



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface
1	VIKAS DINKAR SALUNKHE	eChallan	02901792024092593725	MH008777756202425E	456000.00	SD	0004854932202425	25/06
2		DHC		0924252311359	1520	RF	0924252311359D	25/06
3	VIKAS DINKAR SALUNKHE	eChallan		MH008777756202425E	30000	RF	0004854932202425	25/06

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





22ver 9 108
2028



RN	MH008777756202425E	BARCODE	Date 25/09/2024-16:06:34		Form ID	25.2	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR			Full Name	VIKAS DINKAR SALUNKHE		
Location	PUNE						
Year	2024-2025 One Time			Flat/Block No.	VISION ALTIA-B-1204		
Account Head Details		Amount In Rs.	Premises/Building				
030046401	Stamp Duty	456000.00	Road/Street	RAVET			
030063301	Registration Fee	30000.00	Area/Locality	PUNE			
			Town/City/District				
			PIN		4	1	2 1 0 1
			Remarks (If Any)	SecondPartyName=MS VISION CREATIVE BUILDCON LLP-			
			Amount In	Four Lakh Eighty Six Thousand Rupees Only			
			Words				
			4,86,000.00				
Payment Details			FOR USE IN RECEIVING BANK				
UNION BANK OF INDIA							
Cheque-DD Details			Bank CIN	Ref. No.	02901792024092593725		526857423
Cheque/DD No.			Bank Date	RBI Date	25/09/2024-16:10:33		Not Verified with RBI
Name of Bank			Bank-Branch		UNION BANK OF INDIA		
Name of Branch			Scroll No. , Date		Not Verified with Scroll		



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 0000000000

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-386-22794	0004854932202425	25/09/2024-17:57:08	IGR025	30000.00
2	(IS)-386-22794	0004854932202425	25/09/2024-17:57:08	IGR025	456000.00
Total Defacement Amount					4,86,000.00

uation ID

202409256130

मूल्यांकनाचे वर्ष
जिल्हा
मूल्य विभाग
उप मूल्य विभाग
क्षेत्राचे नांव

2024

पुणे

तालुका : हवेली विभागाचे नाव : (वि.क्र.13) रावेत (पिंपरी चिंचवड महानगरपालिका)
13/3-औद्योगिक/वाणिज्य विभाग

Pune Municipal Corporation

सर्व्हे नंबर / न. भू. कमांक :

सर्व्हे नंबर#74

वर्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

खुली जमीन

निवासी सदनिका

कार्यालय

दुकाने

औद्योगिक

मोजमापनाचे एकक

6560

65090

74860

77190

0

चौ मीटर

बांधीव क्षेत्राची माहिती

बांधकाम क्षेत्र(Built Up)-

बांधकामाचे वर्गीकरण-

उद्भवाहन सुविधा -

82.951 चौ. मीटर

1-आर सी सी

आहे

मिळकतीचा वापर-

मिळकतीचे वय -

मजला -

निवासी सदनिका

0 TO 2वर्षे

11th to 20th Floor

मिळकतीचा प्रकार-

बांधकामाचा दर-

बांधीव

Rs.26620/-

Sale Type - First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

मजला निहाय घट/वाढ

= 107.5 / 100 Apply to Rate= Rs.69972/-

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= ((वर्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)

= ((69972-16560) * (100 / 100)) + 16560)

= Rs.69972/-

मुख्य मिळकतीचे मूल्य

= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र

= 69972 * 82.951

= Rs.5804247.372/-

बंदिस्त वाहन तळाचे क्षेत्र

बंदिस्त वाहन तळाचे मूल्य

11.25 चौ. मीटर

= 11.25 * (65090 * 25/100)

= Rs.183066/-

लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र

लगतच्या गच्चीचे/खुली बाल्कनी मूल्य

7.87 चौ. मीटर

= 7.87 * (69972 * 40/100)

= Rs.220271.856/-

Applicable Rules

= 3, 9, 18, 19, 14, 15

एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनार्डन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ

= A + B + C + D + E + F + G + H + I + J

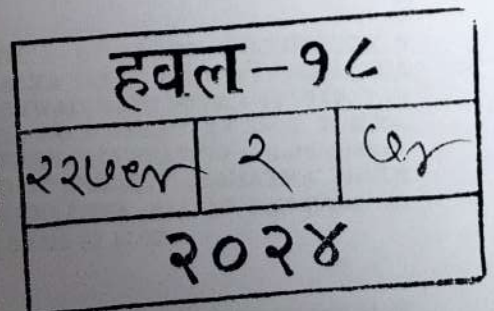
= 5804247.372 + 0 + 0 + 0 + 183066 + 220271.856 + 0 + 0 + 0 + 0

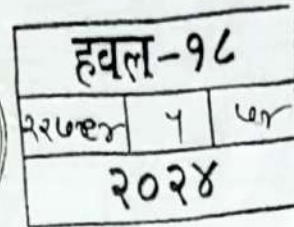
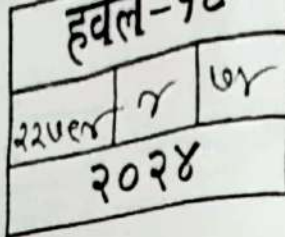
= Rs.6207585/-

= ₹ बासठ लाख सात हजार पाच शे पंच्याऐशी /-

Home

Print

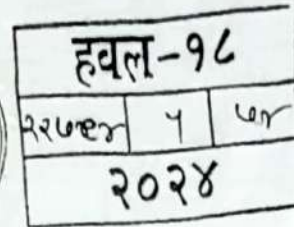




..PARTY OF THE SECOND PARTY

G) All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 4A/2/1/3 having total admeasuring area of 00 H. 2.50 Ares i.e. 250 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village

PAGE No :- 2



PAGE No :- 3



हवल-१८	
२२०२४	६ ५४
२०२४	

VISION ALTA

Ramniwas Agarwal. That the said Irrevocable Power of Attorney is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 1377/2008 dated 04/03/2008.

AND WHEREAS thereafter Mr. Pradip Maloji Thorat through its Power of Attorney Holder Mr. Sudam Dagdu Taras through its Power of Attorney Holder Mr. Dharmendra Jaykumar Agarwal and Mr. Sujit Ramniwas Agarwal sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/25 having total admeasuring area of 00 H. 04 Ares out of area admeasuring 00 H. 1 Ares i.e. 100 Sq. Mtrs., situated at Village Ravet, Taluka Haveli, District Pune to Mrs. Paramjeet Singh vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 17, Pune at their Serial No. 4773/2008 dated 15/05/2008. And the same is recorded in the Revenue Records vide Mutation Entry No. 7652.

AND WHEREAS thereafter Mrs. Paramjeet Jasvinder Singh had executed Development Agreement and Power of Attorney for the Property bearing Survey No. 74 having Hissa No. 1A/1A/25 having total admeasuring area of 00 H. 04 Ares out of area admeasuring 00 H. 1 Ares i.e. 100 Sq. Mtrs., situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. Dharmraj Developers through its partner Mr. Raju Laxman Rathod and Mr. Nandkumar Tukaram Shinde. That the said Development Agreement and Power of Attorney is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 802/2014 and 803/2014 dated 06/02/2014.

AND WHEREAS thereafter M/s. Dharmraj Developers through its Partner Mr. Raju Laxman Rathod and Mr. Nandkumar Tukaram Shinde was unable to develop the said Land property and hence the Development Agreement and Power of Attorney dated 06/02/2014 was canceled by the Mrs. Paramjeet Jasvinder Singh and M/s. Dharmraj Developers through its partner Mr. Raju Laxman Rathod and Mr. Nandkumar Tukaram Shinde. That Mrs. Paramjeet Jasvinder Singh and M/s. Dharmraj Developers through its partner Mr. Raju Laxman Rathod and Mr. Nandkumar Tukaram Shinde have executed a Cancellation Deed dated 01/10/2015 with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7905/2015 and 7906/2015 dated 01/10/2015. And after the execution of the Cancellation Deed dated 01/10/2015 the Development Agreement and Power of Attorney registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 802/2014 and 803/2014 dated 06/02/2014 was eventually canceled.

AND WHEREAS thereafter Mrs. Paramjeet Jasvinder Singh had executed Development Agreement and Power of Attorney for the Property bearing Survey No. 74 having Hissa No. 1A/1A/25 having total admeasuring area of 00 H. 04 Ares out of area admeasuring 00 H. 1 Ares i.e. 100 Sq. Mtrs., situated at Village Ravet, Taluka Haveli, District Pune in favour of Dr. Pankaj Popatrao Yeole. That the said Development Agreement and Power of Attorney is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 8187/2015 and 8188/2015 dated 13/10/2015.

AND WHEREAS thereafter Mrs. Paramjeet Jasvinder Singh through its Power of Attorney Holder Dr. Pankaj Popatrao Yeole had executed Development Agreement and Power of Attorney for the Property bearing Survey No. 74 having Hissa No. 1A/1A/25 having total admeasuring area of 00 H. 04 Ares out of area admeasuring 00 H. 1 Ares i.e. 100 Sq. Mtrs., situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. Krishna Developers, A Partnership Firm, Through its Partner Mr. Prakash Narayan Bhosale. That the said Development



हवल-१८	
२२०२४	६ ५४
२०२४	

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Agreement and Power of Attorney is registered with the Sub Registrar Haveli No. 24, Pune at their Serial No. 1794/2016 and 1795/2016 dated 04/03/2016.

AND WHEREAS thereafter Mrs. Paramjeet Jasvinder Singh through its Power of Attorney Holder Dr. Pankaj Popatrao Yeole through its Partner Mr. Holder M/s. Krishna Developers, A Partnership Firm, Through its Partner Mr. Prakash Narayan Bhosale sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/25 having total admeasuring area of 00 H. 04 Ares out of area admeasuring 00 H. 1 Ares i.e. 100 Sq. Mtrs., situated at Village Ravet, Taluka Haveli, District Pune to M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gujara vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 24, Pune at their Serial No. 4225/2020 dated 06/03/2020. And the same is recorded in the Revenue Records vide Mutation Entry No. 10602.

AND WHEREAS the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares situated at Village Ravet, Taluka Haveli, District Pune was originally owned and possessed by Mr. Hanmant Shankarrao Sonawane, Mr. Buvaji Vithoba Liman, Mrs. Shaktuntala Arjun Liman, Mr. Sunil Babanrao Mahamuni and Mr. Bharat Gulabrao Liman and their names were recorded in the Revenue Records as owners of the aforesaid Property vide Mutation Entry No. 1803.

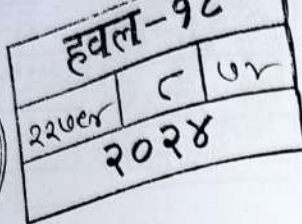
AND WHEREAS thereafter Mr. Bharat Gulabrao Liman sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 2.5 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mrs. Suman Ramakant Asalkar and Mr. Anandu Raghunath Kale vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 5, Pune at their Serial No. 5852/1996 dated 01/08/1996. And the same is recorded in the Revenue Records vide Mutation Entry No. 3261.

AND WHEREAS thereafter Mr. Bharat Gulabrao Liman sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 2.5 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Harishchandra Narayan Asalkar vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 5, Pune at their Serial No. 5853/1996 dated 01/08/1996. And the same is recorded in the Revenue Records vide Mutation Entry No. 3262.

AND WHEREAS thereafter Mr. Bharat Gulabrao Liman sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 2.5 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Amasiddha Narsappa Ghanenavari vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 5, Pune at their Serial No. 5850/1996 dated 01/08/1996. And the same is recorded in the Revenue Records vide Mutation Entry No. 3263.

AND WHEREAS thereafter Mr. Buvaji Vithoba Liman sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 2.5 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Kalpesh Hasmukhlal Darbari vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 5, Pune at their Serial No. 6171/1996 dated 01/08/1996. And the same is recorded in the Revenue Records vide Mutation Entry No. 3683.

AND WHEREAS Late, Hanumant Shankarrao Sonawane expired on 19/10/2007 leaving behind his legal heirs i.e. his son Mr. Subhas Hanumant



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Sonawane, and daughter Mrs. Sumati Suresh Khalate and Wife Smt. Sharda Hanumant Sonawane and the same is recorded in the Revenue Records vide Mutation Entry No. 7021.

AND WHEREAS thereafter Mr. Kalpesh Hasmukhlal Darbari sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 2.5 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Manakial Tejmal Kataria vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 42/2012 dated 02/01/2012. And the same is recorded in the Revenue Records vide Mutation Entry No. 8087.

AND WHEREAS thereafter Mr. Suhas Hanumant Sonawane, Mrs. Sumati Suresh Khalate and Smt. Sharda Hanumant Sonawane sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 10 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Amit Suhas Gholkar and Mr. Abhay Narayan Dhavlikar vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 6462/2012 dated 09/07/2012. And the same is recorded in the Revenue Records vide Mutation Entry No. 8265.

AND WHEREAS thereafter Mr. Amit Suhas Gholkar and Mr. Abhay Narayan Dhavlikar sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 10 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. Pragati Developers, A Partnership Firm, Through its Partner Mr. Vikas Bhimrao Patil vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 2386/2013 dated 25/03/2013. And the same is recorded in the Revenue Records vide Mutation Entry No. 8474.

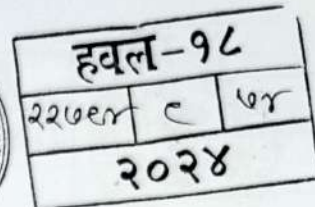
AND WHEREAS thereafter Mr. Ananda Raghunath kale sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 1.25 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. Pragati Developers, A Partnership Firm, Through its Partner Mr. Vikas Bhimrao Patil vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 4, Pune at their Serial No. 8352/2013 dated 19/09/2013. And the same is recorded in the Revenue Records vide Mutation Entry No. 8686.

AND WHEREAS thereafter Mr. Harishchandra Narayan Asalkar sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 2.50 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. Pragati Developers, A Partnership Firm, Through its Partner Mr. Vikas Bhimrao Patil vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 4, Pune at their Serial No. 8351/2013 dated 19/09/2013. And the same is recorded in the Revenue Records vide Mutation Entry No. 8687.

AND WHEREAS thereafter Mr. Amasiddha Narsappa Ghantenavar sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 2.50 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. Pragati Developers,

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A Partnership Firm, Through its Partner Mr. Vikas Bhimrao Patil vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 6699/2013 dated 09/03/2013. And the same is recorded in the Revenue Records vide Mutation Entry No. 8688.

AND WHEREAS thereafter Mr. Manakial Tejmal Kataria sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 2.50 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Ghanshyam Gordhanbhai Gajera vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 8536/2015 dated 15/12/2015. And the same is recorded in the Revenue Records vide Mutation Entry No. 9343.

AND WHEREAS thereafter M/s. Pragati Developers, A Partnership Firm, Through its Partner Mr. Vikas Bhimrao Patil sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.5 Ares out of area admeasuring 00 H. 15 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 17, Pune at their Serial No. 4664/2021 dated 07/07/2021. And the same is recorded in the Revenue Records vide Mutation Entry No. 11010.

AND WHEREAS the Property bearing Survey No. 74 having Hissa No. 4A/1B having total admeasuring area of 00 H. 41 Ares situated at Village Ravet, Taluka Haveli, District Pune was originally owned and possessed by Mr. Vasant Baburao Jagtap, Mr. Kisan Sitaram Adsul and Mr. Shoukat Ali Abdul Kuduss Choudhary and their name were recorded in the Revenue Records as owners of the aforesaid Property.

AND WHEREAS thereafter Mr. Vasant Baburao Jagtap, Mr. Kisan Sitaram Adsul sold the Property bearing Survey No. 74 having Hissa No. 4A/1B having total admeasuring area of 00 H. 41 Ares out of area admeasuring 00 H. 20.50 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. Pragati Developers, A Partnership Firm, Through its Partner Mr. Vikas Bhimrao Patil vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 2501/2012 dated 12/03/2012. And the same is recorded in the Revenue Records vide Mutation Entry No. 8172.

AND WHEREAS thereafter M/s. Pragati Developers, A Partnership Firm, Through its Partner Mr. Vikas Bhimrao Patil sold the Property bearing Survey No. 74 having Hissa No. 4A/1B having total admeasuring area of 00 H. 41 Ares out of area admeasuring 00 H. 20.50 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera vide a Registered Sale Deed and Power of Attorney. That the said Sale Deed and Power of Attorney is registered with the Sub Registrar Haveli No. 17, Pune at their Serial No. 4661/2021 and 4663/2021 dated 30/04/2021. And the same is recorded in the Revenue Records vide Mutation Entry No. 10957.

AND WHEREAS the Property bearing Survey No. 74 having Hissa No. 4A/1A having total admeasuring area of 00 H. 47 Ares situated at Village Ravet, Taluka Haveli, District Pune was originally owned and possessed by Mr. Eknath Mahadeo Nagare, Mr. Naresh Vitthal Mulgam, Smt. Kusum Jaising Limhan, Smt. Shantabai Sukhdev Zambhare, Mr. Dinkar Vitthal Bodke, Mr. Vivrutti Vitthoba

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Bhargude, Mr. Pandurang Krishna Sonawane, Mr. Vitthal Govind Panhale, Smt. Chandrabhaga Sudam Kolekar and Mr. Laxman Namdeo Nagare and their name were recorded in the Revenue Records as owners of the aforesaid Property vide Mutation Entry No. 1805.

AND WHEREAS thereafter Smt. Shantabai Sukhdev Zambhare through its Power of Attorney Holder Mr. Namdeo Krishna Tilekar sold the Property bearing Survey No. 74 having Hissa No. 4A/1A having total admeasuring area of 00 H. 47 Ares out of area admeasuring 00 H. 2.50 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Chandrakant Bandu Parle and Mrs. Suchita Uttam Sadale vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 5, Pune at their Serial No. 1953/1998 dated 20/03/1998. And the same is recorded in the Revenue Records vide Mutation Entry No. 4338.

AND WHEREAS thereafter Mr. Dinkar Vitthal Bodke sold the Property bearing Survey No. 74 having Hissa No. 4A/1A having total admeasuring area of 00 H. 47 Ares out of area admeasuring 00 H. 5 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Suhas Hanumant Sonawane and Mrs. Shalan Ramchandra Konde vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 2, Pune at their Serial No. 320/2000 dated 15/01/2000. And the same is recorded in the Revenue Records vide Mutation Entry No. 7942.

AND WHEREAS thereafter Mr. Suhas Hanumant Sonawane and Mrs. Shalan Ramchandra Konde sold the Property bearing Survey No. 74 having Hissa No. 4A/1A having total admeasuring area of 00 H. 47 Ares out of area admeasuring 00 H. 5 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Prakash Narayan Bhosale and Mrs. Rupali Rajesh More vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 5884/2012 dated 21/06/2012. And the same is recorded in the Revenue Records vide Mutation Entry No. 8264.

AND WHEREAS thereafter Mr. Prakash Narayan Bhosale and Mrs. Rupali Rajesh More sold the Property bearing Survey No. 74 having Hissa No. 4A/1A having total admeasuring area of 00 H. 47 Ares out of area admeasuring 00 H. 5 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. Pragati Developers, A Partnership Firm, Through its Partner Mr. Vikas Bhimrao Patil vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 2387/2014 dated 25/03/2014. And the same is recorded in the Revenue Records vide Mutation Entry No. 8475.

AND WHEREAS thereafter Mrs. Suchita Uttam Sadale sold her undivided share in the Property bearing Survey No. 74 having Hissa No. 4A/1A having total admeasuring area of 00 H. 47 Ares out of area admeasuring 00 H. 1.16 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. Pragati Developers, A Partnership Firm, Through its Partner Mr. Vikas Bhimrao Patil vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 5, Pune at their Serial No. 8474/2014 dated 01/11/2014. And the same is recorded in the Revenue Records vide Mutation Entry No. 9042.

AND WHEREAS thereafter M/s. Pragati Developers, A Partnership Firm, Through its Partner Mr. Vikas Bhimrao Patil sold the Property bearing Survey No. 74 having Hissa No. 4A/1A having total admeasuring area of 00 H. 47 Ares out of area admeasuring 00 H. 6.16 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera vide a Registered Sale Deed and Power of



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Attorney. That the said Sale Deed and Power of Attorney is registered with the Sub Registrar Haveli No. 17, Pune at their Serial No. 4666/2021 and 4667/2021 dated 30/04/2021. And the same is recorded in the Revenue Records vide Mutation Entry No. 10958.

AND WHEREAS the Property bearing Survey No. 74 having Hissa No. 1A/1A/10 having total admeasuring area of 00 H. 1 Ares situated at Village Ravet, Taluka Haveli, District Pune was originally owned and possessed by Mr. Mohankumar Jankidas Javjal and his name was recorded in the Revenue Records as owner of the aforesaid Property.

AND WHEREAS thereafter Mr. Mohankumar Jankidas Javjal sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/10 having total admeasuring area of 00 H. 1 situated at Village Ravet, Taluka Haveli, District Pune to Mr. Dattatray Rohidas Dhadvade vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 1160/2010 dated 08/02/2010. And the same is recorded in the Revenue Records vide Mutation Entry No. 7914.

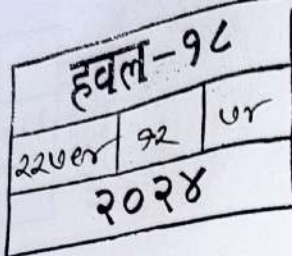
AND WHEREAS thereafter Mr. Dattatray Rohidas Dhadvade sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/10 having total admeasuring area of 00 H. 1 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Prashant Sidram Malge and Mrs. Padma Sidram Malge vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 15, Pune at their Serial No. 8456/2015 dated 08/09/2015. And the same is recorded in the Revenue Records vide Mutation Entry No. 9390.

AND WHEREAS thereafter Mr. Prashant Sidram Malge and Mrs. Padma Sidram Malge sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/10 having total admeasuring area of 00 H. 1 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Ghanshyam Gordhanbhai Gajera vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 24, Pune at their Serial No. 3231/2016 dated 25/04/2016. And the same is recorded in the Revenue Records vide Mutation Entry No. 9495.

AND WHEREAS the Property bearing Survey No. 74 having Hissa No. 1A/1A/23 having total admeasuring area of 00 H. 02 Ares situated at Village Ravet, Taluka Haveli, District Pune was originally owned and possessed by Mr. Prakash Aatmaram Ingale and his name was recorded in the Revenue Records as owners of the aforesaid Property.

AND WHEREAS thereafter Mr. Prakash Aatmaram Ingale sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/23 having total admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mrs. Sangeeta Vitthal Patil vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 5, Pune at their Serial No. 1769/1998 dated 16/03/1998. And the same is recorded in the Revenue Records vide Mutation Entry No. 9238.

AND WHEREAS thereafter Mrs. Sangeeta Vitthal Patil had executed Development Agreement and Power of Attorney for the Property bearing Survey No. 74 having Hissa No. 1A/1A/23 having total admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. Dharmraj Developers through its partner Mr. Raju Laxman Rathod and Mr. Nandkumar Tukaram Shinde. That the said Development Agreement and Power of Attorney is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 802/2014 and 803/2014 dated 06/02/2014.



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AND WHEREAS thereafter M/s. Dharmraj Developers through its partner Mr. Raju Laxman Rathod and Mr. Nandkumar Tukaram Shinde was unable to develop the said Land property and hence the Development Agreement and Power of Attorney dated 06/02/2014 was canceled by the Mrs. Sangeeta Vitthal Patil of Attorney dated 06/02/2014 was canceled by the Mrs. Sangeeta Vitthal Patil and M/s. Dharmraj Developers through its partner Mr. Raju Laxman Rathod and Mr. Nandkumar Tukaram Shinde. That Mrs. Sangeeta Vitthal Patil and M/s. Dharmraj Developers through its partner Mr. Raju Laxman Rathod and Mr. Nandkumar Tukaram Shinde was executed a Cancellation Deed on 01/10/2015 with the Sub Registrar Haveli No. 18, Pune at their Serial No. 7905/2015 and 7906/2015 dated 01/10/2015. And after the execution of the Cancellation Deed dated 01/10/2015 the Development Agreement and Power of Attorney registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 802/2014 and 803/2014 dated 06/02/2014 was eventually canceled.

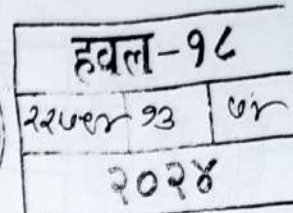
AND WHEREAS thereafter Mrs. Sangeeta Vitthal Patil had executed Development Agreement and Power of Attorney for the Property bearing Survey No. 74 having Hissa No. 1A/1A/23 having total admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune in favour of Dr. Pankaj Popatrao Yeole. That the said Development Agreement and Power of Attorney is registered with the Sub Registrar Haveli No. 18, Pune at their Serial No. 8187/2015 and 8188/2015 dated 13/10/2015.

AND WHEREAS thereafter Mrs. Sangeeta Vitthal Patil through its Power of Attorney Holder Dr. Pankaj Popatrao Yeole had executed Development Agreement and Power of Attorney for the Property bearing Survey No. 74 having Hissa No. 1A/1A/23 having total admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. Krishna Developers, A Partnership Firm, Through its Partner Mr. Prakash Narayan Bhosale. That the said Development Agreement and Power of Attorney is registered with the Sub Registrar Haveli No. 24, Pune at their Serial No. 1794/2016 and 1795/2016 dated 04/03/2016.

AND WHEREAS thereafter Mrs. Sangeeta Vitthal Patil through its Power of Attorney Holder Dr. Pankaj Popatrao Yeole through its Power of Attorney Holder M/s. Krishna Developers, A Partnership Firm, Through its Partner Mr. Prakash Narayan Bhosale sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/23 having total admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune to M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 24, Pune at their Serial No. 382/2017 dated 23/01/2017. And the same is recorded in the Revenue Records vide Mutation Entry No. 9678.

AND WHEREAS the Property bearing Survey No. 74 having Hissa No. 4A/2/1/3 having total admeasuring area of 00 H. 2.5 Ares situated at Village Ravet, Taluka Haveli, District Pune was originally owned and possessed by Mr. Pravin Prataprao Shinde and Mr. Dilip Dhondiba Nalawade and their name were recorded in the Revenue Records as owners of the aforesaid Property vide Mutation Entry No. 5621.

AND WHEREAS thereafter Mr. Pravin Prataprao Shinde and Mr. Dilip Dhondiba Nalawade with due consent of M/s. Avdhoot Developers, A Partnership Firm, Through its Partner Mr. Moreswar Sudam Taras sold the Property bearing Survey No. 74 having Hissa No. 4A/2/1/3 having total admeasuring area of 00 H. 2.5 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Ghanshyam Gordhanbhai Gajera vide a Registered Sale Deed and Power of Attorney. That the said Sale Deed and Power of Attorney is registered with the Sub Registrar Haveli No. 17, Pune at their Serial No. 3794/2017 and 3795/2017



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dated 28/05/2017. And the same is recorded in the Revenue Records vide Mutation Entry No. 9757.

AND WHEREAS the Property bearing Survey No. 74 having Hissa No. 1A/1A having admeasuring area of 01 H. 38 Ares Plus Potkharaba admeasuring area of 00 H. 16 Ares having total admeasuring area of 01 H. 54 Ares out of area admeasuring 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune was originally owned and possessed by Smt. Saraswati Arjun Mane and her name was recorded in the Revenue Records as owner of the aforesaid Property.

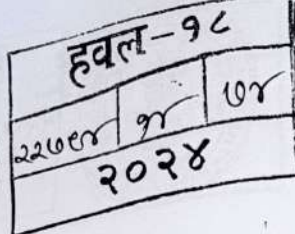
AND WHEREAS thereafter Smt. Saraswati Arjun Mane sold the Property bearing Survey No. 74 having Hissa No. 1A/1A having admeasuring area of 01 H. 38 Ares Plus Potkharaba admeasuring area of 00 H. 16 Ares having total admeasuring area of 01 H. 54 Ares out of area admeasuring 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune to Smt. Priyavanda Prakash Chotho vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 5, Pune at their Serial No. 6780/1994 dated 15/12/1994. And the same is recorded in the Revenue Records vide Mutation Entry No. 4933.

AND WHEREAS thereafter Smt. Priyavanda Prakash Chotho had executed Development Agreement and Power of Attorney for the Property bearing Survey No. 74 having Hissa No. 1A/1A having admeasuring area of 01 H. 38 Ares Plus Potkharaba admeasuring area of 00 H. 16 Ares having total admeasuring area of 01 H. 54 Ares out of area admeasuring 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. Krishna Developers, A Partnership Firm, Through its Partner Mr. Prakash Narayan Bhosale. That the said Development Agreement and Power of Attorney is registered with the Sub Registrar Haveli No. 24, Pune at their Serial No. 4354/2017 and 4355/2017 dated 26/05/2017.

AND WHEREAS thereafter Smt. Priyavanda Prakash Chotho with due consent of M/s. Krishna Developers, A Partnership Firm, Through its Partner Mr. Prakash Narayan Bhosale sold the Property bearing Survey No. 74 having Hissa No. 1A/1A having admeasuring area of 01 H. 38 Ares Plus Potkharaba admeasuring area of 00 H. 16 Ares having total admeasuring area of 01 H. 54 Ares out of area admeasuring 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 24, Pune at their Serial No. 15142/2022 dated 26/08/2022. And the same is recorded in the Revenue Records vide Mutation Entry No. 11460.

AND WHEREAS the Property bearing Survey No. 74 having Hissa No. 1A/1A/14 having admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune was originally owned and possessed by Smt. Bismillabi Ahmad Mulani and her name was recorded in the Revenue Records as owner of the aforesaid Property.

AND WHEREAS thereafter Smt. Bismillabi Ahmad Mulani sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/14 having admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mr. Vasant Gajanan Deshpande vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 2, Pune at their Serial No. 15995/1991 dated 30/09/1991. And the same is recorded in the Revenue Records vide Mutation Entry No. 2653.



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AND WHEREAS thereafter Mr. Vasant Gajanan Deshpande had executed Development Agreement and Power of Attorney for the Property bearing Survey No. 74 having Hissa No. 1A/1A/14 having admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. Krishna Developers, A Partnership Firm, Through its Partner Mr. Prakash Narayan Bhosale. That the said Development Agreement and Power of Attorney is registered with the Sub Registrar Haveli No. 17, Pune at their Serial No. 6427/2016 and 6428/2016 dated 18/06/2016.

AND WHEREAS thereafter Mr. Vasant Gajanan Deshpande with consent of M/s. Krishna Developers, A Partnership Firm, Through its Partner Mr. Prakash Narayan Bhosale sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/14 having admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 24, Pune at their Serial No. 15142/2022 dated 26/08/2022. And the same is recorded in the Revenue Records vide Mutation Entry No. 11460.

AND WHEREAS the Property bearing Survey No. 74 having Hissa No. 1A/1A/15 having admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune was originally owned and possessed by Mr. Raju Nanabhau Limhan and Mrs. Sonabai Nanabhau Limhan and their name were recorded in the Revenue Records as owners of the aforesaid Property vide Mutation Entry No. 2654.

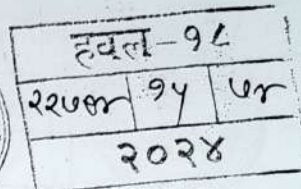
AND WHEREAS thereafter Mr. Raju Nanabhau Limhan and Mrs. Sonabai Nanabhau Limhan sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/15 having admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune to Mrs. Savita Shyam Jagtap vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 3401/2014 dated 28/05/2014. And the same is recorded in the Revenue Records vide Mutation Entry No. 8936.

AND WHEREAS thereafter Mrs. Savita Shyam Jagtap had executed Development Agreement and Power of Attorney for the Property bearing Survey No. 74 having Hissa No. 1A/1A/15 having admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. Krishna Developers, A Partnership Firm, Through its Partner Mr. Prakash Narayan Bhosale. That the said Development Agreement and Power of Attorney is registered with the Sub Registrar Haveli No. 34, Pune at their Serial No. 2915/2016 and 2916/2016 dated 12/04/2016.

AND WHEREAS thereafter Mrs. Savita Shyam Jagtap with due consent of M/s. Krishna Developers, A Partnership Firm, Through its Partner Mr. Prakash Narayan Bhosale sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/15 having admeasuring area of 00 H. 2 Ares situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera vide a Registered Sale Deed. That the said Sale Deed is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 17982/2023 dated 08/09/2023. And the same is recorded in the Revenue Records vide Mutation Entry No. 11841.

AND WHEREAS thereafter M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera and Mr. Ghanshyam Gordhanbhai Gajera sold the Property bearing Survey No. 74 having Hissa No. 1A/1A/25 having total admeasuring area of 00 H. 04 Ares out of area admeasuring 00 H. 1 Ares i.e. 100 Sq. Mtrs., which is totally assessed at Rs. 00.08

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Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.50 Ares out of area admeasuring 00 H. 17.5 Ares i.e. 1750 Sq. Mtrs., which is totally assessed at Rs. 00.83 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Property bearing Survey No. 74 having Hissa No. 4A/1B having total admeasuring area of 00 H. 41 Ares out of area admeasuring 00 H. 20.50 Ares i.e. 2050 Sq. Mtrs., which is totally assessed at Rs. 00.80 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Property bearing Survey No. 74 having Hissa No. 4A/1A having admeasuring area of 00 H. 28 Ares Plus Potkharaba admeasuring area of 00 H. 19 Ares having total admeasuring area of 00 H. 47 Ares out of area admeasuring 00 H. 6.16 Ares i.e. 616 Sq. Mtrs., which is totally assessed at Rs. 00.55 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Property bearing Survey No. 74 having Hissa No. 1A/1A/10 having total admeasuring area of 00 H. 1 Ares i.e. 100 Sq. Mtrs., which is totally assessed at Rs. 00.02 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Property bearing Survey No. 74 having Hissa No. 1A/1A/23 having total admeasuring area of 00 H. 2 Ares i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Property bearing Survey No. 74 having Hissa No. 4A/2/1/3 and Property bearing Property bearing Survey No. 74 having Hissa No. 4A/2/1/3 which is having total admeasuring area of 00 H. 2.50 Ares i.e. 250 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. Vision Creative Buildcon LLP, A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani vide a Registered Sale Deed and Power of Attorney. That the said Sale Deed and Power of Attorney is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 7846/2023 and 7847/2023 dated 03/05/2023. And the same is recorded in the Revenue Records vide Mutation Entry No. 11697.

AND WHEREAS thereafter M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera sold the Property bearing Property bearing Survey No. 74 having Hissa No. 1A/1A having admeasuring area of 01 H. 38 Ares Plus Potkharaba admeasuring area of 00 H. 16 Ares having total admeasuring area of 01 H. 54 Ares out of area admeasuring 00 H. 2 Ares i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 02.96 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Property bearing Survey No. 74 having Hissa No. 1A/1A/14 having total admeasuring area of 00 H. 2 Ares i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise i.e. totally admeasuring area about 00H 04 Ares situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. Vision Creative Buildcon LLP, A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani vide a Registered Sale Deed and Power of Attorney. That the said Sale Deed and Power of Attorney is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 7848/2023 and 7849/2023 dated 03/05/2023. And the same is recorded in the Revenue Records vide Mutation Entry No. 11698.

AND WHEREAS thereafter M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera sold the Property bearing Property bearing Survey No. 74 having Hissa No. 1A/1A/15 having total admeasuring area of 00 H. 2 Ares i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village Ravet, Taluka Haveli, District Pune in favour of M/s. Vision Creative Buildcon LLP, A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani vide a Registered Sale Deed and Power of Attorney. That the said Sale Deed and Power of Attorney is registered with the Sub Registrar Haveli No. 14, Pune at their Serial No. 19723/2023 and 19724/2023 dated 04/10/2023. And the same is recorded in the Revenue Records vide Mutation Entry No. 11866.

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AND WHEREAS M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera has proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and etc., in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411018 has sanctioned the said building plan and has issued revised Commencement Certificate on 09/08/2023 by the Commencement Certificate No. B.P./Ravet/150/2023 dated 09/08/2023.

AND WHEREAS by the virtue of the above mentioned Sale Deed and Power of Attorney executed by the M/s. P4 Developers, A Partnership Firm, Through its Partner Mr. Ghanshyam Gordhanbhai Gajera and Mr. Ghanshyam Gordhanbhai Gajera they have conferred the rights of Development and revision of Development Plan unto M/s. Vision Creative Buildcon LLP, A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani.

AND WHEREAS M/s. Vision Creative Buildcon LLP, A Registered Limited Liability Partnership Firm, Through its Authorized Partner Mr. Vipulkumar Chimanlal Bhavani and Others i.e. "The Owners & The Promoters/Developers & Builders" have right of Development over the Property bearing Survey No. 74 having Hissa No. 1A/1A/25 having total admeasuring area of 00 H. 04 Ares out of area admeasuring 00 H. 1 Ares i.e. 100 Sq. Mtrs., which is totally assessed at Rs. 00.08 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.50 Ares out of area admeasuring 00 H. 17.5 Ares i.e. 1750 Sq. Mtrs., which is totally assessed at Rs. 00.83 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Survey No. 74 having Hissa No. 4A/1B having total admeasuring area of 00 H. 41 Ares out of area admeasuring 00 H. 20.50 Ares i.e. 2050 Sq. Mtrs., which is totally assessed at Rs. 00.80 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Survey No. 74 having Hissa No. 4A/1A having admeasuring area of 00 H. 19 Ares having total of 00 H. 28 Ares Plus Potkharaba admeasuring area of 00 H. 6.16 Ares i.e. admeasuring area of 00 H. 47 Ares out of area admeasuring 00 H. 6.16 Ares i.e. 616 Sq. Mtrs., which is totally assessed at Rs. 00.55 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Survey No. 74 having Hissa No. 1A/1A/10 having total admeasuring area of 00 H. 1 Ares i.e. 100 Sq. Mtrs., which is totally assessed at Rs. 00.02 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Survey No. 74 having Hissa No. 1A/1A/23 having total admeasuring area of 00 H. 2 Ares i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Survey No. 74 having Hissa No. 4A/2/1/3 having total admeasuring area of 00 H. 2.50 Ares i.e. 250 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Survey No. 74 having Hissa No. 1A/1A having admeasuring area of 01 H. 38 Ares Plus Potkharaba admeasuring area of 00 H. 16 Ares having total admeasuring area of 01 H. 54 Ares out of area admeasuring 00 H. 2 Ares i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 02.96 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Survey No. 74 having Hissa No. 1A/1A/14 having total admeasuring area of 00 H. 2 Ares i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village Ravet, Taluka Haveli, District Pune and Property bearing Survey No. 74 having Hissa No. 1A/1A/15 having total admeasuring area of 00 H. 2 Ares i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise i.e. totally admeasuring



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area about 00H 56.66 Area or 5666 Sq.Mtrs., situated at Village Ravet, Taluka Haveli, District Pune and also have absolute authority to evolve a scheme on ownership basis on the said properties.

AND WHEREAS "The Owners & The Promoters/Developers & Builders" have decided to develop the said Land by constructing ownership Flats, a scheme in the name of "VISION ALTIA".

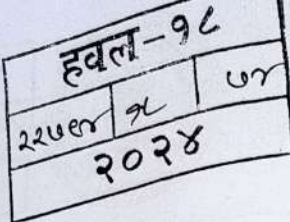
AND WHEREAS "The Owners & The Promoters/Developers & Builders" have proposed to construct a multistoried building consisting of ownership Flats, Tenements, Galas and Parking space in accordance with the plans as sanctioned by the concerned Government Authority. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411018 has sanctioned the said building plan and has issued Commencement Certificate on 09/08/2023 by the Commencement Certificate No. B.P./Ravet/150/2023 dated 09/08/2023. And the said Pimpri Chinchwad Municipal Corporation, Pimpri has revised the layout and building plans & issued a Revised Commencement Certificate No. B.P./Ravet/223/2023 dated 22/11/2023. That thereafter the said Plan was further revised by Commencement Certificate No. B.P./Ravet/175/2024 dated 25/07/2024.

AND WHEREAS "The Owners & The Promoters/Developers & Builders" had filed an application before the office of The Hon'ble Additional Tahasildar, Pimpri-Chinchwad, Pune for granting permission to make use of said properties for Non-Agricultural purpose. That accordingly the Concerned Government Authority has granted permission under Order No. JAMIN/NA/SR/445/2023 dated 08/09/2023.

AND WHEREAS "The Owners & The Promoters/Developers & Builders" have appointed M/S. PATIL & BUGADE ASSOCIATES having its office at Plot No. PAP-5, D-3 Block, Kalbhor Nagar, Next to St. Andrews School, M.I.D.C. Chinchwad, Pune - 411 019 as their Architects who is duly registered with the Council of Architects having Registration No. CA/2018/95970 and M/S. HANSAL PARIKH AND ASSOCIATES having its office at Office No.307, 3rd Floor, Regent Plaza, Baner- Pashan link road, Pune - 411045 as their Structural Engineers and have accepted the professional supervision of Architects and the Structural Engineers till the completion of the buildings but "The Owners & The Promoters/Developers & Builders" herein have reserved the right to change such Architects and Structural Engineers before the completion of the buildings if "The Owners & The Promoters/Developers & Builders" so decide.

AND WHEREAS the Purchaser/s demanded from "The Owners & The Promoters/Developers & Builders" and "The Owners & The Promoters/Developers & Builders" have given inspection to the Purchaser/s of all the documents of title relating to the said land, and the plans/s, designs and specifications prepared by the aforesaid Architects of "The Owners & The Promoters/Developers & Builders" and also given the copies of Sanctioned Plan and also such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "THE SAID ACT") and the rules made hereunder;

AND WHEREAS "The Owners & The Promoters/Developers & Builders" is the Partnership Firm and the person who has given his/its signature in the present Article of Agreement is the running partner of the said Firm and has absolute authority to execute the present Article of Agreement on behalf of the Partnership Firm and the said Article of Agreement shall be binding upon all the other Partners of the said Firm. That as only one Partner has signed the present



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Article of Agreement on behalf of the Partnership firm the same shall not have any adverse effect relating to the execution of the present Article of Agreement.

AND WHEREAS the copies of Certificate of Title issued by Shri. Amit. A. Choudhary, Advocate of "The Owners & The Promoters/Developers & Builders", Copies of 7/12 extract of village forms or any other relevant revenue record showing the nature of the title and rights of "The Owners & The Promoters/Developers & Builders" to the said land on which the Flats are under construction/to be constructed and the copies of the plans and specifications of the flat agreed to be purchased by the Purchaser/s approved by the concerned local authority has been handed over unto the Purchaser and the necessary documents have been annexed hereto.

AND WHEREAS on the request of "The Owners & The Promoters/Developers & Builders", the Purchaser/s has carried out independent necessary search by appointing his / her / their own Advocate regarding the title and the nature of the title. The Purchaser/s has/have satisfied himself / herself / themselves in respect of the marketable title of "The Owners & The Promoters/Developers & Builders" in respect of the said land and thereafter have agreed to purchase Flat and is annexed herewith.

(Hereinafter referred to as the..... "SAID FLAT").

AND WHEREAS the Purchaser/s has read and understood all the terms and conditions of all the related Deeds and Documents of "The Owners & The Promoters/Developers & Builders". Also the Purchaser/s has read and understood all the contents of the Indemnity bonds/ Undertakings, etc given by "The Owners & The Promoters/Developers & Builders" to the Collector/Corporation and Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411 018 or any other Authority, and terms and conditions mentioned in Commencement Certificate, NA order and Completion Certificate (if any) and Purchaser/s agrees that this Article of Agreement is subject to the said terms and are also binding on him/her/them/it.

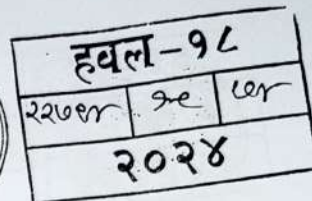
AND WHEREAS the Purchaser/s hereby agrees and accepts that he/she/they/it is well aware of all the related Deeds and Documents of "The Owners & The Promoters/Developers & Builders" and is also aware of their respective liabilities. And the present Article of Agreement shall be signed and executed by either of the persons or Authorized person/signatory or Power of Attorney Holder etc., of Party of the First Part and the said Article of Agreement shall be deemed to be authenticated as if signed by all the parties thereof and the same is accepted by the Purchaser/s herein.

AND WHEREAS the Purchaser/s is aware of the fact that "The Owners & The Promoters/Developers & Builders" has entered or will enter into similar and /or separate Agreements or Article of Agreement with several other Purchaser/s, persons and parties in respect of Flat/Unit in the said Wing/Building/Project;

AND WHEREAS the Purchaser/s herein being desirous of purchasing a Flat, applied to "The Owners & The Promoters/Developers & Builders" for allotment of the Flat No. 1204 admeasuring carpet area about 75.41 Sq.Mtrs., Along with adjoining same level Balcony/Dry Balcony/Open Balcony/Terrace/Open Terrace having area about 7.87 Sq.Mtrs., subject to fluctuation of areas not more than Three percent on 12th Floor, of the Building/Wing No. "B" in the project known as "VISION ALTIA" to be constructed on the said Schedule "I" land and the said Flat/Unit is more particularly described in Schedule "II" written hereunder.

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AND WHEREAS relying on the Purchaser/s representations and the assurances and subject to the terms and conditions mentioned in this Article of Agreement, "The Owners & The Promoters/Developers & Builders" herein has agreed to sell and the Purchaser/s herein has agreed to purchase Flat No. 1204 admeasuring carpet area about 75.41 Sq.Mtrs., Along with adjoining same level Balcony/Dry Balcony/Open Balcony/Terrace/Open Terrace having area about 7.87 Sq.Mtrs., subject to fluctuation of areas not more than Three percent on 12th Floor, of the Building/Wing No. "B" in the project known as "VISION ALTIA" at or for mutually concluded and agreed lump sum consideration of Rs. 65,11,600.00/- (Rupees Sixty Five Lakh Eleven Thousand Six Hundred Only.) excluding expenses for Stamp Duty, Registration Fees, Service Tax, G.S.T., (if applicable) or any other taxes levied which shall be paid by Purchaser/s separately. The sale of the said Flat/Unit is on the basis of carpet area only. The Purchaser/s is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately Three percent. The Purchaser/s consents for the same and is aware that the consideration being lump sum will not change. The Purchaser/s agrees not to question or challenge the said consideration the same having been settled on lump sum basis after considering all aspects and other terms of the Article of Agreement.

AND WHEREAS the "Carpet Area" means the net usable Floor area of an Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the said Flat.

AND WHEREAS "The Owners & The Promoters/Developers & Builders" has sanctioned the said Flat/Wing's/Building's/Project as per the norms of the Development Control Rules of Concerned Government Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune. That as per the sanctioned plan level by the Concerned Government Authority the area of adjoining same level Balcony/ Open Balcony/ Dry Balcony/ Enclose Balcony/ Terrace/ Dry Terrace/ Open Terrace area etc., is attached to the said Flat and its usage is exclusively for the Purchaser/s only. That the sale/allotment of the said Flat is strictly on the basis of "Carpet Area" only and the definition of the "Carpet Area" is described as per The Real Estate (Regulation & Development) Act, 2016. That the adjoining area of attached Balcony/ Open Balcony/ Dry Balcony/ Enclose Balcony/ Terrace/ Dry Terrace/ Open Terrace area etc., mentioned in the said Article of Agreement does not create any adverse effect to the present transaction and also the consideration of Flat is exclusive of the area of the said attached adjoining Balcony/ Open Balcony/ Dry Balcony/ Enclose Balcony/ Terrace/ Dry Terrace/ Open Terrace area etc., That the area of the said attached adjoining Balcony/ Open Balcony/ Dry Balcony/ Enclose Balcony/ Terrace/ Dry Terrace/ Open Terrace is for the exclusive usage of the Purchaser/s only and the said attached adjoining Balcony/ Open Balcony/ Dry Balcony/ Enclose Balcony/ Terrace/ Dry Terrace/ Open Terrace area etc., area has been mentioned in the present Article of Agreement only for the purpose of assessment by the Local Government Authority and/or any Concerned Government Authority for Property Taxation purpose and also to avoid any kind of differentiation and/or ambiguity in the said Sanctioned Plan area and the area to be assessed for the purpose of Property Taxation Assessment.

AND WHEREAS under Section 13 of The Real Estate (Regulation & Development) Act, 2016 "The Owners & The Promoters/Developers & Builders" required to execute a written Article of Agreement of said Flat with the Purchaser/s, being in fact these present and also to register said Article

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Agreement under the Registration Act, 1908, the Parties hereto are desirous to reduce in writing all the terms and conditions of this transaction and hence this present.

> NOW, THEREFORE, THIS ARTICLE OF AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HEREIN AS UNDER :-

1) DISCLOSURE AND INVESTIGATION OF MARKETABLE TITLE :-

The Owners & The Promoters/Developers & Builders has made full and true disclosure of the title of the said property/properties as well as the encumbrances, if any, known to The Owners & The Promoters/Developers & Builders. The Owners & The Promoters/Developers & Builders has also disclosed to the Purchaser/s nature of his/its right, title and interest and right to construct and sell building/s on the said property. The Owners & The Promoters/Developers & Builders has also given inspection of all documents to the Purchaser/s and Purchaser/s has verified all the documents and satisfied about the same. The Purchaser/s has carried out the search and investigated the title by appointing his/her/their/its own independent Advocate in regards to his/its title, interest, building plans, and Governmental and Semi Governmental Orders, etc. The Purchaser/s having acquainted and satisfied himself/herself/themselves/itself with all the facts and nature of right of The Owners & The Promoters/Developers & Builders and has/have/itself entered into this Article of Agreement. The Purchaser/s herein after shall not be entitled to challenge or question the title of the ownership and the right of The Owners & The Promoters/Developers & Builders to enter into this Article of Agreement.

2) NAME OF THE PROJECT :-

The name of the Project shall be "VISION ALTIA".

3) SANCTIONS :-

That The Owners & The Promoters/Developers & Builders has got sanctioned the layout and building plans of the said project by Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411018. That the concerned Authority i.e. Pimpri Chinchwad Municipal Corporation, Pimpri, Pune- 411018 has sanctioned the said building plan and has issued Commencement Certificate on 09/08/2023 by the Commencement Certificate No. B.P./Ravet/150/2023 dated 09/08/2023. And the said Pimpri Chinchwad Municipal Corporation, Pimpri has revised the layout and building plans & issued a Revised Commencement Certificate No. B.P./Ravet/223/2023 dated 22/11/2023. That thereafter the said Plan was further revised by Commencement Certificate No. B.P./Ravet/175/2024 dated 25/07/2024.

That The Owners & The Promoters/Developers & Builders has got Non-Agricultural permission from the concerned Government Authority. That The Hon'ble Additional Tahasildar, Pimpri-Chinchwad, Pune for granting permission to make use of said properties for Non-Agricultural purpose. That accordingly the Concerned Government Authority has granted permission under Order No. JAMIN/NA/SR/445/2023 dated 08/09/2023.

4) ALTERATION AND MODIFICATION OF SANCTIONED LAYOUT & BUILDING PLANS :-



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The Owners & The Promoters/Developers & Builders herein has already commenced with the construction of the said Flat/Wing/s/Building/s on the said land in accordance with the plans, designs and specifications approved by the concerned local Authority, which have been seen and agreed by the Purchaser/s. That The Owners & The Promoters/Developers & Builders shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the Flat of the Purchaser/s except any alteration or addition or modifications in the sanctioned plans, layout plans and specifications of the Wings/Buildings or common areas of the said Phase/Project which are required to be made by The Owners & The Promoters/Developers & Builders in compliance of any direction or order, etc., issued by the competent authority or statutory authority, under any law of the State or Central Government, for the time being in force. That The Owners & The Promoters/Developers & Builders may also make such minor additions and alterations as may be required by the Purchaser/s.

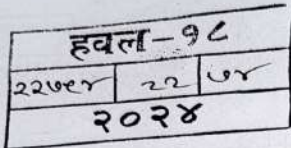
The Owners & The Promoters/Developers & Builders herein may be constructing the building/s on the said land in phases and the Purchaser/s herein undertakes not to raise any objection on any ground whatsoever & shall not obstruct the construction in any manner, and also as the Purchaser/s is aware that The Owners & The Promoters/Developers & Builders has already submitted the proposed layout and the same is yet to be sanctioned, and hence the Purchaser/s hereby give his/her/their/its irrevocable authority for implementing such revision of whatsoever nature in the entire scheme which will be developed in Phase wise.

5) CONSIDERATION :-

Relying on the Purchaser/s representations and the assurances, The Owners & The Promoters/Developers & Builders herein has agreed to sell and the Purchaser/s herein agreed to purchase Flat No. 1204 admeasuring carpet area about 75.41 Sq.Mtrs.. Along with adjoining same level Balcony/Dry Balcony/Open Balcony/ Terrace/Open Terrace having area about 7.87 Sq.Mtrs.. subject to fluctuation of areas not more than Three percent on 12th Floor, of the Building/Wing No. "B" in the project known as "VISION ALTIA" for total consideration Rs. 65,11,600.00/- (Rupees Sixty Five Lakh Eleven Thousand Six Hundred Only.) including the price for proportionate share in the said land common areas and facilities appurtenant to the said premises and excluding all expenses for Stamp Duty, Registration Fees, G.S.T. Tax, (if applicable), or any other taxes levied by the Central Government / State Government / Local Authority, which shall be paid by Purchaser/s separately. The sale of the said Flat is on the basis of the carpet area only. The Purchaser/s is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately Three percent. The Purchaser/s consents for the same and is aware that the consideration being lump sum will not change at any event. The nature, extent and description of the common areas and facilities are more specifically described hereunder in schedule "III" and The Owners & The Promoters/Developers & Builders has agreed to provide specifications in the said Flat which are more particularly described hereunder in schedule "IV".

The Purchaser/s shall bear the expenses of the following:-

- 1) The legal, consultant's fee, typing and incidental expenses of this Article of Agreement. And Stamp duty, Registration Fees expenses, And G.S.T. Tax (if applicable) and any other Taxes levied by the Central Government / State Government / Local Authority from time to time.



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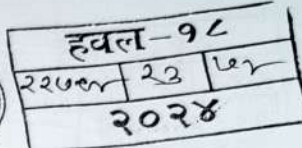
- (ii) The charges and expenses for formation of Association of Apartment's Owners / Co-operative Society or Limited Company Charges.
- (iii) The share money, application entrance fee of the Association of Apartment's Owners / Co-operative Society or Limited Company / Federation / Apex body.
- (iv) The Proportionate share of Taxes and other charges/levies in respect of the Association of Apartment's Owners / Co-operative Society or Limited Company / Federation / Apex body.
- (v) To amount towards provisional monthly contribution towards outgoings of Association of Apartment's Owners / Co-operative Society or Limited Company / Federation / Apex body.
- (vi) The M.S.E.D.C.L Meter Deposit, Transformer charges, Electrical Receiving and Sub Station provided in Layout, Common Meter Installation Charges, Water Charges, and other utility and services connection charges (if any).
- (vii) Other Transfer Charges (if any).

And furthermore the Purchaser/s shall pay before delivery of possession of the said Flat an additional amount for amenities to The Owners & The Promoters/Developers & Builders which is agreed mutually as legal charges, share money application, entrance fees for formation of Association of Apartment's Owners / Co-operative Society or Limited Company, Common Apartment's Meter, Individual Electric Meter (with SLC Charges), Common Pump Set, Electric Meter, Proper Internal Roads, remaining area with rough farah/Compound Wall, Proper Internal Roads, common parking and common terrace etc. if any...

After clearing the total cost and extra charges of the Flat the Purchaser/s shall take possession Letter from the Builder otherwise possession shall not be handed to the Purchaser/s. And the Purchaser/s has given his /her /their/ its acquiescence for the same.

6) CARPET AREA OF THE FLAT/UNIT :-

That The Owners & The Promoters/Developers & Builders shall confirm the final carpet area that has been Sold/Assigned/Allotted to the Purchaser/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the charges, 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 Owners & The Promoters/Developers & Builders. If there is any reduction in the carpet area within the defined limit then The Owners & The Promoters/Developers & Builders shall refund the excess money paid by Purchaser/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 Purchaser/s. If there is any increase in the carpet area Sold/Assigned/Allotted to Purchaser/s, The Owners & The Promoters/Developers & Builders shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per Sq. Mtr., and/or Sq. Ft., as agreed in said Clause of this Article of Agreement.



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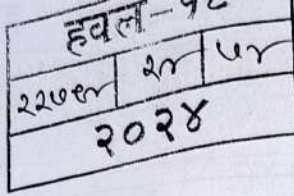
7) PAYMENT INSTALLMENTS :-

The Purchaser/s has agreed to pay the total consideration of **Rs. 65,11,600.00/- (Rupees Sixty Five Lakh Eleven Thousand Six Hundred Only.)** to The Owners & The Promoters/Developers & Builders against the said Flat. And the Purchaser/s has agreed and assured that he/she/they/its shall pay the consideration amount of **Rs. 65,11,600.00/- (Rupees Sixty Five Lakh Eleven Thousand Six Hundred Only.)** in following manner :-

SR. NO.	PARTICULARS	PAYABLE AMOUNT IN %
1	Booking Amount or Earnest money at the time of Booking.	10 %
2	At the time of Execution of Agreement.	20 %
3	On Completion of the Plinth Level.	15 %
4	On Completion of Second Slab.	04 %
5	On Completion of Fifth Slab.	03 %
6	On Completion of Eighth Slab.	03 %
7	On Completion of Eleventh Slab.	03 %
8	On Completion of Fourteenth Slab.	03 %
9	On Completion of Seventeenth Slab.	03 %
10	On Completion of Twentieth Slab.	03 %
11	On Completion of Twenty Three Slab.	03 %
12	On Completion of the Walls of the said Flat.	12 %
13	On Completion of the Plaster Work of the said Flat.	04 %
14	On Completion of the Flooring Work of the said Flat.	04 %
15	On Completion of the Doors and Windows, Electrical Fittings, Sanitary Fittings, Plumbing of the said Flat.	05 %
16	At the time of handing over of the Possession of the said Flat and/or after receipt of Occupancy Certificate or Completion Certificate, Whichever is earlier.	05 %
Total amount in %		100 %

It is made clear and agreed by and between the parties hereto that The Owners & The Promoters/Developers & Builders shall not be bound to follow, chronological order of any of the stages of the above said stages/installments and that The Owners & The Promoters/Developers & Builders shall be at complete liberty to choose the chronology of the respective stages of the construction. The Purchaser/s agrees that The Owners & The Promoters/Developers & Builders may merge or consolidate two or more installments in their discretion by simultaneously executing the contemplated work in the said installment. However the above mentioned stages/installments from the Purchaser/s subject to the provisions incorporated in The Real Estate (Regulation & Development) Act, 2016.

That it is also agreed by the Purchaser/s that The Owners & The Promoters/Developers & Builders shall not personally give timely information about the progress of the said Flat/Scheme/Building. And that it is the utmost responsibility of the Purchaser/s to inquire and to be in touch with The Owners & The Promoters/Developers & Builders regarding the progress of the said Flat/Scheme/Building and the Purchaser/s agrees for the same.



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The Purchaser/s shall be liable to pay additional contribution in case any additional facility is offered or given by The Owners & The Promoters/Developers & Builders for the Flat or complex as per demand of the Flat Purchaser/s.

The consideration of the said Flat is also arrived on the assurance of the Purchaser/s to abide by the above payment schedule only and it will not be altered by the Purchaser/s. The Purchaser/s shall make all the payments to The Owners & The Promoters/Developers & Builders by Demand Draft/Pay orders/local cheques payable at Pune only. If the Purchaser/s makes the payment by outstation cheques then the date of payment shall be treated as and when the same is credited to the account of The Owners & The Promoters/Developers & Builders and to the extent the said amount is credited by deducting the commission of the Bank. Payment of any installments if made in advance shall be adjusted to the installments as mentioned herein above. No interest shall be paid by The Owners & The Promoters/Developers & Builders for such advance payments made by the Purchaser/s or Housing Finance Companies/Banks, etc.

It is hereby agreed that the time for payment as specified above is the essence of this Article of Agreement and on failure of the Purchaser/s to pay the same on due dates, it shall be deemed that the Purchaser/s has committed breach of this Article of Agreement and The Owners & The Promoters/Developers & Builders shall be entitled to take such action as they are entitled to take in case of breach/default of this Article of Agreement, including termination of this Article of Agreement.

Without prejudice to the right of The Owners & The Promoters/Developers & Builders to take action for breach arising out of delay in payment of the installments on the due date, the Purchaser/s shall be bound and liable to pay interest as per State Bank of India highest marginal Cost of Lending Rate Plus 2 % per annum with monthly rests on all amounts which become due and payable by the Purchaser/s to The Owners & The Promoters/Developers & Builders till the date of actual payment. Provided that tender of the principal amounts and the interest or tender of the interest and expenses on delay thereof shall not itself be considered as waiver of the right of The Owners & The Promoters/Developers & Builders under this Article of Agreement, nor shall be construed as condonation by The Promoters and Developers/Builders on such delay. The amount of interest shall be calculated after completion of the said Flat and the Purchaser/s has agreed to pay the same before possession of the said Flat.

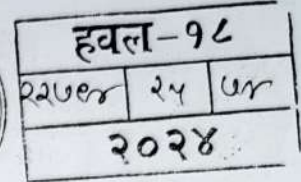
8) ACCOUNT DETAILS OF PROMOTERS / DEVELOPERS AND BUILDERS :-

That all the payment of consideration and other Government Taxes shall be paid by Purchaser/s in the name of Promoters/Developers and Builders i.e. "VISION CREATIVE BUILDCON LLP VISION ALTIA MASTER ESCROW A/C". That The Owners & The Promoters/Developers & Builders is having Current Account No. 57500001409925 in HDFC Bank Ltd., Chinchwad, Pune Branch having IFSC Code No. HDFC0001795 having Bank MICR Code No. 411240031. That the Purchaser/s is required to make all the consideration payments in that particular account only. That if any of the payable amount of the Purchaser/s is not credited in particular account of The Owners & The Promoters/Developers & Builders then in that case such payments on part of the Purchaser/s shall not be considered by The Owners & The Promoters/Developers & Builders and the Purchaser/s shall have no right to dispute against The Owners & The Promoters/Developers & Builders regarding the same.

9) TAXES AND OTHER LEVIES :-

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That it is further agreed upon and explained by The Owners & The Promoters/Developers & Builders to the Purchaser/s that, G.S.T Act has been enforced and made applicable by the concerned Government Authority w.e.f. 1st July 2017 and the same shall be applicable on present transaction and as per the ongoing Government policies. That the parties agreed that the liability and responsibility to pay such G.S.T. Tax penalties and interest thereon etc., levied by the concerned Government Authority and/or Central Government / State Government / Local Authority from time to time shall solely be on the Purchaser/s only. The Owners & The Promoters/Developers & Builders shall not be liable and / or responsible for payment thereof. In the event, however if The Owners & The Promoters/Developers & Builders is constrained to pay any such amount, the Purchaser/s shall be liable to reimburse the same to The Owners & The Promoters/Developers & Builders together with penalty (if any) and interest from the date of payment by The Owners & The Promoters/Developers & Builders. It is agreed that The Owners & The Promoters/Developers & Builders shall have the right to claim such amount along with other claims of compensation/ losses/ burden undergone / undertaken by him. It is further agreed that there shall always be a charge / lien on the said Flat/Unit in favour of The Owners & The Promoters/Developers & Builders against the amount payable by the Purchaser/s to The Owners & The Promoters/Developers & Builders towards the G.S.T. Tax and/or any other tax, duty, charge, premium, levies, cess, surcharge, penalties etc. relating to this transaction.

If at any time, after execution of this Article of Agreement the Central Government / State Government / Local authority / Revenue Authority / any other authority / any court / Judicial authority / quasi judicial authority by way of any Statute / rule / regulation / notification / order / judgment / executive power etc. levies any tax / duty / charges / premium / levies / cess / surcharge / demands / welfare fund or any fund / betterment tax / sales tax / transfer tax / turnover tax / works contract tax / G.S.T. Tax/ penalties etcetera and put in force or shall be in force prospectively or retrospectively, in respect of the said Flat or the construction for execution of the said Article of Agreement or other document registered or the transaction herein, shall exclusively be borne and paid (and if the same is paid by The Owners & The Promoters/Developers & Builders then reimbursed) by the Purchaser/s. The Purchaser/s hereby indemnifies The Owners & The Promoters/Developers & Builders from all such levies, cost and consequences.

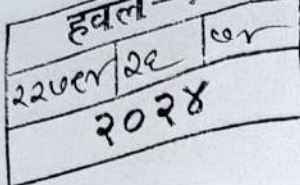
10) TERMINATION OF AGREEMENT :-

On the Purchaser/s committing three defaults in payment on the due dates, of any of the installments or any other amounts due and payable of the Purchaser/s committing breach of any terms and conditions of this Article of Agreement, The Owners & The Promoters/Developers & Builders shall in its sole discretion be entitled to terminate this Article of Agreement.

Provided that, The Owners & The Promoters/Developers & Builders shall give notice of fifteen days in writing to the Purchaser/s, by Registered Post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/s, of his/her/their/its intention to terminate this Article of Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Article of Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by The Owners & The Promoters/Developers & Builders within the period of notice then at the end of such notice period, The Owners & The Promoters/Developers & Builders shall be entitled to terminate this Article of Agreement.

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That after the termination of the Article of Agreement on the terms above mentioned, The Owners & The Promoters/Developers & Builders shall refund the balance, if any, to the Purchaser/s the installments of the consideration which the Purchaser/s might have till then paid to The Owners & The Promoters/Developers & Builders, but without any interest and only after deducting ten percent of the total agreed consideration and/or adjustment and recovery of any liquidated damages or any other amount which may be payable to The Promoters / Developers and Builders towards administration and other expenses etc.

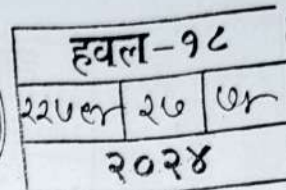
That after the termination of the Article of Agreement on the terms above mentioned the right of the Purchaser/s shall stand extinguished and no separate cancellation deed, its execution and registration will be required and the Purchaser/s has/have given his/her/their/its acquiescence by way execution of this present "Article of Agreement" and the Purchaser/s shall not be entitled to raise any objection or grievance about the same.

The Purchaser/s is also made aware that depending upon various promises and assurances given by the Purchaser/s, The Owners & The Promoters/Developers & Builders has incurred and shall incur the expenditure and will make commitments to the third parties. In event of cancellation of the Article of Agreement by the Purchaser/s for any reason whatsoever, The Owners & The Promoters/Developers & Builders in addition and without prejudice to other remedies and rights and towards reimbursements and damages, shall suffer great loss and hardship and work may be affected. Therefore in the event of this Article of Agreement being canceled by the Purchaser/s for any reason whatsoever, The Owners & The Promoters/Developers & Builders shall be entitled to retain, withhold and forfeit a minimum amount of ten percent of the total agreed consideration and/or adjustment and recovery of any liquidated damages or any other amount which may be payable to The Promoters / Developers and Builders towards administration and other expenses etc.,

11) COVENANT TO SALE :-

The said Flat is agreed to be sold, subject to :-

- Any scheme or reservation affecting the said land or any part or parts thereof made or to be made by any Authority concerned including the terms, stipulations and conditions contained in the Article of Agreement relating to the said land.
- Its present use as residential and /or other permissible uses.
- Any relevant and necessary covenants as may be stipulated by The Owners & The Promoters/Developers & Builders for the more beneficial and optimum use and enjoyment of the said land (i.e. the said land together with the building thereon) in general and for the benefit of any or any part thereof including the absolute use and benefit of utilization as herein stated as to construct and sale for the benefit of any enhanced FSI / FAR or to absorb, consume the TDR rights acquired on any portion/s of the said land.
- That The Owners & The Promoters/Developers & Builders have developed the said land as per their convenience and have constructed the Buildings of this development project. That The Promoters / Developers and Builders have reserved their right to develop and construct the residual open/vacant land property in the future and the Purchaser has no objection of any kind for the same.



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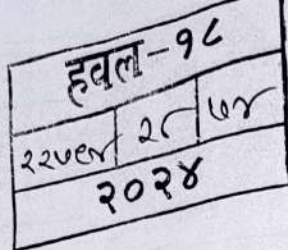
- All rights of water, drainage, water course, light and other easements and/or quasi easements and rights of adjoining land Owner/s (if any) affecting the same and to any liability to repair or contribute to the repair of roads, pathways, passages, sewers, drains, gutters, fences and other like matters. The Owners & The Promoters/Developers & Builders shall not be required to show the creation of or define or apportion any burden, hereof.

- All the terms and conditions ensuring the benefit of the said person/s as contained in the Article of Agreement made between them and / or The Owners & The Promoters/Developers & Builders, that is the said Order/s passed under the Ceiling Act, Order of layout and / or subdivision relating to the said land, Order of conversion, any other orders relating to the said land and all terms and conditions stipulated by The Owners & The Promoters/Developers & Builders in respect of the common areas and facilities and amenities to be provided for the benefits of the said land.

- For the aforesaid purpose and for all purposes of and incidental thereto, and /or for the more beneficial and optimum use and enjoyment of the various portions of the said land and/or any part/s thereof; The Owners & The Promoters/Developers & Builders shall in such manner as may be desired by The Owners & The Promoters/Developers & Builders, shall be entitled to grant upon or in respects of any portion/s of the said land, all rights, benefits, privileges, easements etc. including right of way, right to draw from or connect to all drains, sewers, water electricity, telephone connections and/or installations and other services in the said land and/or any part/s thereof right of use and enjoyment of all amenities and facilities provided and/or agreed to be provided in the said land and/or any part/s thereof for the more beneficial and optimum use and enjoyment of the same in such manner as may be desired by The Owners & The Promoters/Developers & Builders. However the maintenance and upkeep costs of such shall be apportioned to the interested parties and the parties enjoying the benefits of such privileges and easements.

- It being made expressly clear that the Association of Apartment's Owners / Co-operative Society or Limited Company in respect of the said land and/or any part/s thereof with building/s thereon shall contain such provisions which shall be accordingly framed and the burden thereof shall run with the land and shall be binding upon all the persons who are the holders of their respective Flats/Units comprised in the said land as The Owners & The Promoters/Developers & Builders may reasonably require for giving effect to and/or enforcing the said restrictions, covenants and stipulations.

- It is hereby recorded that the consideration factor arrived at between the parties hereto under these presents is suitably priced keeping into consideration the rights and obligations reserved and vested unto each and therefore the Purchaser/s shall have no right or remedy to defer or deny any obligation or by reduction in the consideration hereunder for any reasons whatsoever.
- The Purchaser/s shall not do or permit to be done any act or thing that may render void or voidable any insurance of the said



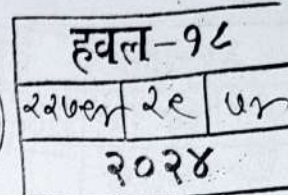
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land/wing/s/building/s or any part thereof, whereby any increased premium shall become payable or levied in respect of the insurance and if done it shall be the Purchaser/s sole responsibility to correct such act or thing and shall solely be liable to pay such losses, damages etc.

- k) Any natural calamity or manmade occurrences which could not have been envisaged while designing the building for which the building is not designed, any act that is detrimental to the building as a whole.
- l) The Owners & The Promoters/Developers & Builders shall have a first charge and/lien on the said Flat in respect of any amount payable by the Purchaser/s under the terms and conditions of this Article of Agreement.
- m) Provided that The Owners & The Promoters/Developers & Builders does not in any way affect or prejudice the right/s hereby granted in favour of the Purchaser/s in respect of the said Flat, The Owners & The Promoters/Developers & Builders shall be at liberty to sell, assign or otherwise deal with or dispose off their right, title and interest in the said entire land or under this Article of Agreement or in the said Land/Wing/s/Building/s.
- n) It is hereby made clear that the furniture layout, colour scheme, specifications, area, amenities and facilities, elevation treatment, trees, garden, lawns, recreational activity 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 Owners & The Promoters/Developers & Builders to provide unless specifically mentioned and agreed in this Article of Agreement and subject to his right/s and discretion to make changes in the same.
- o) The Owners & The Promoters/Developers & Builders shall be entitled to allot by way of lease or license any portion of the said land to any Government / Semi Government / Local authority / M.S.E.D.C.L. Meter or to any private party or parties etc. for operational services such as electricity, water, drainage, roads, access, telephone, dish antenna, cable T.V. etc. The Purchaser/s shall not be entitled to raise any objection or grievance about the same.
- p) The Owners & The Promoters/Developers & Builders has not undertaken any responsibility nor has agreed anything with the Purchaser/s orally or otherwise and there is no implied Article of Agreement or covenant on the part of The Owners & The Promoters/Developers & Builders other than the terms and conditions expressly provided under this Article of Agreement.

12) DETAILS OF THE CURRENT SANCTIONED PROJECT AND FUTURE POTENTIAL CONSTRUCTIONS :-

That as per the Commencement Certificate obtained by the The Owners & The Promoters/Developers & Builders the following Wing/Building have been currently sanctioned by the Concerned Government Authority.



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WING/BUILDING.	SANCTIONED NO. OF FLATS/UNITS/ OFFICE/SHOP.	FUTURE POTENTIAL OF FLATS/UNITS/ OFFICE/SHOP.
A Wing/Building	138 - Flats.	
B Wing/Building	92 - Flats.	

That as mentioned above there is possibility of getting additional F.S.I. in the future in the form of either paid F.S.I., Premium F.S.I, Amenity handover F.S.I., T.D.R. and/or due to amalgamation of the adjoining land. Whenever this additional paid F.S.I., Premium F.S.I, Amenity handover F.S.I., T.D.R. is sanctioned by the Local Government Authority and/or Concerned Government Authority to be used in the Project, The Owners & The Promoters/Developers & Builders shall apply for revision of Plans and the proposed full potential layout may contain buildings of the above mentioned configuration.

That as per the sanctioned plans by the Concerned Government Authority The Owners & The Promoters/Developers & Builders have provided the area admeasuring about 538.27 Sq. Mtrs., for the "Amenities and Facilities" and/or "Recreational Activity Center" and/or "Garden" and/or "Lawns" and/or "Play area" (if any provided by the Promoters/Developers and Builders for the said project).

That The Owners & The Promoters/Developers & Builders hereby declares that the Floor Space Index available as on date in respect of the project land is 25867.85 Sq. Mtrs., only and The Owners & The Promoters/Developers & Builders has planned to utilize Floor Space Index of 00.00 Sq. Mtrs., by availing of T.D.R. or F.S.I. available on payment of premiums or F.S.I. available as incentive F.S.I. by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased F.S.I. which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Owners & The Promoters/Developers & Builders has disclosed the Floor Space Index of 25867.85 Sq. Mtrs., as proposed to be utilized by its on the project land in the said Project and Purchaser/s has agreed to purchase the said Flat/Unit based on the proposed construction and sale of Flats/Units to be carried out by The Owners & The Promoters/Developers & Builders by utilizing the proposed F.S.I. and on the understanding that the declared proposed F.S.I. shall belong to The Owners & The Promoters/Developers & Builders only.

13) ACQUIESCENCE OF THE PURCHASER/S :-

- a) The Owners & The Promoters/Developers & Builders have evolved an ownership scheme and shall carry out "Phase" wise construction in the said scheme and/or the neighboring land Property/Properties which has been purchased by The Owners & The Promoters/Developers & Builders or which is intended to be purchased in the future. That The Owners & The Promoters/Developers & Builders have reserved their right to allocate the space for "Amenities and Facilities" and/or "Recreational Activity Center" and/or "Garden" and/or "Lawns" and/or "Play area" (if any provided by The Owners & The Promoters/Developers & Builders for the said project) to any Phase or all the Phases to be constructed by The Owners & The Promoters/Developers & Builders. That the said allocation shall depend on the discretion of The Owners & The Promoters/Developers & Builders and the Purchaser/s shall not be entitled to raise any objection or grievance about the same.

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- b) The Owners & The Promoters/Developers & Builders have evolved an ownership scheme and shall carry out "Wing/Building" wise construction in the said scheme. That The Owners & The Promoters/Developers & Builders have reserved their right to carry out the construction out of their own will on residual area in the said Property/Properties and the Purchaser/s shall not be entitled to raise any objection or grievance about the same.
- c) That The Owners & The Promoters/Developers & Builders s per their own choice and will and wish shall register the said project under "The Real Estate (Regulation & Development) Act, 2016" as single "Wing" and/or "Group of Wings" and/or as per the sanctioned "Wing" by the local Authority and Purchaser/s shall not be entitled to raise any objection or grievance about the same.
- d) That The Owners & The Promoters/Developers & Builders shall disclose the "Floor Space Index" and/or Additional F.S.I., Paid F.S.I., Premium F.S.I., Amenity handover F.S.I.,/T.D.R. as per the respective sanctioned "Wing" and/or "Group of Wings" by the local Authority which is registered under "The Real Estate (Regulation & Development) Act, 2016" and Purchaser/s shall not be entitled to raise any objection or grievance about the same.
- e) That at the time of booking of the said Flat/Unit The Owners & The Promoters/Developers & Builders had discussed and informed the Purchaser/s about the number of Wing/Buildings and Flat/ Units/ Shops/ Office/ Godown/ Parking Space and Recreational Activity Center/ and/or "Garden" and/or "Lawns" and/or "Play area" (if any) provided by The Owners & The Promoters/Developers & Builders for the said project) in the entire project constructed on the land Property/Properties. That the Purchaser/s has good knowledge of the entire project and the proposed construction thereon.

14) ENTIRE AGREEMENT AND RIGHT TO AMEND :-

This Article of Agreement, along with its Schedules, constitutes the entire Article of Agreement between the Parties with respect to the subject matter hereof and supercedes any and all understandings, any other Agreement/s, Allotment Letter, Correspondences, Arrangements whether written or oral, if any between the Parties in regard to the said Flat/Unit. This Article of Agreement may only be amended through written consent of the Parties.

15) RESTRICTIONS ON PURCHASER/S :-

The Owners & The Promoters/Developers & Builders has informed the Purchaser/s and the Purchaser/s is aware that the Purchase of the said Flat/Unit shall be subject to all the following conditions:-

- a) The access to the individual Flat shall be as per the sanctioned plan and/or revised plan from time to time.
- b) Construction of a loft and other civil changes done internally shall be at the risk and cost of the Purchaser/s who shall not damage the basic R.C.C. structure.



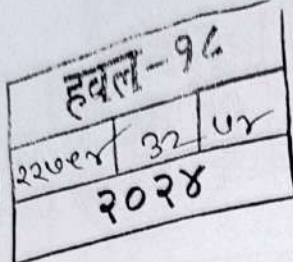
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- e) The Construction of chimneys, hanging telephone and telex wires, electric connection, fax, teleprinter, computer devices which require external wiring cables, lines, dish antennas will not be permitted except in the form prescribed by The Owners & The Promoters/Developers & Builders and his/her/its Architect in writing.
- f) The installation of any grills or any doors shall only be as per the form prescribed and The Owners & The Promoters/Developers & Builders Architect.
- g) The residential Flat shall be solely utilized for the purpose of residence only and no commercial activity of any kind would be permitted therein.
- h) The car parking area shall not be covered / enclosed under any circumstances.
- i) The Purchaser/s shall not join two adjacent Flats and shall not demolish or cause to be demolished and is denied at any time to make any addition or alteration of whatsoever nature in or to the structure or construction of the said Flat.
- j) The Flat Purchaser/s shall not demand any change in the existing plans.
- k) In the event of The Owners & The Promoters/Developers & Builders carrying out any work of additions and/or alterations as per instructions of the Flat Purchaser/s to keep The Owners & The Promoters/Developers & Builders harmless and indemnified from all or any actions if taken by any person or authority or incidentals thereof. The Promoters / Developers and Builders shall not be bound to obtain completion/occupation certificate as per such additions or alterations which work shall be done by the Flat Purchaser/s at his/her/their/its own costs and risk.
- l) All phase wise construction has been made and executed for the convenience of The Owners & The Promoters/Developers & Builders. No separate fencing and/or gate will be allowed for separating any particular phase or building for whatsoever reason. All Purchaser/s s in all phase/s and building/s shall have free access to all other phases and building/s i.e. entire project.

16) USE OF FSI/TDR/FAR :-

It is hereby declared that all sanctioned plan/s has/have been shown to the Purchaser/s and the floor space index (FSI) available is shown in the said plan/s. The Owners & The Promoters/Developers & Builders shall be entitled to use the present unutilized and/or additional built up area /FSI/TDR/land use potential in respect of the said land in any other way by floating FSI and/or in the same land as and when the same is permitted either by way of construction of new buildings or extension of the buildings which are presently permitted. Likewise The Owners & The Promoters/Developers & Builders shall also be entitled to use FSI pertaining to other land/s in this land as and when permitted.



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by authority. In this Article of Agreement, the word FSI or Floor Area Ratio as stated here in shall have the same meaning as understood by the Planning Authority under its relevant Building Regulations or Bye-laws. The residual F.A.R. (FSI), if any, not sanctioned at the time of commencement certificate issued in relation to the said land shall be available to The Owners & The Promoters/Developers & Builders before or after conveyance to an Association of Apartment's Owners / Co-operative Society or Limited Company of the said land and also by virtue of amendment/s of D.C. rules and / or F.S.I. made available by way of floating F.S.I. or by way of transferable development rights (TDR) of any other land may be utilized by The Owners & The Promoters/Developers & Builders in the said land as they may decide. The Purchaser/s has agreed and allowed The Owners & The Promoters/Developers & Builders, who shall be entitled to revise the plans, get them sanctioned from concerned Government Authority, construct the additional units, buildings permitted by Corporation and to allot/sell them to various persons. The Purchaser/s shall have no objection for the said new Purchaser/s or Allottee/s to be admitted as members of the Association. The Association shall get the new transferees admitted as its members. Notwithstanding anything contained in this Article of Agreement The Promoters / Developers and Builders shall be entitled to utilize any balance and/or additional FSI and/or TDR/land potential as stated herein above on any open area and/or on terraces above the building/s either prior to or after completion of building/s and even after conveyance of the said land. The Owners & The Promoters/Developers & Builders shall also be entitled to transfer or assign the said right/s to any other Person's/Firm. The said land and/or building/s shall be conveyed subject to such right, always being with The Owners & The Promoters/Developers & Builders or his/its assigns.

It is also understood and agreed by and between the parties hereto that The Owners & The Promoters/Developers & Builders or his/its assignees shall have right to construct Flats/Units on the top terrace against FSI of road widening area, FSI of internal roads, TDR or any other FSI.

In case the land or any portion of the said land is acquired by any authority before execution of the conveyance, then The Owners & The Promoters/Developers & Builders alone shall be entitled to take compensation for the same or get F.S.I. /T.D.R. in lieu of compensation.

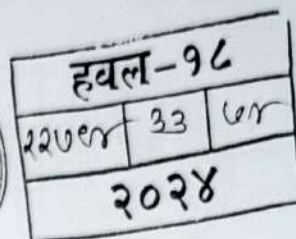
17) RIGHT OF CONSTRUCTION LOAN :-

It is hereby expressly agreed between the parties hereto that The Owners & The Promoters/Developers & Builders shall be entitled to borrow construction loan, at his/its own cost and risk, from any person or party including any banking/financial institutions and for that purpose to mortgage the said land/building/s and/or the entire construction work put up or to be put up thereon or any part thereof and such charge shall be cleared by The Owners & The Promoters/Developers & Builders before conveyance to the Purchaser/s.

After The Owners & The Promoters/Developers & Builders executes this Article of Agreement he/she/they/its shall not mortgage or create a charge on the said Flat 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 Purchaser/s who has taken or agreed to take such Flat.

18) SPECIFICATIONS :-

The specifications of the Flat and the fixtures, fittings and the amenities to be provided by The Owners & The Promoters/Developers & Builders to the said



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Flat or to the said Wing/s/Building/s are described in the Annexure "IV" annexed hereto, and the Purchaser/s shall not be entitled to any extras. The Purchaser/s also agrees not to make any demand to change the plans annexed herewith. However, the same may be changed suitably by The Owners & The Promoters/Developers & Builders depending on the availability of Wing/s/Building's materials and/or changes in Government policies or laws or rules for which changes the Unit Purchaser/s shall deemed to have given his/her/their/its acquiescence. If the Purchaser/s wants any change in the amenities of the Flat, the said change can be effected by The Owners & The Promoters/Developers & Builders if it is in accordance with the rules and regulations of the sanctioning authority and the same is suitable and convenient to be carried out by The Owners & The Promoters/Developers & Builders. The Owners & The Promoters/Developers & Builders shall not refund any amount for deleting any items of specifications and/or amenities on request of the Purchaser/s.

19) DEFINITION OF POSSESSION :-

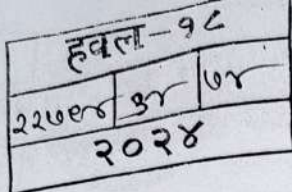
That The Owners & The Promoters/Developers & Builders have agreed to hand over the possession of the said Flat/Unit on or before 31st December 2026 or within 7 days upon obtaining the Completion Certificate and/or Occupancy Certificate from the concerned Government Authority or on receipt of certificate issued by the Architect of The Owners & The Promoters/Developers & Builders for authenticating the readiness of the unit for Possession whichever is earlier. That it is agreed by the Purchaser/s that the construction activities of "Amenities and Facilities", "Recreational Activity Center", "Garden", "Lawns", "Play area" "Common Amenities", "Club House", "Gymnasium" (if any provided by The Owners & The Promoters/Developers & Builders for the said project) and other Wing/s/Building's will be in progress at the time of Possession. That in case the Completion Certificate and/or Occupancy Certificate, Water Connection from the concerned Government Authority / Municipal Corporation, and M.S.E.D.C.L Meter is not available the The Owners & The Promoters/Developers & Builders shall make necessary arrangements for Water and Electricity.

That before accepting the possession of the said Flat/Unit the Purchaser/s shall pay all dues, outgoing along with interest (if any), advances, deposits, charges, taxes, maintenance amount, etc., to The Owners & The Promoters/Developers & Builders. That unless and until the clearance of all the dues mentioned in the present Article of Agreement regarding the said Flat/Unit from The Owners & The Promoters/Developers & Builders. That the Purchaser/s further agrees that he/she/they/it shall sign the requisite documents i.e. Possession Receipt, Indemnity Bond, Declaration, Undertaking etc., as might be required by The Owners & The Promoters/Developers & Builders. That such Indemnity Bond, Declaration, Undertaking etc., shall mandatorily be executed by the Purchaser/s before accepting the Possession of the said Flat/Unit.

20) DELAY IN POSSESSION :-

Provided that The Owners & The Promoters/Developers & Builders shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of the building/s 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.



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21) COMPENSATION IN CASE OF DELAY IN POSSESSION :-

In case The Owners & The Promoters/Developers & Builders fails or neglects to handover the Possession within the time specified in above clause then The Owners & The Promoters/Developers & Builders agrees to pay compensation to the Purchaser/s of Rs. 8,000/- (Rupees Eight Thousand Only) per month for 2 BHK Flat/Unit and Rs. 10,000/- (Rupees Ten Thousand Only) per month for 3 BHK Flat/Unit for the delayed period subject to the Purchaser/s fulfilling all the obligations of this Article of Agreement by making all the payments on time. Such compensation shall be payable by The Owners & The Promoters/Developers & Builders subject to all the payments made by the Purchaser/s within 10 days from the date of the demand letter sent to the Purchaser/s as per the payment schedule mentioned hereinabove. Also the Purchaser/s shall sign and deliver all the necessary Bonds, Undertakings, Affidavits, Receipts etc., in respect to any such present and future payments, dues, fees, etc within 10 days from the demand made by The Owners & The Promoters/Developers & Builders. Such compensation, if applicable, will be paid by The Owners & The Promoters/Developers & Builders for the period starting after the 31st December 2026 till intimation to the Purchaser/s is given by The Owners & The Promoters/Developers & Builders about the readiness of the Flat/Unit.

22) EXECUTION OF DOCUMENTS BY THE PURCHASER/S :-

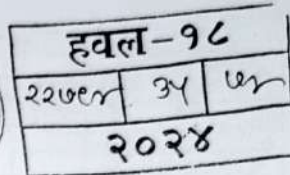
At the time of delivery of possession of the said Flat, the Purchaser/s shall execute such other documents such as Possession Receipt, Indemnity Bond, Declaration, Undertaking etc., as might be required by The Owners & The Promoters/Developers & Builders. That such Indemnity Bond, Declaration, Undertaking etc., shall mandatorily be executed by the Purchaser/s before accepting the Possession of the said Flat/Unit and in absence of such executions of Indemnity Bond, Declaration, Undertaking etc., The Owners & The Promoters/Developers & Builders shall have the right to withhold the Possession of the said Flat Unit.

23) FAILURE TO TAKE POSSESSION :-

The Purchaser/s shall take the Possession of the said Flat/Unit within 7 working days from the receipt of written intimation to the Flat/Unit Purchaser/s by The Owners & The Promoters/Developers & Builders that the said Flat/Unit is ready for use and occupation provided, However that the Purchaser/s has observed and complied with the all the terms and conditions of this Article of Agreement and paid the amount of consideration and other dues as mentioned herein. That in case the Purchaser/s fails to take Possession of the said Flat/Unit within the stipulated time by The Owners & The Promoters/Developers & Builders then in that case the Purchaser/s shall be liable to pay the maintenance charges as applicable.

24) OBSERVATION OF CONDITIONS IMPOSED BY LOCAL AUTHORITY :-

It is hereby agreed that subject to the terms of this Article of Agreement, the Purchaser/s shall observe and perform and comply with all terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by the local authority, State and/or Central government including Environment Department etc., at the time of sanctioning of the plans or at the time of granting completion certificate. The Purchaser/s shall not be entitled to claim possession of the said Flat until the completion certificate in respect of the said Flat is received from the concerned Government Authority and the Purchaser/s pays all dues, advances, deposits, charges, taxes, etc., payable



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under this Article of Agreement in respect of the said Flat to The Owners & The Promoters/Developers & Builders and has signed the requisite documents i.e. Possession Receipt, Indemnity Bond, Declaration, Undertaking etc., After receipt of the completion certificate from concerned Government Authority The Owners & The Promoters/Developers & Builders shall be absolved from or any liability in case any addition and/or alteration to the Flat/building by the Purchaser/s, any damage to the building by accident, any tampering with the geometrical sections of the building, lack of maintenance by the Purchaser/s, Association of Apartment's Owners / Co-operative Society or Limited Company, any event incorporated in the present Article of Agreement.

25) FORMATION OF ASSOCIATION OF APARTMENT'S OWNERS / CO-OPERATIVE SOCIETY OR LIMITED COMPANY :-

That after "Fifty One Percent" of Purchaser/s of the entire project have booked and/or executed their Article of Agreement, The Owners & The Promoters/Developers & Builders shall form the Association of Apartment's Owners / Co-operative Society or Limited Company within three months of such execution including the bye laws of the proposed Association of Apartment's Owners / Co-operative Society or Limited Company of the entire project which shall be formed. That for the formation of the Association of Apartment's Owners / Co-operative Society or Limited Company, if The Owners & The Promoters/Developers & Builders are in requirement of any signature on the necessary documents of the Purchaser/s in respect of the said Association of Apartment's Owners / Co-operative Society or Limited Company then the Purchaser/s shall execute such signature and provide all necessary documents without any delay.

That after the formation of Association of Apartment's Owners / Co-operative Society or Limited Company, The Owners & The Promoters/Developers & Builders shall have absolute right of construction over the said Land Property/Properties which shall be done as per the sanctioned Plan. That the Association of Apartment's Owners / Co-operative Society or Limited Company shall have no right to obstruct the ongoing construction process of the entire project. This condition is the essence of the Article of Agreement.

26) CONVEYANCE :-

That after obtaining the Completion Certificate and/or Occupancy Certificate of the entire project from the concerned Government Authority, The Owners & The Promoters/Developers & Builders shall execute Conveyance Deed and/or Transfer Deed and/or any related documents thereto in favour of Association of Apartment Owners / Co-operative Society or Limited Company within three months of the receipt of Completion Certificate and/or Occupancy Certificate. That for the execution of the Conveyance Deed and/or Transfer Deed and/or any related documents thereto, if The Owners & The Promoters/Developers & Builders are in requirement of any signature on the necessary documents of the Purchaser/s in respect of the said Conveyance Deed and/or Transfer Deed and/or any related documents thereto then the Purchaser/s shall execute such signature and provide all necessary documents without any delay.

That this Article of Agreement itself is a Declaration by the Purchaser/s as provided under Maharashtra Apartment Ownership Act, 1970 read with Maharashtra Apartment Ownership Rules 1972 thereby submitting their Flat/Unit to the provisions of the said act and/or the provisions of Law for the time being in force.



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That unless prevented by the circumstances beyond the control of the Original Land Owners i.e. Consenting Party (If any) and The Owners & The Promoters/Developers & Builders, it is agreed that the said land Property/Properties along with the building/s constructed or to be constructed thereon, shall be subjected to the provisions of Law for the time being in force and the said Conveyance Deed and/or Transfer Deed and/or any related documents shall be subject to the following.

- Obtaining the full and final Completion Certificate and/or Occupancy Certificate in respect of the entire project in the layout of the entire scheme and utilization of entire FSI and TDR/land potential as permissible to be utilized on the entire Land Property/Properties as per development control rules of concerned Government Authority (irrespective of previous sanction or not of FSI).
- Acceptance of the draft of Deed of Declaration and Deed of Apartment by the Owner and The Owners & The Promoters/Developers & Builders by their mutual understanding.
- After receiving the entire amount & all dues from all the Purchaser/s including maintenance charges, outgoings, stamp duty, registration fees, all Central Government / State Government / Local Authority Taxes, (if payable) etc., by all Purchaser/s.

Such Conveyance Deed and/or Transfer Deed and/or any related documents and/or Declaration u/s 2 of the Maharashtra Apartment Ownership Act, 1970 shall be subject to exclusive, limited common rights of the Flat Purchaser/s and commitments of The Owner / Promoters, Developers and Builders. The Owners & The Promoters/Developers & Builders shall be entitled to amend/frame the bye laws, rules, etc. of the Association/Co-operative Society or Limited Company as per terms of this Article of Agreement and also with a view to maintain decorum, beautification of the buildings, open grounds and common amenities, etc.

The Owners & The Promoters/Developers & Builders shall/has retained his/its rights in regards to utilization, construction and sale of all or any residual FSI, floating FSI, TDR and land potential allowed and available to be utilized on the said land Property/Properties or any other land. The Owners & The Promoters/Developers & Builders shall at his/its own discretion choose to be a part of the Association/Co-operative Society/ Limited Company for the said purpose. The Owners & The Promoters/Developers & Builders shall also be at liberty to transfer this right to any person/ organization/ body etc. and the Purchaser/s in his/her/their/its individual capacity and as a member of the Association/Co-operative Society/ Limited Company to be formed shall not object to the same.

That till a Conveyance of the entire project land Property/Properties on which the Wing/Building in which Flat/Unit is situated is executed in favour of Association of Apartment Owners / Co-operative Society or Limited Company, the Purchaser/s shall permit The Owners & The Promoters/Developers & Builders 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.



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If within Five years from the date of obtaining/handing over the Flat/Unit to the Purchaser/s, the Purchaser/s brings to the notice of The Owners & The Promoters/Developers & Builders any defect in the said Flat/Unit and/or building in which the said Flat/Unit is situated or the material used therein in the construction of the said building, then, wherever possible such defects will be rectified by The Owners & The Promoters/Developers & Builders at their own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from The Owners & The Promoters/Developers & Builders reasonable charges for repairs of the same by the third party for such defect. The word defect here means only the manufacturing defects caused on account of willful neglect on part of The Owners & The Promoters/Developers & Builders and shall not mean defects caused by normal wear and tear, negligent use of Flat by the Purchaser/s, vagaries of nature etc., However if the Purchaser/s brings to the notice of The Owners & The Promoters/Developers & Builders that any crack has been emerged on the Wall or Plaster (Internal Or External Wall/Plaster) of the said Flat/Unit then in that event such defect shall not be considered as the manufacturing defect and the same would have to be rectified by the Purchaser/s on his/her/their/its own cost and the Purchaser/s shall not create any dispute with The Owners & The Promoters/Developers & Builders in that regard.

Provided that it is agreed that the described liability period under the Act shall be deemed to have commenced from the date of Completion Certificate of the Flat/Unit or from the date on which The Owners & The Promoters/Developers & Builders has given the necessary intimation for possession, whichever is earlier. Provided further, it is agreed that the Purchaser/s shall not carry out any alterations of whatsoever nature in the said Flat/Unit or in the fittings therein, in particular it is hereby agreed that the Purchaser/s shall not make any alterations in any of the RCC structure, fittings, pipes, water supply connections or any other erection in the bathroom, kitchen, toilet, WC, terrace, etc., If any of such works are carried out or any heavy load are stored in the said Flat/Unit, balcony, terrace etc., any liability including the defect liability automatically shall become void & the Purchaser/s alone shall be responsible for it. Further the Purchaser/s will be liable for paying damages, if any, to the Purchaser/s /Owner/User of Flat/Unit below or any affected Flat/Unit. If due to the Purchaser/s or any other Purchaser/s act or negligence, the Purchaser/s Flat/Unit is damaged, the repairs shall be carried out by the party responsible for such an act and The Owners & The Promoters/Developers & Builders shall not be liable for the same.

That it shall be the responsibility of the Purchaser/s to maintain his/her/their/its Flat/Unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his/her/their/its Flat/Unit are regularly filled with white cement/epoxy to prevent water seepage.

Further where the manufacturer warranty as shown by The Owners & The Promoters/Developers & Builders to the Purchaser/s ends before the defects liability period and such warranties are covered under the maintenance of the said Flat/Unit, Wing/Building/Project, and if the annual maintenance contracts are not done/renewed by the Purchaser/s, The Owners & The Promoters/Developers & Builders shall not be responsible for any defects occurring due to the same.

That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the Vendors/Manufacturers that all equipment's, fixtures and fittings shall be maintained and covered by maintenance/warranty contracts so as it to be sustainable and in proper working condition to continue warranty in both the Flat/Unit and the common project amenities wherever applicable.



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That the Purchaser/s has been made aware and that the Purchaser/s expressly agrees that the regular wear and tear of the Flat/Unit, Wing/Building/Project which includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20°C and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural defect.

It is expressly agreed that before any liability of defect is claimed by or on behalf of the Purchaser/s, it shall be necessary to appoint an expert who shall then a nominated surveyor who shall survey and assess the same and shall then submit a report to state the defects in materials used, in the structure built of the Flat/Unit, Wing/Building/Project and in the workmanship executed keeping in mind the aforesaid agreed clauses of this Article of Agreement.

28) ALLOTMENT OF PARKING SPACE :-

That the Allotment of the any Parking Space shall be done as per first come first allot basis only of the choice of the respective Purchaser/s. That the Purchaser/s shall not have any right to challenge the allotment of any Parking space to any other Purchaser/s by The Owners & The Promoters/Developers & Builders. That furthermore the Purchaser/s shall not create any nuisance or dispute with other Purchaser/s or The Owners & The Promoters/Developers & Builders regarding the Allotment of the any Parking Space.

Further, The Purchaser/s herein indemnifies The Promoters/ Developers and Builders from any dispute regarding the parking of vehicle in the future. That in the future or after the formation of Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., if any dispute regarding the Parking Space of any Purchaser/s arises then in that event the Purchaser/s shall clear the said Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., and The Owners & The Promoters/Developers & Builders will not be involved to resolve the said dispute. And the Purchaser/s also gives his/her/their/its assurance to The Promoters/Developers and Builders that his/her/their/its will not challenge allotment of any Open Parking space to any other Purchaser/s.

That the Purchaser/s also is aware and has confirmed that if due to some mishap if the Fire Brigade Vehicle or Ambulance Vehicle is unable to enter then in that case the parked Vehicle shall be moved with immediate effect and make space for entry of Fire Brigade Vehicle Or Ambulance Vehicle.

30) USE OF SAID FLAT :-

The Purchaser/s shall use the said Flat/Unit and every part thereof and/or permit the same to be used only for the purpose of Residence and the Purchaser/s shall use the parking space only for the purpose of parking their own vehicle/s.

30) ESCALATION IN COST OF FLAT :-

That 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 Owners & The Promoters/Developers & Builders for underunders and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost, or fees imposed by the competent



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authorities etc., The Owners & The Promoters/Developers & Builders shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.

That The Owners & The Promoters/Developers & Builders may charge the Purchaser/s separately for any upgradation/ changes specifically requested or approved by the Purchaser/s in fittings, fixtures and specifications and any other facility which have been done on the Purchaser/s request or approval but which have not been agreed upon herein or as shown in the website of the Registered Authority.

31) RESTRICTED AREAS AND FACILITIES :-

It is hereby agreed that The Owners & The Promoters/Developers & Builders has the exclusive right of allotment of the different parking spaces to one or more person/s of their choice. The Purchaser/s further agrees that he/she/they shall not raise any objection to The Owners & The Promoters/Developers & Builders exclusive right of allotment of parking space and thereby expressly agrees to such, exclusive right of The Owners & The Promoters/Developers & Builders till the Conveyance to the Purchaser/s and agrees to any such allotments made or would be made by The Owners & The Promoters/Developers & Builders.

It is hereby agreed that the areas mentioned in Schedule - III shall be the common areas and facilities and The Owners & The Promoters/Developers & Builders shall be entitled to declare all other areas as restricted or reserved areas and facilities and/or alienate and dispose off other areas and facilities in such manner as The Owners & The Promoters/Developers & Builders thinks fit.

The Purchaser/s shall not raise any objection in the matter of allotment or sale or remaining Flat/Unit etc. in the said land Property/Properties on the ground of nuisance, annoyance or inconvenience from any profession, trade or business, etc. that has been or will be permitted by law or by local authority.

The Purchaser/s shall have no claim save and except in respect of the said Flat/Unit hereby agreed to be sold in to him/her/their/its and all common amenities, areas and facilities as described in Schedule III herein below will remain the Property/Properties of The Owners & The Promoters/Developers & Builders until the said land Property/Properties and Wing/Building is/are transferred to an Association of Apartment's Owners / Co-operative Society or Limited Company. Significant risks and rewards of ownership and effective control of Flat/Unit shall be deemed to have been transferred on delivery of possession though ownership and effective control of scheme shall remain with The Owners & The Promoters/Developers & Builders.

The Purchaser/s has no objection for the use of the remaining Unit wholly or in parts any other purpose as may be permitted by The Owners & The Promoters/Developers & Builders. The Owners & The Promoters/Developers & Builders may allow display of advertisement and/or hoarding sites/neon signs, or may allow erection of antennae or towers for cable/satellite television, wireless, mobile, cellular services, on the building and shall solely derive any benefits (including financial) accruing thereon.

32) SPECIAL COVENANTS :-

Nothing contained in this Article of Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flat/Unit or the



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said land Property/Properties and Wing/Building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the said Flat/Unit hereby agreed to be sold to him/her/they and all common amenities, areas and facilities as described in schedule III herein below will remain the Property/Properties of The Owners & The Promoters/Developers & Builders until the said Wing/Building is/are transferred to the Association of Apartment's Owners / Co-operative Society or Limited Company as herein before mentioned. Significant risks and rewards of ownership and effective control of the Flat/Unit shall be deemed to have been transferred on delivery of possession though ownership and effective control of scheme shall remain with The Owners & The Promoters/Developers & Builders.

It is hereby made clear that The Owners & The Promoters/Developers & Builders shall be entitled to use the marginal open spaces as an access for any another Wing/Building, land and allow such access to any other person/s and the Purchaser/s herein or the organization in which he will become a member and shall be absolved from objecting to the said use by The Owners & The Promoters/Developers & Builders or its nominee/s or assignee/s and the flat shall be conveyed subject to the said right of The Owners & The Promoters/Developers & Builders and this condition is also the essence of this Article of Agreement.

After the possession of the Flat/Unit, Wing/Building/Project is handed over or after getting the completion certificate of the Wing/Building by concerned Government Authority if any work thereafter is required to be carried out by the Government and/or Local Authority and/or Corporation or any Statutory Authority, the same shall be carried out by the Purchaser/s in co-operation with the Purchaser/s of the other Units members in the said Wing/Building at their own costs and The Owners & The Promoters/Developers & Builders shall not be in any manner liable or responsible for the same.

The Purchaser/s undertake/s that if any Certificate, Order, No Objection, etc. is required to be produced by the Purchaser/s herein under any law and rules in force in any time, the same shall be produced by the Purchaser/s herein within the stipulated time.

33) REPRESENTATION :-

The Purchaser/s has hereby irrevocably authorized and empowered The Owners & The Promoters/Developers & Builders to prepare the revised layout and building plans of the said land Property/Properties and to submit the same to the requisite authorities and obtain their sanction and/or to revise the plans and for the said purposes to sign all plans, applications, statements, consents etc. without in any manner making the Purchaser/s liable for any costs or affecting his/her/their interest. It is made clear that no other specific permission/authority is required from the Purchaser/s and/or Association of Apartment's Owners / Co-operative Society or Limited Company for this purpose.

The Purchaser/s hereby irrevocably authorizes and empowers The Owners & The Promoters/Developers & Builders to represent him before the concern authorities in all matters regarding the property tax, assessment and the decisions taken by The Owners & The Promoters/Developers & Builders in this regard shall be binding on the Purchaser/s. The Owners & The Promoters/Developers & Builders shall represent the Purchaser/s to do all the necessary things in all the departments Govt., M.S.E.D.C.L., any concerned Government Authority etc., and the same shall stand ratified and confirmed by the Purchaser/s herein. If for any reason



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The Owners & The Promoters/Developers & Builders requires Purchaser/s personal representation in the form of signature then the Purchaser/s shall sign the same and shall not withhold the same for any reason whatsoever.

34) MAINTENANCE :-

The monthly maintenance will start from the date of intimation letter given to the Purchaser/s that the said Flat/Unit is available for the Possession and/or Purchaser/s takes the Possession and/or on receipt of certificate issued by the Architect of The Owners & The Promoters/Developers & Builders for authenticating the readiness of the unit for Possession and/or from the date of obtaining the Completion Certificate and/or Occupancy Certificate by the concerned Government Authority, whichever is earlier.

That the Flat Purchaser/s shall be liable to bear and pay the monthly/yearly maintenance as per the proportionate share (i.e. in proportion to the Floor area of the Flat/Unit and/or in lump-sum monthly amount) of outgoings in respect of the said land Property/Properties and Wing/Building/Project namely, Local Taxes, Betterment Charges or such other levies by the concerned Government Authority, Insurance, Common Lights, Repairs, Salaries of Clerks, Bill Collectors, Chowkidars, Sweepers, Management Charges, and all other expenses necessary for the maintenance of the said land Property/Properties and Wing/Building/Project etc., and all the expenses which is more preciously mentioned herein below. That until the Association of Apartment's Owners / Co-operative Society or Limited Company is formed and registered and the said land Property / Properties and Wing / Building / Project or the Administration of the Wing / Building / Project is handed over or transferred to it, the maintenance amount shall be payable to The Owners & The Promoters/Developers & Builders.

That the Flat Purchaser/s further agrees that till the Flat Purchaser/s share is so determined the Flat Purchaser/s herein shall pay to The Owners & The Promoters/Developers & Builders or to such person as may be nominated by The Owners & The Promoters/Developers & Builders provisional monthly/yearly contribution calculated as per Sq. Fts., of carpet area including the Balcony/ Open Balcony/ Dry Balcony/ Enclose Balcony/ Terrace/ Dry Terrace/ Open Terrace Area etc., towards the outgoings alongwith the applicable amount of G.S.T. Tax., and any other Tax applicable for the same. That the amounts so paid by the Flat purchaser/s shall not carry any interest and remain with The Owners & The Promoters/Developers & Builders or the concerned person as the case may be until a Conveyance is executed in favour of the Flat/Unit Purchaser/s or their Association of Apartment's Owners / Co-operative Society or Limited Company is formed as aforesaid. During the continuance of the scheme the maintenance charges paid by the Purchaser/s after occupying the Flat agreed to be sold to him/her/they/it or interest accrued from the deposit paid by him/her/they/it is never sufficient to cover the expenses of maintenance of the common areas and facilities since there are some unsold Flat/Units from whom charges cannot be collected. If any dues or over expenses are incurred for aforesaid purposes, the same shall be proportionately paid by the Flat Purchaser/s to The Owners & The Promoters/Developers & Builders or concerned person prior to the final Conveyance Deed as aforesaid. The Flat purchaser/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

That the Maintenance charges shall include but not be restricted to following items for which it is to be utilized :-



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- Maintenance contracts of lifts, generators, Sewage Treatment plant (STP), pumping system, water pumps, CCTV cameras, Organic Waste Converter (OWC), Tank cleanings, Fire Fighting Equipment's, PV solar System, intercom. (whatever of the said are installed or provided.)
- Running cost of all the equipments and instruments above (except the cost of electricity generator supply to individual Association of Apartment Owners / Co-operative Society or Limited Company, which would be payable by the Purchaser/s thereof in equal share together with other Purchaser/s in the concerned Wing/Building.)
- Common electricity bills for common area of buildings and common areas of the Association of Apartment Owners / Co-operative Society or Limited Company.
- Housekeeping and cleanliness Charges of common area of buildings, Security Charges, Gardening Charges, Pest control expenses of common area of buildings, Fire Fighting certification Charges, Elevator repairs & maintenance contracts along with lift inspection charges.
- Running expenses for clubhouse, (Gym) and play grounds and equipment's thereof (if any provided by The Owners & The Promoters/Developers & Builders for the said project.)
- Administration expenses, salaries, remunerations, commissions, payments of work orders, etc. for staff engaged in day to day expenses.
- Expenses incurred for maintenance of common service lines & replacements of electric switches /light points.
- Operational and electricity charges for the sewage treatment plant for the Association of Apartment Owners / Co-operative Society or Limited Company.

That The Owners & The Promoters/Developers & Builders at its discretion shall be entitled to recover in advance First Twelve (12) Months contribution of Rs. 6.00/- (Rupees Six Only) per Sq. Fts., of carpet area including the Balcony/ Open Balcony/ Dry Balcony/ Terrace/ Dry Terrace/ Open Terrace Area etc., towards the outgoings from the Flat Purchaser/s prior to delivery of possession of the said Flat alongwith the applicable amount of G.S.T. Tax and any other Tax applicable for the same for the expenses incurred for the aforesaid purposes. That the said First Twelve (12) Months contribution will start from the date of intimation letter given to the Purchaser/s that the said Flat/Unit is available for the Possession and/or Purchaser/s takes the Possession and/or on receipt of certificate issued by the Architect of The Owners & The Promoters/Developers & Builders for authenticating the readiness of the unit for Possession and/or from the date of obtaining the Completion Certificate and/or Occupancy Certificate by the concerned Government Authority, whichever is earlier even though the Purchaser/s has not physically accepted the Possession of the said Flat/Unit

That The Owners & The Promoters/Developers & Builders herein are not accountable to disclose the usage of the said maintenance amount and not liable to give any account of the expenses incurred for the aforesaid purposes which is to be received by the Purchaser/s. However if The Owners & The Promoters/Developers & Builders falls short of the said maintenance amount for the period of First Twelve (12) Months then in that case The Owners & The

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Promoters/Developers & Builders shall have absolute right to demand extra maintenance amount from the Purchaser/s as per their requirement.

That The Owners & The Promoters/Developers & Builders is liable to incur the expenses of maintenance of the said Wing/Building/Project only for the period of First First Twelve (12) Months and thereafter it shall be the outmost liability and responsibility of the Purchaser/s and or Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., to incur such expenses of maintenance by way of collection of the amount of maintenance from its members and The Owners & The Promoters/Developers & Builders shall thereafter be always kept indemnified. That after the expiration of the period of First First Twelve (12) Months The Owners & The Promoters/Developers & Builders will stop to carry out the maintenance of the said Land Property/Properties or Wing/Building/Project even though the Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., has not actively started working regarding the maintenance of the said Land Property/Properties or Wing/Building/Project. However in case of any unavoidable circumstances if The Owners & The Promoters/Developers & Builders happens to incur the expenses of the maintenance beyond the period of First Twelve (12) Months then in that case the Purchaser/s and or Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., shall be liable to reimburse such expenses along with interest @ 2 % per month alongwith the applicable amount of G.S.T. Tax and any other Tax applicable for the same to The Owners & The Promoters/Developers & Builders.

It is agreed between the parties that the above maintenance amount shall not include the list mentioned below, and the Purchaser/s and/or their Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., either individually or through any appointed agency, shall have to bear the following expenses, entirely from separate contribution other than the maintenance amount made by the Purchaser/s.

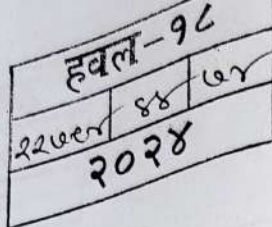
- Association of Apartment Owners / Co-operative Society or Limited Company and managing committee administration.
- Insurance for Structure/ Wing / Building, Equipment's / Machinery, towards theft, fire etc., and any other such expenses.
- Sinking fund.
- Property taxes of individual / Flat/Unit and common amenities etc.
- Any other taxes, levies, cess etc. of the Property/Properties.
- Any other statutory charges.

That the Purchaser/s and/or their Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., either individually or through any appointed agency, shall have to bear the following expenses, entirely from separate monthly contribution which is as follows :-

- Expenses of water as may be required to be purchased from private sources and all other related expenses.
- Non agricultural taxes if any applicable and any other similar taxes.
- Environment clearance fees and Property tax for Club House.

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- d) Repairs of the building for leakages, seepage to the Property/Properties or any part thereof.
- e) Wear and tear charges.

The Purchaser/s has been informed that certain services such as STP, Solar System, Club House are common to the entire layout and therefore until they are operated at the designated capacity and sufficient occupancy is reached, there may be variations in the performance of such services. In case there is any maintenance arising due to such variations such shall be covered from the common maintenance fund.

The Purchaser/s has understood the entire scheme of maintenance in detail. The Purchaser/s admits and agrees to the same, so that the maintenance of the entire Wing/Building/Project is not hampered in any way due to lack of or non payment by the Purchaser/s.

It is also understood that this shall not preclude such Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., or The Owners & The Promoters/Developers & Builders, from claiming, demanding and raising the maintenance charges independent of such said contribution from the Purchaser/s, provided the decision to that effect is duly taken after certified statement of accounts justifying the need for increasing the maintenance charges is circulated to the Purchaser/s.

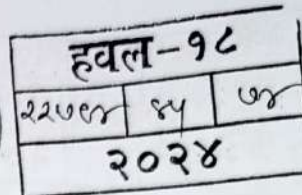
Such Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., or The Owners & The Promoters/Developers & Builders shall be entitled to claim interest, on the arrears of such charges from the defaulting Purchaser/s, without prejudice to the other rights and powers of The Owners & The Promoters/Developers & Builders / Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc.,

Without prejudice to and notwithstanding anything contained above, in the event of The Owners & The Promoters/Developers & Builders and/or Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., of Purchaser/s after entrustment of common maintenance by The Owners & The Promoters/Developers & Builders to it, duly resolving that the above maintenance deposit is insufficient for the maintenance of the common areas and facilities, electricity, water, drainages, sewage, passages, gardens or repairs thereof, the Purchaser/s shall be liable to bear, pay and contribute to such additional charges as may be levied and demanded by The Owners & The Promoters/Developers & Builders and/or Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., as the case may be.

The entire operations and maintenance of the buildings and or the common amenities is being carried out either by The Owners & The Promoters/Developers & Builders or the Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., on behalf of the Purchaser/s and for the benefit of the residential community as a whole. Under no circumstances and no grounds the Purchaser/s shall avoid and fail to pay the prescribed maintenance, which otherwise shall be treated as breach of the essential term of this Article of Agreement, entitling The Owners & The Promoters/Developers & Builders to terminate this Article of Agreement, without prejudice to other remedies available to The Owners & The Promoters/Developers & Builders in law including recovery of the said amount together with interest at

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the rate of 2% per month alongwith the applicable amount of G.S.T. Tax. Outstanding amount shall remain as a charge on the said Flat/Unit.

That to avoid any doubts it is agreed and understood by the Purchaser/s, that the above mentioned maintenance amount is calculated and worked out on the basis of the present market conditions, and if for any reason in future, on the account of exhausting of the said maintenance charges/funds and or due to any exigencies, additional amounts are required to be contributed for the maintenance charges, the Purchaser/s agrees that he/she/they shall be bound to contribute and pay to The Owners & The Promoters/Developers & Builders or the formed Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., the applicable proportionate amounts in that behalf as shall be demanded by The Owners & The Promoters/Developers & Builders and or the agency carrying out the maintenance. It is further agreed upon that the Purchaser/s formed Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., shall reimburse to The Owners & The Promoters/Developers & Builders the proportionate common maintenance expenses in the event if the same is in excess of the afore-said amount and shall keep indemnified The Owners & The Promoters/Developers & Builders herein.

The Owners & The Promoters/Developers & Builders at its discretion and option shall be entitled to enter into agreement with any person / company / agency for maintenance of the common areas and facilities for months or years with a view to ensure cleanliness thereof. Even after formation of Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., the Purchaser/s and Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., shall be bound by the said contract.

That if any Flat, Shop, Office, Units remain unsold then in that case The Owners & The Promoters/Developers & Builders shall be liable to pay the maintenance amount by Fifty Percent of the amount of maintenance applicable to the sold out Flat, Shop, Office, Units. The amount of Fifty Percent maintenance is so calculated as the said unsold Flat, Shop, Office, Units is not in use therefore there are no expenses for the said unsold Flat, Shop, Office, Units. That it is further agreed between the parties herein that Fifty Percent maintenance amount shall be applicable on said unsold Flat, Shop, Office, Units after the execution of the Conveyance Deed in favour of Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., by The Owners & The Promoters/Developers & Builders. That when the said unsold Flat, Shop, Office, Units is sold out to the new Purchaser/s then in that case The Owners & The Promoters/Developers & Builders shall have the right to reimbursement of the maintenance amount incurred by the The Owners & The Promoters/Developers & Builders from the new Purchaser/s. That the Purchaser/s and/or their Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., shall not create any dispute with The Owners & The Promoters/Developers & Builders in respect of the maintenance amount for the unsold Flat, Shop, Office, Units and shall keep The Owners & The Promoters/Developers & Builders indemnified at all times.

35) CONDITIONS FOR, USE, MAINTENANCE :-

The Purchaser/s for himself/herself/themselves with intention to bring all persons into whosoever hands doth hereby covenant with The Owners & The

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- d) Repairs of the building for leakages, seepage to the Property/Properties or any part thereof.
- e) Wear and tear charges.

The Purchaser/s has been informed that certain services such as STP, Solar System, Club House are common to the entire layout and therefore until they are operated at the designated capacity and sufficient occupancy is reached, there may be variations in the performance of such services. In case there is any maintenance arising due to such variations such shall be covered from the common maintenance fund.

The Purchaser/s has understood the entire scheme of maintenance in detail. The Purchaser/s admits and agrees to the same, so that the maintenance of the entire Wing/Building/Project is not hampered in any way due to lack of or non payment by the Purchaser/s.

It is also understood that this shall not preclude such Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., or The Owners & The Promoters/Developers & Builders, from claiming, demanding and raising the maintenance charges independent of such and said contribution from the Purchaser/s, provided the decision to that effect is duly taken after certified statement of accounts justifying the need for increasing the maintenance charges is circulated to the Purchaser/s.

Such Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., or The Owners & The Promoters/Developers & Builders shall be entitled to claim interest, on the arrears of such charges from the defaulting Purchaser/s, without prejudice to the other rights and powers of The Owners & The Promoters/Developers & Builders / Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc.,

Without prejudice to and notwithstanding anything contained above, in the event of The Owners & The Promoters/Developers & Builders and/or Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., of Purchaser/s after entrustment of common maintenance by The Owners & The Promoters/Developers & Builders to it, duly resolving that the above maintenance deposit is insufficient for the maintenance of the common areas and facilities, electricity, water, drainages, sewage, passages, gardens or repairs thereof, the Purchaser/s shall be liable to bear, pay and contribute to such additional charges as may be levied and demanded by The Owners & The Promoters/Developers & Builders and/or Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., as the case may be.

The entire operations and maintenance of the buildings and of the common amenities is being carried out either by The Owners & The Promoters/Developers & Builders or the Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., on behalf of the Purchaser/s and for the benefit of the residential community as a whole. Under no circumstances and no grounds the Purchaser/s shall avoid and fail to pay the prescribed maintenance, which otherwise shall be treated as breach of the essential term of this Article of Agreement, entitling The Owners & The Promoters/Developers & Builders to terminate this Article of Agreement without prejudice to other remedies available to The Owners & The Promoters/Developers & Builders in law including recovery of the said amount together with interest at



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the rate of 2% per month alongwith the applicable amount of G.S.T. Tax. Outstanding amount shall remain as a charge on the said Flat/Unit.

That to avoid any doubts it is agreed and understood by the Purchaser/s, that the above mentioned maintenance amount is calculated and worked out on the basis of the present market conditions, and if for any reason in future, on the account of exhausting of the said maintenance charges/funds and or due to any exigencies, additional amounts are required to be contributed for the maintenance charges, the Purchaser/s agrees that he/she/they shall be bound to contribute and pay to The Owners & The Promoters/Developers & Builders or the formed Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., the applicable proportionate amounts in that behalf as shall be demanded by The Owners & The Promoters/Developers & Builders and or the agency carrying out the maintenance. It is further agreed upon that the Purchaser/s formed Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., shall reimburse to The Owners & The Promoters/Developers & Builders the proportionate common maintenance expenses in the event if the same is in excess of the aforesaid amount and shall keep indemnified The Owners & The Promoters/Developers & Builders herein.

The Owners & The Promoters/Developers & Builders at its discretion and option shall be entitled to enter into agreement with any person / company / agency for maintenance of the common areas and facilities for months or years with a view to ensure cleanliness thereof. Even after formation of Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., the Purchaser/s and Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., shall be bound by the said contract.

That if any Flat, Shop, Office, Units remain unsold then in that case The Owners & The Promoters/Developers & Builders shall be liable to pay the maintenance amount by Fifty Percent of the amount of maintenance applicable to the sold out Flat, Shop, Office, Units. The amount of Fifty Percent maintenance is so calculated as the said unsold Flat, Shop, Office, Units is not in use therefore there are no expenses for the said unsold Flat, Shop, Office, Units. That it is further agreed between the parties herein that Fifty Percent maintenance amount shall be applicable on said unsold Flat, Shop, Office, Units after the execution of the Conveyance Deed in favour of Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., by The Owners & The Promoters/Developers & Builders. That when the said unsold Flat, Shop, Office, Units is sold out to the new Purchaser/s then in that case The Owners & The Promoters/Developers & Builders shall have the right to reimbursement of the maintenance amount incurred by The Owners & The Promoters/Developers & Builders from the new Purchaser/s. That the Purchaser/s and/or their Association of Apartment's Owners / Co-operative Society / Limited Company / Federation / Apex body etc., shall not create any dispute with The Owners & The Promoters/Developers & Builders in respect of the maintenance amount for the unsold Flat, Shop, Office, Units and shall keep The Owners & The Promoters/Developers & Builders indemnified at all times.

35) CONDITIONS FOR, USE, MAINTENANCE :-

The Purchaser/s for himself/herself/themselves with intention to bring all persons into whosoever hands doth hereby covenant with The Owners & The



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Promoters/Developers & Builders for the said Flat and also for the Wing/Building in which the said Flat is situated as follows:-

- To maintain the Flat at Purchaser's own cost in good tenable condition from the date of possession and shall not do or repair or be done anything in or to the building/s, staircase or any suffer to be done against the rules regulations or bye-laws of passage which may be against the authority or change / alter or make concerned local or any other authority in which the Flat is situated and the addition in or to the building/s in which the Flat is situated and the Flat itself or any part thereof.
- Not to store in the Flat/Unit, Wing/Building/Project, surrounding area any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Wing/Building/Project or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of Wing/Building/Project, including entrances of Wing/Building/Project, and in case any damage is caused to the Wing/Building/Project or the Flat on account of negligence or default of the Purchaser/s shall solely be liable for the consequences of such breach.
- To carry at his/her/their/its own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by The Owners & The Promoters/Developers & Builders to the Purchaser/s and shall not do or suffer to be done anything in or to the building or the Flat violating any rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act in contravention of the above provisions, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition to or alteration of whatsoever nature in or to the elevation and outside colour scheme of the building and shall keep the sewers, drains, pipes in the Flat and appurtenances thereto in good tenable repair and condition, and in particular, so as to support shelter and protect the other parts of the Wing/Building/Project shall not chisel or any other manner damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat or construct additional walls or structures in the Flat without the prior written permission of The Owners & The Promoters/Developers & Builders or an Association of Apartment's Owners / Co-operative Society or Limited Company as the case may be.

- Not to make any changes in elevation such as enclosures in terraces, dry balconies, addition of grills etc. and installations of dish antenna's without the permission of The Owners & The Promoters/Developers & Builders.



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- Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land Property/Properties, Wing/Building/Project and/or Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of insurance.
- Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the Wing/Building/Project in which the Flat is situated
- Not to dry or hang clothes in the terrace/balconies.
- Pay to The Owners & The Promoters/Developers & Builders within seven days from demand by The Owners & The Promoters/Developers & Builders, his share of security deposit and expenses demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the accommodation is situated.
- To bear local taxes, NA taxes, water charges, insurance and such other levies, if any, from the date of completion certificate in respect of the said Flat and also any additional increased taxes, insurance etc. which are imposed by the concerned local authority and/or the Government and/or other public authority on account of permitted change of user of the said Flat by the Purchaser/s.
- The Purchaser/s shall not let, sub-let, transfer, assign or part with his/her/their/its interest or benefit occurring from this Article of Agreement or part with the possession of the Flat until all the dues payable by the Purchaser/s to The Owners & The Promoters/Developers & Builders under the terms and conditions stated herein are fully paid up and only if the Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Article of Agreement and until the Purchaser/s has intimated in writing to The Owners & The Promoters/Developers & Builders and obtained prior written permission from The Owners & The Promoters/Developers & Builders and paid necessary administration charges to The Owners & The Promoters/Developers & Builders, etc.
- The Purchaser/s shall observe and perform all the rules and regulations and byelaws which the Association of Apartment Owners / Co-operative Society or Limited Company 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 Wing/Building/Project and the Flats therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Association of Apartment Owners / Co-operative Society or Limited Company regarding the occupation and use of the Flat in the Wing/Building/Project and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Article of Agreement.



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m) The Purchaser/s shall permit The Owners & The Promoters/Developers & Builders and their surveyors and agents, workmen and others, at all reasonable times, to enter into and upon the said land Property/Properties and Wing/Building/Project or any part thereof to view and examine the state and condition thereof. The Owners & The Promoters/Developers & Builders shall have such right to enter into and upon the said Flat/Unit, Wing/Building/Project even after the Purchaser/s is put into possession of the said Flat during the statutory defect liability period.

n) The Purchaser/s is hereby prohibited from altering, obstructing the external and internal structure of the building constructed as per the sanctioned plan.

o) It is specifically understood that the matters related to service providers such as security services, managerial services & other service appointed by The Owners & The Promoters/Developers & Builders for the Association of Apartment Owners / Co-operative Society or Limited Company is entirely the responsibility & liability of the Association of Apartment Owners / Co-operative Society or Limited Company. The Association of Apartment Owners / Co-operative Society or Limited Company has to handle all the financial and other matters with such service providers and The Owners & The Promoters/Developers & Builders shall not be financially liable towards the Association and/ or the service providers.

p) The areas described in the Schedule III hereto state common areas and facilities and which shall be for the more beneficial use and enjoyment in common with other Purchaser/s. The Purchaser/s shall have no exclusive claim whatsoever in the same including all stairs, staircases, lifts, which will always remain the property/possession of the Association of Apartment Owners / Co-operative Society or Limited Company and the same shall be for the common use for all the Flat Purchaser/s.

q) Nothing contained in THESE PRESENTS shall be construed to confer upon the Purchaser/s any right, title or interest of any kind whatsoever into or upon the said land Property/Properties or the said Wing/Building/Project as he constructed thereon or in any part thereof. Such confirmation shall take place only upon the execution of the conveyance mentioned herein in favour of the Purchaser/s.

r) As The Owners & The Promoters/Developers & Builders will be applying to the concerned authorities for giving separate water connections for buildings and necessary meters and connections for the said Flat of the Purchaser/s, if there is delay in obtaining the water and electricity connections from the concerned department then in that case The Owners & The Promoters/Developers & Builders may provide electrical connections / water supply / power supply / generous supply through any other temporary arrangements because of which if there is any unexpected / an sufficient / irregular supply of water / electricity The Owners & The Promoters/Developers & Builders shall not be held responsible for the same and the Purchaser/s hereto agrees for any temporary arrangement that may be made in the said interim period. The Purchaser/s shall pay for the proportionate charges as demanded, determined and decided by The Owners & The Promoters/Developers & Builders and service tax (if applicable) thereon. Total amount of this amount from the



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Purchaser/s, The Owners & The Promoters/Developers & Builders shall be entitled to temporarily deduct any dues of such proportion or entire charges payable by the Purchaser/s for the above from the outgoing / maintenance charges for which the Purchaser/s hereby agree. The Owners & The Promoters/Developers & Builders are entitled to demand charges for such temporary arrangement in advance, for the period incorporated in this Article of Agreement, before giving possession of the said Flat/Unit.

s) Till a separate electric meter or a water meter is installed/allotted by the M.S.E.D.C.L / Pimpri Chinchwad Municipal Corporation and any other authority, the Purchaser/s herein hereby agrees to bear and pay punctually the amounts and charges of the common electric and water meter and also the expenses for the maintenance of the common areas and facilities in proportion to the area of his/her/their/its Flat/Unit.

t) Notwithstanding the contents of THESE PRESENTS the Purchaser/s shall pay the amount of Taxes of Pimpri Chinchwad Municipal Corporation, M.S.E.D.C.L Charges, Water Charges and any other Charges of the Said Flat prior to the possession of the same. That the Purchaser/s has no right to withhold such amounts of the concerned Authorities and The Owners & The Promoters/Developers & Builders shall have absolute right to withhold the Possession of the concerned Flat until the clearance of the such amount by the Purchaser/s.

36) NO GRANT TILL CONVEYANCE :-

Nothing contained in this Article of Agreement is intended to be or shall be constructed as a grant, demise or assignment in law of the said Units or the said land Property/Properties and Wing/Building/Project or any part thereof. The Unit Purchaser/s shall have no claim save and except in respect of the Unit hereby expressly in writing agreed to be sold to him and all open spaces, parking spaces, lobbies, roads, staircases, terraces, recreation spaces etc. Unless specifically allocated to any person/s in writing will remain the property of The Owners & The Promoters/Developers & Builders until the said land Property/Properties and building is transferred to the Association of Apartment Owners / Co-operative Society or Limited Company as herein before mentioned.

37) WAIVER :-

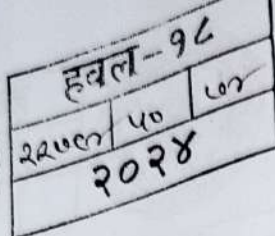
Any delay tolerated or indulgence shown or omission on the part of The Owners & The Promoters/Developers & Builders in enforcing the terms of this Article of Agreement, or any forbearance or giving of time to the Purchaser/s by The Owners & The Promoters/Developers & Builders shall not be construed as the waiver on the part of The Owners & The Promoters/Developers & Builders of any breach or non-compliance of any of the terms and conditions, by the Purchaser/s nor shall the same in any manner prejudice the rights of The Owners & The Promoters/Developers & Builders.

38) REGISTRATION :-

The Purchaser/s shall present this Article of Agreement duly stamped at the proper registration office for registration within the time limit prescribed by

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the Registration Act and The Owners & The Promoters/Developers & Builders will attend such office and admit execution thereof.

The original of this Article of Agreement is given to the Purchaser/s. The Purchaser/s shall present this Article of Agreement as well as any other deeds, documents etc. which are to be executed by the party hereto in pursuance of this permission in writing is obtained from the concerned local Authority and The Owners & The Promoters/Developers & Builders will attend the date of execution of this Article of Agreement and on intimation thereof by Purchaser/s The Owners & The Promoters/Developers & Builders will attend such office and admit execution thereof. The Purchaser/s fails to register the Article & Builders shall not be responsible if the Purchaser/s fails to register the Article of Agreement as mentioned above.

That the Purchaser/s has satisfied himself / herself / themselves / itself about the clear and marketable title of The Owners & The Promoters/Developers & Builders. That The Owners & The Promoters/Developers & Builders has also given inspection of all documents to the Purchaser/s and Purchaser/s has verified all the documents and satisfied about the same. The Purchaser/s has carried out the search and investigated the title by appointing his / her / their /its own independent Advocate in regards to Promoters & Developers / Builder's title, interest, building plans, and Governmental and Semi Governmental Orders, etc. The Purchaser/s having acquainted and satisfied himself / herself / themselves / itself with all the facts and nature of right of the Promoters & Developers / Builders and has / have / itself entered into this Article of Agreement. That the Promoters & Developers / Builders has already handed over all the relevant Documents, Plan, Specifications, All Orders, All Certificates etc., regarding their title to the Purchaser/s. That as per the instructions of the Purchaser/s the Promoters & Developers / Builders have annexed relevant documents herewith. That however if any documents as per any law has been missed to be annexed herewith then in that case the Purchaser/s shall not raise any objection in that regard as the Purchaser/s already has all the relevant documents with himself / herself / themselves / itself.

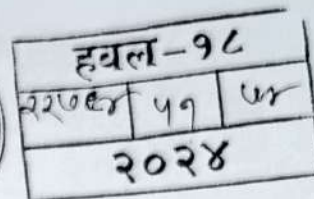
39) SERVICE OF NOTICES :-

That all the notices to be served on the Purchaser/s as contemplated by this Article of Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D./ Under Certificate of Posting/ Emails/ Electronics Communication/ Courier of Posting at his / her / their Address specified in the title of this Article of Agreement or at the Address intimated in writing by the Purchaser/s after execution of this Article of Agreement.

That it shall be the duty of the Purchaser/s to inform The Owners & The Promoters/Developers & Builders any change in the Address subsequent to the execution of this Article of Agreement in the Address specified in the title by way of Registered Post failing which all communication and letters posted at the address mentioned in the title shall be deemed to have been received by the Purchaser/s.

That any communications with The Owners & The Promoters/Developers & Builders shall be made at the address of the construction site of the said project and after the completion of the said construction the correspondence shall be made at the Partnership Firm/ Company/ Ltd., Company/ Proprietorship Firm Office Address of The Owners & The Promoters/Developers & Builders.

40) USE OF TERRACES & OPEN SPACES :-



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It is also understood by and between the parties here to that the terrace space or open space in front of or adjacent to the Flat/Unit in the said Wing/Building, if any, shall not be enclosed by the Flat/Unit Purchaser/s till the permission in writing is obtained from the concerned local Authority and The Owners & The Promoters/Developers & Builders or the Association of Apartment Owners / Co-operative Society or Limited Company as the case may be. Unless otherwise provided in this Article of Agreement, and not withstanding any oral dialogue such terrace or open space or road rights shall not vest in the Purchaser/s till the specific & exclusive rights of that particular terrace or open space have been allocated to him / her / them / it under this Article of Agreement in written. The terraces and spaces specifically allotted to the particular Flat/ Unit/s holder shall exclusively used by the concerned Flat/ Unit/s holder and the same shall be a restricted area for any other Flat/ Unit/s Holder.

All unallotted terraces/spaces etc. shall remain exclusively owned by The Owners & The Promoters/Developers & Builders unless specifically allotted in writing to any Flat/ Unit/s Purchaser/s and the Flat/ Unit/s Purchaser/s shall not object and allow to The Owners & The Promoters/Developers & Builders for using the same in any manner as they may deem fit.

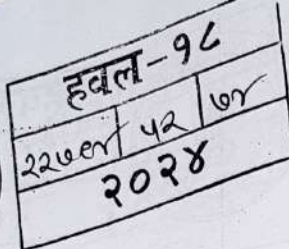
41) DEFAMATION :-

That after the execution of the said Article of Agreement up to the accepting of the Possession of the said Flat/Unit and/or up to the tenure of the "Defect Liability" all the complaint shall be resolved by the concerned persons appointed by The Owners & The Promoters/Developers & Builders. However if the said complaint is not resolved then the Purchaser/s and The Owners & The Promoters/Developers & Builders shall be entitle to approach proper Court of Law or Competent Authority. That the decision of such Court of Law or Competent Authority shall be binding on both the parties.

That in the meantime the Purchaser/s shall not carry out any act of defamation against The Owners & The Promoters/Developers & Builders or Builders Firm or Project or Goodwill of the Builder etc., through any kind of Electronic Media and/or Social Media and/or Facebook, WhatsApp, Twitter, LinkedIn, etc., That if the Purchaser/s has committed such defamation activity then in that case The Owners & The Promoters/Developers & Builders shall be entitle to claim heavy compensation from the Purchaser/s for such defamation and the Purchaser/s is totally aware of the same.

42) RIGHTS TO DISPOSE OF PREMISES CONSTRUCTED ON TERRACE :-

The terrace on the building and/ or attached to any Unit/s or premises which are not exclusively allotted to any particular Purchaser/s shall always belong to The Owners & The Promoters/Developers & Builders and they shall be entitled to dearch, and dispose off the same in such manner as he may deem fit. In the event of The Owners & The Promoters/Developers & Builders obtaining permission from the Municipal Corporation or any other competent Authority for construction of any type of premises on the terrace, then The Owners & The Promoters/Developers & Builders shall be entitled to deal with and dispose off in any manner whatsoever such premises constructed by them to such person or persons or parties at such rate and on such terms and condition as The Owners & The Promoters/Developers & Builders may deem fit. The Owners & The Promoters/Developers & Builders shall be entitled in that event to allot the entire terrace to the buyers of the premises that may be constructed on the terrace as its member/s. In the event of any water storage tank being constructed on the



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terrace of the said building or lifts being installed for the benefit and use of the various holders of Unit or other premises then the Society shall be entitled to depute its representatives the tanks and lifts at all reasonable time as may be mutually agreed to between The Owners & The Promoters/Developers & Builders and the buyers of terrace premises.

43) PROMOTERS TO HAVE CHARGE TILL ALL AMOUNTS PAID :-

That The Owners & The Promoters/Developers & Builders shall have necessary first lien and first charge on the Unit for all the amounts that the Purchaser/s is liable to pay to them under this Article of Agreement and The Owners & The Promoters/Developers & Builders shall be entitled to withhold giving receive the same from the Purchaser/s and shall be entitled to withhold giving possession subject to the payment thereof and of the other liabilities relating to taxation or otherwise.

44) SEVERABILITY :-

If any provision of the Article of Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Article of Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Article of Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of.

45) GOVERNING LAW :-

That the rights and obligations of the parties under or arising out of this Article of Agreement shall be construed and enforced in accordance with the law of India for the time being in force.

46) DISPUTE RESOLUTION :-

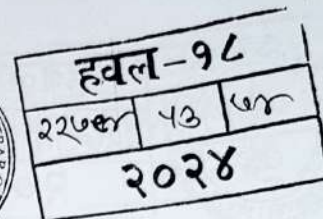
The parties hereby agree that in the event of there being any dispute by and between the parties hereto in respect of interpretation of any of the terms and conditions herein contained as also in respect of any matter arising out of and/or touching upon these presents, and/or in regard to the carrying out of this Article of Agreement, then the said dispute shall be settled amicably. In case of failure to settle the dispute amicably, the said matter shall be referred to the Hon'ble Competent Authority under the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

47) STAMP DUTY AND REGISTRATION FEES :-

The consideration of the said Article of Agreement between The Owners & The Promoters/Developers & Builders and the Purchaser/s herein is as per the prevailing market rate in the subject locality. This Article of Agreement is executed by the parties hereto under the Maharashtra Ownership Flats Act, 1963 and the stamp duty for this transaction is payable as per the Bombay Stamp Act, 1958, Schedule-1, Article 25 or 25 (d), the Purchaser/s herein has paid requisite stamp duty and shall pay appropriate registration fees and expenses. The parties hereto shall be entitled to get the aforesaid stamp duty, adjusted, leviable on the conveyance, which is to be executed by The Owners & The Promoters/Developers & Builders and the Owners/ Consenting Party herein in favour of the Purchaser/s

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herein. If any additional stamp duty or other charges are required to be paid at the time of conveyance the same shall be paid by the Purchaser/s. The Purchaser/s herein has agreed to purchase the said Flat/Unit as an investor as laid down in Article 5(2) or 5(g-a)(ii) 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 Purchaser/s herein to the subsequent Purchaser/s as per provision of the said clause Article 5(2) or 5(g-a)(iii).

48) REGISTRATION UNDER THE REAL ESTATE (REGULATION & DEVELOPMENT) ACT, 2016 :-

That "The Real Estate (Regulation & Development) Act, 2016" has come into force since 01/05/2017. That "VISION ALTIA" is a new project and The Owners & The Promoters/Developers & Builders have registered the said project with the concerned Government Authority under Registration No. P52100053339 in accordance with rules of the Housing Department, Government of Maharashtra.

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DECLARATION BY PURCHASER/S

The Purchaser/s declares that he/she/they/it has read the Agreement/got translated the same and fully understood the contents of the Agreement. That the Purchaser/s further agrees and assures that he/she/they/it will comply and abide by all the mutual terms and conditions stated in this agreement and thereafter same have been executed by all the parties and Purchaser/s has/have received the stamped copy of this agreement.

[Signature]
PURCHASER/S

S.V. Salunkhe
PURCHASER/S



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SCHEDULE - 'I' OF THE PROPERTIES

SCHEDULE "I-A"

All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 1A/1A/25 having total admeasuring area of 00 H. 04 Ares out of area admeasuring 00 H. 1 Ares i.e. 100 Sq. Mtrs., which is totally assessed at Rs. 00.08 Paise situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "I-B"

All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 4A/2/1 having total admeasuring area of 00 H. 42.50 Ares out of area admeasuring 00 H. 17.5 Ares i.e. 1750 Sq. Mtrs., which is totally assessed at Rs. 00.83 Paise situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "I-C"

All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 4A/1B having total admeasuring area of 00 H. 41 Ares out of area admeasuring 00 H. 20.50 Ares i.e. 2050 Sq. Mtrs., which is totally assessed at Rs. 00.80 Paise situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "I-D"

All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 4A/1A having admeasuring area of 00 H. 28 Ares Plus Potkharaba admeasuring area of 00 H. 19 Ares having total admeasuring area of 00 H. 47 Area out of area admeasuring 00 H. 6.16 Ares i.e. 616 Sq. Mtrs., which is totally assessed at Rs. 00.55 Paise situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "I-E"

All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 1A/1A/10 having total admeasuring area of 00 H. 1 Ares i.e. 100 Sq. Mtrs., which is totally assessed at Rs. 00.02 Paise situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "I-F"

All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 1A/1A/23 having total admeasuring area of 00 H. 2 Ares i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.



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SCHEDULE "I-G"

All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 4A/2/1/3 having total admeasuring area of 00 H. 2.50 Area i.e. 250 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village Ravet, Taluka Haveli, District Pune and within the Jurisdiction of Sub-Registrar Haveli, Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "I-H"

All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 1A/1A having admeasuring area of 01 H. 38 Ares Plus Potkharaba admeasuring area of 00 H. 16 Ares having total admeasuring area of 01 H. 54 Ares out of area admeasuring 00 H. 2 Area i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 02.96 Paise situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "I-I"

All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 1A/1A/14 having total admeasuring area of 00 H. 2 Area i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

SCHEDULE "I-J"

All that piece and parcel of the Property bearing Survey No. 74 having Hissa No. 1A/1A/15 having total admeasuring area of 00 H. 2 Area i.e. 200 Sq. Mtrs., which is totally assessed at Rs. 00.04 Paise situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune.

That the Property described in the Schedule "I-A", "I-B", "I-C", "I-D", "I-E", "I-F", "I-G" having total admeasuring area about 5066 Sq. Mtrs., situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune which is collectively bounded as under :-

- On or towards East :- By 10 Fts., Road and Property of Mr. Jamdale.
- On or towards West :- By 10 Fts., Road and Property of Mr. Jagdale.
- On or towards North :- By 12 Mtrs., Internal Road and Property of Revanta Society and Property of Mr. Jagdale & Mr. Borikar.
- On or towards South :- By Property of Mr. Choudhary, Mr. Chavan and Mr. Adhore.

Along with all right of apparent things thereto.



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That the Property described in the Schedule "I-H", "I-I" having total admeasuring area about 400 Sq. Mtrs., situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune which is collectively bounded as under :-

- On or towards East :- By 12 Mtrs., Road.
- On or towards West :- By 10 Fts., Road.
- On or towards North :- By Property of Amenity Space for PCMC.
- On or towards South :- By Property of Mr. Borikar.

Along with all right of apparent things thereto.

That the Property described in the Schedule "I-J" having total admeasuring area about 200 Sq. Mtrs., situated at Village Ravet, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad Municipal Corporation and within the Jurisdiction of Sub-Registrar Haveli, District Pune which is collectively bounded as under :-

- On or towards East :- By Property of Survey No. 74.
- On or towards West :- By Colony Road.
- On or towards North :- By Property of Survey No. 74.
- On or towards South :- By Property of Survey No. 74.

Along with all right of apparent things thereto.

(Note :- That the Boundaries of the above mentioned properties are subject to the actual Position of the properties and the misinterpretation of the same will have no adverse effect on this Article of Agreement. And the boundaries of actual position of the said properties are consider to be final and both the parties admit the same.)



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SCHEDULE - 'II' OF THE FLAT/UNIT

- | | |
|--|----------------------------------|
| ➤ PROJECT NAME. | :- "VISION ALTIA" |
| ➤ FLAT/UNIT NO. | :- 1204 |
| ➤ FLOOR. | :- 12th FLOOR. |
| ➤ BUILDING/WING. | :- "B" |
| ➤ AREA OF THE FLAT. | :- 75.41 SQ. MTRS. (CARPET AREA) |
| ➤ AREA OF BALCONY/DRY BALCONY/OPEN BALCONY/TERRACE/OPEN TERRACE. | :- 7.87 SQ. MTRS. |

The above Flat/Unit constructed in the property described in the schedule hereinabove written.

CAR PARKING DETAILS

That The Owners & The Promoters/Developers & Builders has allotted Covered Car Parking Space AND/OR Open (Shaded) Car Parking Space along with said Flat Units without consideration in following manner :-

- | | |
|--|--------------------------------|
| ➤ PARKING NO. | :- B2-09 |
| ➤ PARKING TYPE. | :- Covered (Independent) B2-09 |
| ➤ PARKING SIZE. (in Mtrs.) (Length X Breadth X Vertical) | :- 4.50X1.50X1.40 |
| ➤ PARKING SIZE. (in Fts.) (Length X Breadth X Vertical) | :- 14' 9"X5' 2"X4' 10" |
| ➤ PARKING AREA. (in Sq. Mtrs.) | :- 11.35 |
| ➤ PARKING AREA. (in Sq. Fts.) | :- 121.00 |
| ➤ PARKING PLACE/LEVEL. | :- Basement 2 |

[Signature]
PURCHASER/S

[Signature]
PURCHASER/S



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SCHEDULE - 'III'

COMMON AREAS AND FACILITIES

(A) COMMON AREAS :-

- The Land surrounding the Wing/s, Building/s.
- The Footing, RCC framework structures of the Building/s.
- Staircase columns and Lift as with Lift room in the Building/s.
- Drainage line and water line network.
- Common Electric Meters, Common Water Meter, Connected to Common Lights & Water connections, Pump sets etc.,
- Light points outside the Building and in the Staircase/s as well as in Car Park area and/or Basement.
- Overhead water tank and underground water tank shall be common along with the pump sets.
- Common back-up for Lift, Common Light and Water pump.
- Solar Water Heating System.
- Rain Water Harvesting.
- Fire Fighting System.
- Landscape Garden, Children Play Area, Community Hall, Fitness Center, Society Office, Indoor Game Room, Multipurpose Court.

(B) LIMITED COMMON AREAS AND FACILITIES :-

- Allotted Parking Space shall be restricted area and The Owners & The Promoters/Developers and Builders herein shall have exclusive right to allot the same being exclusive right to use to any Flat/Tenement holder in the Wing/Building.
- Adjacent terraces and / or Parking if any to the Premises shall be restricted and shall be for exclusive use of such respective Premises holders.
- All area etc. which are not covered under aforesaid head "common area and facilities" are restricted areas and facilities which include, the marginal open spaces, terraces, car parking within the said property/properties and in the building/s which is /are under construction on the said property/properties is reserved and Developer shall have exclusive right to sale or transfer, convey the same in part or in full to any buyer of Premises, terrace/s, parking space etc. or to convert the restricted area in to common area or vice-versa.



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SCHEDULE - 'IV' STANDARD SPECIFICATIONS

- A) STRUCTURE :-**
- Earthquake Resistant RCC/Mivan Structure.
- B) FLOORING :-**
- Vitrified 800 mm X 800 mm tile Flooring for entire Flats
 - Mat Finished Flooring in attached terrace and bathroom.
- C) PLASTER :-**
- External - Texture finish.
 - Internal - Smooth gypsum finish.
- D) MASONRY :-**
- External Wall RCC
 - Internal Wall RCC/Brick Masonry
- E) DOORS :-**
- Entrance Door :-
 - Heavy duty main door with decorative laminate sheet.
 - Bedroom :-
 - Moulded Flush Door.
 - Toilets :-
 - Granite Door Frame.
 - Laminated Flush Door.
 - Terrace :-
 - Sliding Door in Terrace
- F) WINDOWS :-**
- Powder coated aluminium sliding windows.
 - Granite sill for windows.
 - Mosquito net for windows except Kitchen.
- G) KITCHEN :-**
- Artificial granite top kitchen platform.
 - Stainless steel sink.
 - Glazed tiles dado.
 - Provision for Exhaust Fan.



हवल-१८		
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VISION ALTA

- Provision for Water Purifier.
 - Dry Balcony attached to kitchen.
- H) TOILETS :-**
- Elegant Designer Glazed tiles dado.
 - Provision of Electric Point for Geyser.
 - Western Type Common Toilet and Master Toilet.
- I) ELECTRICAL :-**
- Adequate Concealed Electrical point with Copper Wiring.
 - Ample Electric Points with Branded Modular Switch.
 - Cable TV Point in Living room.
 - AC provision in all Bedroom.
 - Each flat with RCCB for electrical safety.
 - Provision or Inverter Point.
- J) PLUMBING :-**
- Concealed CPVC Plumbing.
 - Jaquar/Parryware or Equivalent Brand C. P. Fittings.
 - Hot & Cold Mixer.
 - Provision for Geyser.
- K) PAINTS :-**
- Internal Paint - emulsion Paint of high quality.
 - External all weather Paint.

NOTE :-

- The aforesaid specifications are general and will be provided in the residential accommodation as suitable in accommodation as per the discretion of the Developer.



22/06/2028
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VISION ALTA

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and the year herein above written.



(THE OWNERS & THE PROMOTERS
/DEVELOPERS & BUILDERS)
PARTY OF THE FIRST PART



[Signature]



S.V. Salunkhe

PURCHASERS
PARTY OF THE SECOND PART

IN THE PRESENCE OF:-

1. Signature : *D.N. Salunkhe*
Name : *Diksha Lakshmi Salunkhe*
Address : *Vedant chawl no 2 from
N. 7. Subhash Road Dombivli (W)
Thane*
2. Signature : *[Signature]*
Name : *Kishor V. Salunkhe*
Address : *Nimale west Chikhal
Pune*

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22/06/2028

Sl. No.	Name	Area	Value	Rate	Amount
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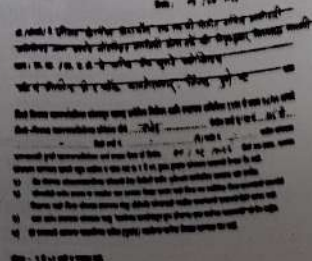
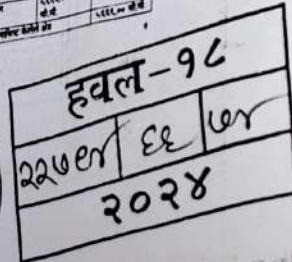
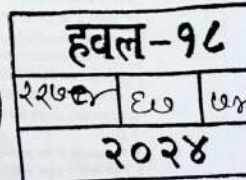
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हवेली-१८
22/08/23
2028



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
(See rule 6(a))

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100053339
Project: **VISION ALTIA**, Plot Bearing / CTS / Survey / Final Plot No.: **SURVEY NO. 74 (P) Ravet, Havelli, Pune.**
412101;

1. Vision Creative Buldcon Llp having its registered office / principal place of business at Tehsil: Havelli, District: Pune, Pin: 411018.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
 - OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 27/10/2023 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 27/10/2023
Place: Mumbai

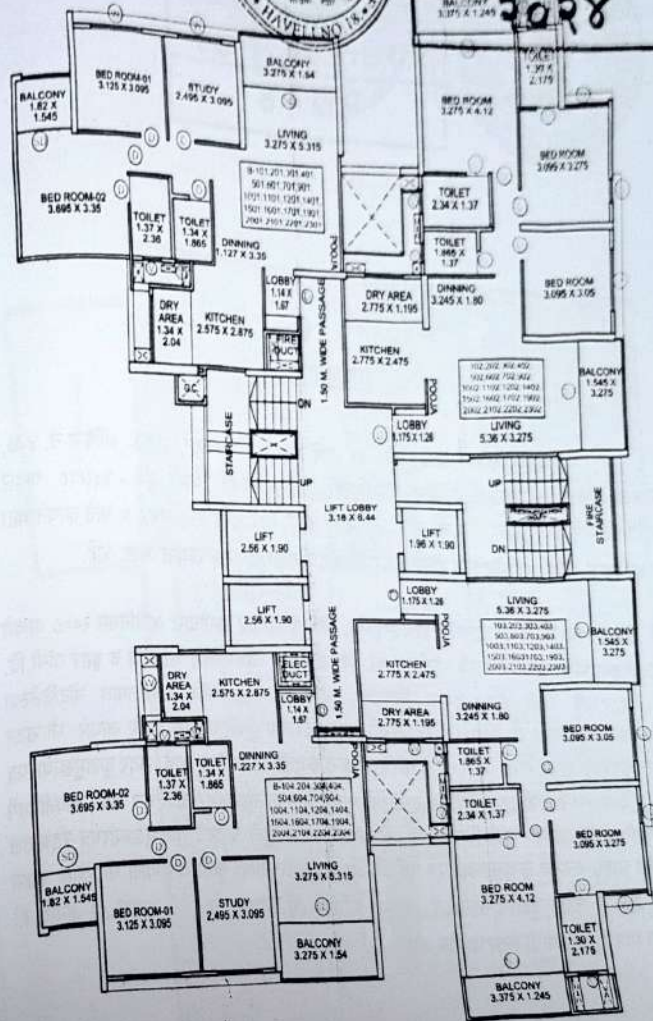
Signature valid



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



हवेली-१८
22/08/23
2028



TYPICAL FLOOR PLAN
(1st-7th, 9th-12th, 14th-17th, 19th-23rd)
[WING-B]

VISION ALTIA

"VISION ALTIA", S.NO 74(P), RAVET, PCMC, PUNE.
BY M/S. VISION CREATIVE BULDCON LLP.



हवल-१८		
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घोषणापत्र

मी. मदन किसन आडे, वय:- ४० वर्ष, व्यवसाय:- व्यापार, पत्ता :- ऑफिस नं. ४-७, पाचवा मजला, एमएसआर कॅपिटल, पिंपरी कोर्ट रोड, मोरवाडी, पिंपरी, पुणे - ४११०१८ याद्वारे घोषित करतो की, दुय्यम निबंधक हवेली क्र. १७/ १८/ २४/ २५/ २६/ १४/ ५ यांचे कार्यालयात "आर्टिकल ऑफ अग्रीमेंट" या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

मे. किजन किएटिव्ह विल्डकॉन एल.एल.पी., सीमित दायित्व भागीदारी अधिनियम २००८ अन्वये नोंदणीकृत भागीदारी संस्था तर्फे भागीदार श्री. विपुलकुमार चिमनलाल भावाणी व इतर यांनी दि. ०५/०१/२०२४ रोजी (मा. दुय्यम निबंधक हवेली नं. १८ यांचे कार्यालयात नोंदविलेल्या कुलमुखत्यारपत्र दस्त क्र. ४८७/२०२४ अन्वये) मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. / निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे सदरचे कुलमुखत्यारपत्र रद्द झालेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, १९०८ चे कलम ८२ अन्वये मी शिक्केस पात्र राहीन, याची मला जाणीव आहे.

दिनांक : २५/०१/२०२४

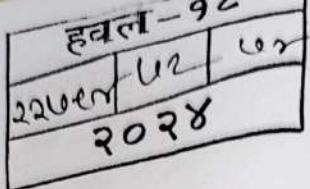
(मी. मदन किसन आडे)
कुलमुखत्यारपत्रधारकाचे नाव व शही



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प्राप्त दिनांक: 25/09/2024

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३ मम शुद्ध
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एम निबंधक, हवेली-18

प्रकार: करारनामा

शुल्कः (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दान) मध्ये नमूद न
कोणत्याही नागरी क्षेत्रात

क्र. 125 / 09 / 2024 05 : 55 : 50 PM ची वेळ: (मादरीकरण)

क्र. 225 / 09 / 2024 05 : 56 : 47 PM ची वेळ: (फ्री)

प्रतिज्ञा पत्र

सदर दत्तापेक्ष ज्ञा नैर्दणी कायदा १९०८ अंतर्गत असलेल्या तत्पदीनुसारच
नैर्दणीस दाखल केलेला आहे. "दत्तातील संपूर्ण प्रकृति, निष्पाद अक्ती
साक्षीदार/आळखदार व सोबत मोडलेल्या कागदपत्राची सत्यता अपासली
आहे. "दत्ताची सत्यता, वैधता कागदपत्रा कागदमाती दस्त निष्पाद व
कबुलीधारक हे पत्र अकादमी (संपूर्ण) निष्पादनासोबत सोडलेले
कागदपत्र, कुल, खत्या नासक अक्ती तत्पदी दत्तादर आळखून आप्तास पायी
संपूर्ण जबाबदारी निष्पादकाची झालेली.

172
लिहून देणार

S.V. Salunke



આ પ્રમાણિત

25/09/2024 05:58:33 PM

इमा प्रभाजित

इमा प्रमाजित

25 / 09 / 2024 05 : 59 : 13 PM

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