

329/1214

पावती

Original/Duplicate

Thursday, January 19, 2023

नोंदणी क्र.: 39M

3:56 PM

Regn.: 39M

पावती क्र.: 1373 दिनांक: 19/01/2023

गावाचे नाव: वाधोली (आव्हालवाडी)

दस्तऐवजाचा अनुक्रमांक: हवल 11-1214-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: अजिंक्य विजय - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1500.00
पृष्ठांची संख्या: 75	

प्रकृण:	रु. 31500.00
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आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

4:15 PM ह्या वेळेम मिळेल.

 मह दुर्घम निवंधक, हवेली-11

बाजार मुल्य: रु. 7079510.71/-

मोबदला रु. 12776527/-

भरनेले मुद्रांक शुल्क: रु. 894500/-

 सह. दुर्घम निवंधक (वर्ग-२) हवेली क्र. ११

1) देयकाचा प्रकार: DHC रक्कम: रु. 1500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1901202300727 दिनांक: 19/01/2023

वैकंचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013874554202223E दिनांक: 19/01/2023

वैकंचे नाव व पत्ता:

19/01/2023

सूची क्र.2

दुर्यम निबंधक : सह द.नि. हवेली 11

दस्त क्रमांक : 1214/2023

नोंदणी :

Regn:63m

गावाचे नाव : वाघोली (आळवाडी)

(1) विलेखाचा प्रकार	कारारनामा
(2) मोबदला	12776527
(3) वाजारभाव(भाडपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पटटेदार ने नमूद करावे)	7079510.71
(4) भू-मापन, पोटहिस्मा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका नं- 701 माळा नं- 7 वा मजला इमारतीचे नाव - टॉवर 1 विंग टी1 प्रोजेक्टचे नाव- खराडी पुणे फेज 1 टॉवर 1 टॉवर 4 प्रोजेक्ट चा पत्ता- लोड जिआईनो, गट नं. 1287/2(न्यू), 2273(पी)(ओल्ड), वाघोली, हवेली पुणे पार्किंग - सोबत एक कार पार्किंग (Survey Number : 1287/2 व दस्तात नमूद केल्याप्रमाणे ;)) 2) 102.93 चौ.मीटर
(5) क्षेत्रफल	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकागाचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मैक्रोटेक डेव्हलपमेंट लि. तर्फे कृ. मु. विवीन मंमतर्फे कृ. मु. मंजय हरिहर - - वयः-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला, 17जी वर्धमान चेंवर, कावसजी पटेल रोड, हॉर्निंग मर्किल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पैन नं:-AAACL1490J 2): नाव:-अजिंक्य विजय - - वयः-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 31 ए, संताजी नगर शंकर नगर जवळ अमरावती, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अमरावती. पिन कोड:-444606 पैन नं:-BTPPB2507A 3): नाव:-स्नेहा ए. जास्वंते - - वयः-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 31 ए, संताजी नगर शंकर नगर जवळ अमरावती, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, अमरावती. पिन कोड:-444606 पैन नं:-ALRPJ0248D
(9) दस्तऐवज करून दिल्याचा दिनांक	19/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	19/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1214/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	894500
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेग	

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

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

मी नक्त वाचली
रुजवात घेतली
अस्सलवर हुक्म नक्त

दस्त सोबतची नक्त
श्री. अजिंक्य विजय
यांना सिली. स्म मंडळ^१
दिनांक - ९१०१२०२३

सह दुर्यम निबंधक (वर्ग-२) हवेली क्र. ११



Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ajinkya Bijwe	eChallan	69103332023011814607	MH013874554202223E	894500.00	SD	0006941886202223	19/01/2023
2		DHC		1901202300727	1500	RF	1901202300727D	19/01/2023
3	Ajinkya Bijwe	eChallan		MH013874554202223E	30000	RF	0006941886202223	19/01/2023

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





हवल - ११		
9298	9	०४
CHALLAN		
MTR Form Number-6		



GRN	MH0138745540022235	BARCODE			Date	17/01/2023-15:46:10	Form ID	25.2			
Department Inspector General Of Registration				Payer Details							
Stamp Duty				TAX ID / TAN (If Any)							
Type of Payment Registration Fee				PAN No.(If Applicable)		BTVPB2507A					
Office Name HVL11_HAVELI 11 JOINT SUB REGISTRAR				Full Name		Ajinkya Bijwe					
Location PUNE				Flat/Block No.		701 T1 Lodha Kharadi Pune					
Year 2022-2023 One Time				Premises/Building							
Account Head Details			Amount In Rs.	Road/Street		Lodha Giardino, Gat No. 1287/2(New), 2273(P) (Old), Wagholi, Haveli					
0030046401 Stamp Duty			894500.00	Area/Locality		Pune					
0030063301 Registration Fee			30000.00	Town/City/District							
				PIN		4	1	2	2	0	7
				Remarks (If Any)							
				PAN2=AAACL1490J~SecondPartyName=Macrotech Developers							
				Limited~CA=12776527							
₹ 924500.00				Amount In	Nine Lakh Twenty Four Thousand Five Hundred Rupees						
Total			9,24,500.00	Words	Only						
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK							
Cheque-DD Details				Bank CIN	Ref. No.	69103332023011814607	721784057				
Cheque/DD No.				Bank Date	RBI Date	18/01/2023-17:55:26	Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK					
Name of Branch				Scroll No. , Date		Not Verified with Scroll					

Department ID :

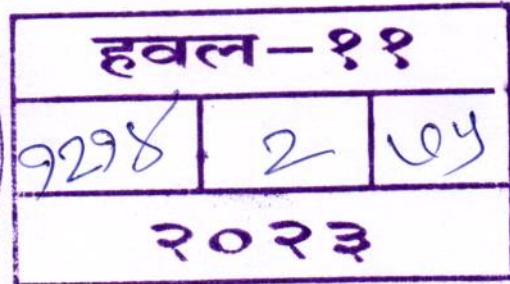
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुर्योग निबध्क कार्यालयात नोंदणी करावयाच्या दस्तावाठी लागू आहे. नोंदणी न करावयाच्या दस्तावाठी सदर चलन लागू नाही.

Mobile No. : 7758854840

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	(IS)-329-1214	0006941886202223	19/01/2023-15:56:24	IGR018	30000.00
2	(IS)-329-1214	0006941886202223	19/01/2023-15:56:24	IGR018	894500.00
Total Defacement Amount					9,24,500.00



19
पंचम
जानवरी

D ocument H andling C ha rges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1901202300727	Receipt Date	19/01/2023
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Received from MACROTECH DEVELOPERS LIMITED, Mobile number 9370148118, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 1214 dated 19/01/2023 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.



Payment Details

Bank Name	SBIN	Payment Date	19/01/2023
Bank CIN	10004152023011900681	REF No.	301999074670
Deface No	1901202300727D	Deface Date	19/01/2023

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



हवल - ११		
9298	3	04
CHALLAN		
MTR Form Number २०२३		



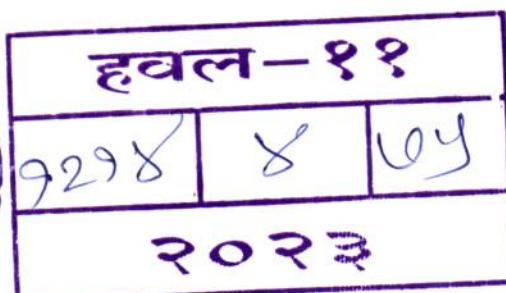
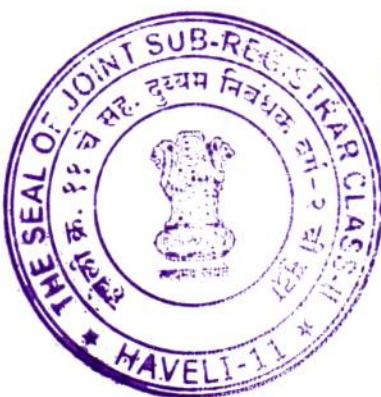
GRN	MH013874554202223E	BARCODE	Date	17/01/2023-15:46:10	Form ID	25.2					
Department Inspector General Of Registration			Payer Details								
Stamp Duty			TAX ID / TAN (If Any)								
Type of Payment Registration Fee			PAN No.(If Applicable) BTVPB2507A								
Office Name HVL11_HAVELI 11 JOINT SUB REGISTRAR			Full Name		Ajinkya Bijwe						
Location PUNE			Flat/Block No.		701 T1 Lodha Kharadi Pune						
Year 2022-2023 One Time			Premises/Building								
Account Head Details		Amount In Rs.	Road/Street		Lodha Giardino, Gat No. 1287/2(New), 2273(P) (Old), Wagholi, Haveli						
0030046401 Stamp Duty		894500.00	Area/Locality		Pune						
0030063301 Registration Fee		30000.00	Town/City/District								
			PIN		4	1	2	2	0	7	
			Remarks (If Any)								
			PAN2=AAACL1490J~SecondPartyName=Macrotech		Developers						
			Limited~CA=12776527								
			Amount In		Nine Lakh Twenty Four Thousand Five Hundred Rupees						
Total		9,24,500.00	Words		Only						
Payment Details IDBI BANK			FOR USE IN RECEIVING BANK								
Cheque-DD Details			Bank CIN	Ref. No.	69103332023011814607	721784057					
Cheque/DD No.		Bank Date	RBI Date	18/01/2023-17:55:26	Not Verified with RBI						
Name of Bank		Bank-Branch		IDBI BANK							
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 केवळ दुर्याम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावाठी लागू आहे. नोंदणी न करावयाच्या दस्तावाठी सदर चलन लागू नाही.

*Nasneeta**Digive*





AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made at Mumbai this 19TH day of Jan, 2023

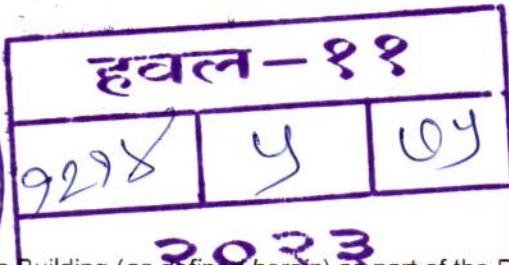
B E T W E E N:

MACROTECH DEVELOPERS LIMITED, a company incorporated and registered under the Companies Act 1956, having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Mumbai Fort -400001, hereinafter referred to as "**THE COMPANY**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part**;

AND

AJINKYA BIJWE AND SNEHA A JASWANTE residing / having its address at **31 A, SANTAJI NAGAR NEAR SHANKAR NAGAR AMRAVATI 444606 MAHARASHTRA INDIA** and assessed to income tax under permanent account number (PAN) **BTPB2507A , ALRPJ0248D** hereinafter referred to as the "**PURCHASER**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include (a) in case of an Individual, such individual's heirs, executors, administrators and assigns; (b) in case of a partnership firm, its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them; and (c) In case of a company or a body corporate or juristic entity, its successors and permitted assigns) of the **Other Part**.

The Company and the Purchaser are hereinafter individually referred to as the "**Party**" and collectively referred to as the "**Parties**"



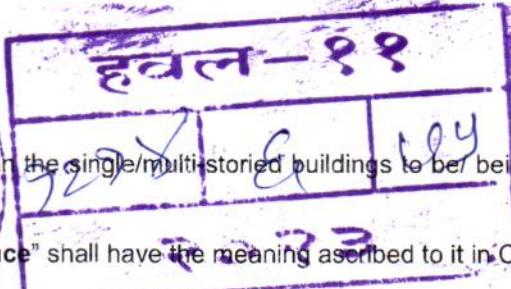
WHEREAS:

- A. The Company is/ shall be constructing the Building (as defined herein) as part of the Project (as defined herein) on the Larger Property (as defined herein).
- B. The chain of title of the Company to the Larger Property is at **Annexure 2** (Chain of Title).
- C. A copy of the Report on Title in respect of the Larger Property is at **Annexure 3** (Report on Title).
- D. The Company has applied for and obtained various Approvals for the development of the Building(s). The key Approvals obtained are set out at **Annexure 4** (Key Approvals). Applications for further Approvals may be under consideration of the relevant Authorities and, or, the Company may obtain further approvals as may be permitted by applicable regulations.
- E. The Company has engaged the services of architects and structural engineers for the preparation of the design and drawings in respect of the Building and the construction of the Building shall be under the professional supervision of the said architects and structural engineers as required under the bye-laws of the local Authorities.
- F. The Purchaser has applied to the Company for allotment of the Unit (as defined herein) in the Building.
- G. A copy of the floor plan in respect to the said Unit is hereto annexed and marked as **Annexure 5** (Floor Plan).
- H. Relying upon the said application and the representations, declarations and assurances made by the Purchaser to faithfully abide by all the terms, conditions and stipulations contained in this Agreement, the Company has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Company the Unit at the consideration and on the terms and conditions hereinafter appearing.

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

1. **DEFINITIONS –**

- 1.1. "**Agreement**" shall mean this Agreement together with the schedules and annexures hereto and any other deed and/or document(s) executed in pursuance thereof.
- 1.2. "**Applicable Law**" shall mean, in respect of any relevant jurisdiction, any statute, law, regulation, ordinance, rule, judgment, order, decree, clearance, approval, directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision, or determination by, or any interpretation or administration of any of the foregoing by, any Authority whether in effect as on the date of this Agreement or thereafter and in each case as amended or modified.
- 1.3. "**Approvals**" shall mean and include all licenses, permits, approvals, sanctions, consents obtained/to be obtained from or granted/ to be granted by the competent Authorities in connection with the Project/ Building/ Unit and/or the development thereof.
- 1.4. "**Arbitrator**" shall have the meaning ascribed to it in Clause 23.2 below.
- 1.5. "**Attorney**" shall have the meaning ascribed to it in Clause 11.4.2(b) below.
- 1.6. "**Authority**" shall mean (i) any nation or government or any province, state or any other political subdivision thereof; (ii) any entity, authority or body exercising executive, legislative, judicial, regulatory or administrative functions of or pertaining to government, including any governmental authority, agency, department, board, commission or instrumentality; or (iii) any court, tribunal or arbitrator.
- 1.7. "**BCAM Charges**" shall mean the Building common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Unit/ Building, but shall not include FCAM Charges.



- 1.8. "Building" shall mean the single/multi storied buildings to be/ being constructed as part of the Project.

1.9. "Building Conveyance" shall have the meaning ascribed to it in Clause 14.3 below.

1.10. "Building Protection Deposit" shall mean the amounts specified in the **Annexure 6A**.

1.11. "CAM Charges" shall have the meaning ascribed to it in Clause 15.5.

1.12. "CAM Commencement Date" shall mean the day from which the Purchaser will be required to pay BCAM Charges and FCAM Charges (if applicable) and will be the first day of the immediately succeeding month after the Date of Offer of Possession regardless of whether/when the Purchaser takes possession of the Unit.

1.13. "Cancellation Deed" shall have the meaning ascribed to it in Clause 11.4.2(a) below;

1.14. "Car Parking Spaces" shall mean a location where a 4 wheel passenger vehicle can be parked. Car Parking Spaces includes open / stilt / covered parking spaces and maybe located in the basement, car park (including multi-level car park), podium etc. Shortest walking distance between the Building entrance lobby and entry to location where car is parked shall not exceed 750 meters.

1.15. "Carpet Area" shall mean the net usable area of the Unit including the area covered by the internal partition walls of the Unit but shall exclude the area covered by external walls, areas under service shafts, exclusive balcony/ verandah/ open terrace area or any exclusive open terrace area. Carpet area is calculated prior to application of any finishes (i.e. on bare shell basis). Carpet area is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of Carpet Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of Carpet Area.

1.16. "Cheque Bouncing Charges" shall mean the charges payable by either Party to this Agreement on account of a cheque issued pursuant to this Agreement is not honoured for any reason, whatsoever, including 'insufficient funds', 'stop payment' or 'account closed', and shall mean an amount equivalent to 2.5% (two point five per cent) of the value of the cheque in question. If the amount of the said cheque and the Cheque Bouncing Charges thereto are not paid within a period of 30 (thirty) days from the date the cheque is not cleared in the first instance, the Cheque Bouncing Charges shall increase to 5% (five per cent) of the value of the cheque issued.

1.17. "Club" shall mean any recreation facility constructed for the use of the purchasers of units in the Project or the Larger Property.

1.18. "Common Areas and Amenities" shall mean the common areas and amenities as are available to and /or in respect of the Building/ Larger Property, as the case may be and more particularly described at **Annexure 7 (Common Areas and Amenities)**.

1.19. "Company Notice of Termination" shall have the meaning ascribed to it in Clause 11.2.1.

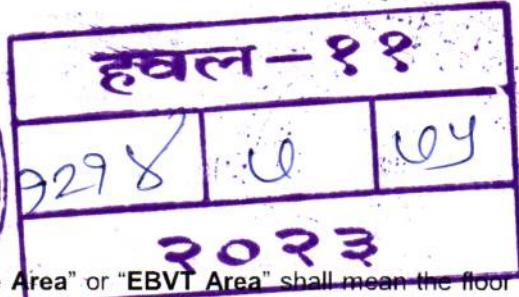
1.20. "Confidential Information" shall have the meaning ascribed to it in Clause 27.1 below.

1.21. "Consideration Value" shall have the meaning ascribed to it at **Annexure 6 (Unit and Project Details)**.

1.22. "Date of Offer of Possession" or "DOP" shall mean the date on which the Company, by written intimation, makes the Unit available to the Purchaser along with the OC in respect of the Unit (the OC maybe for part or whole of the Building). The estimated DOP is set out at **Annexure 6 (Unit and Project Details)**.

1.23. "Direct Tax" or "Direct Taxes" shall mean income tax, corporate tax, or similar tax or levy, wherever and whenever charged, levied or imposed together with any interest and penalties in relation thereto.

ANS



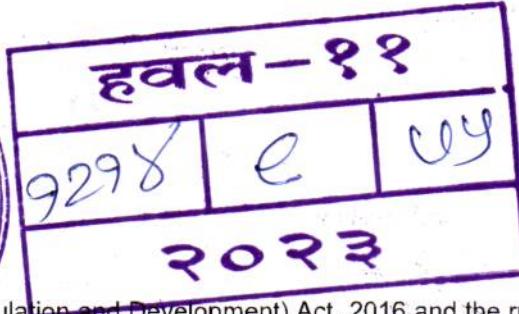
- 1.24. "**Exclusive Balcony/ Veranda/Open Terrace Area**" or "**EBVT Area**" shall mean the floor area of the balcony (enclosed or open) and/or veranda and/or terrace and/or deck and/or elevation treatment and/or any other areas meant for the exclusive use of the Purchaser, other than the carpet area. EBVT Area is calculated prior to application of any finishes (i.e. on bare shell basis) and is subject to tolerance of (+/-) 3% (three per cent) on account of structural, design and construction variances. In case of any dispute on the measurement of EBVT Area, the same shall be physically measured after removing all finishes that have been applied/fitted and the cost of removal and refitting of such finishes shall be borne by the Party which raises the dispute in relation to the measurement of EBVT Area.
- 1.25. "**Extended DOP**" shall have the meaning ascribed to it in Clause 10.1 below.
- 1.26. "**FCAM Charges**", if applicable, shall mean the Federation common area maintenance charges payable by the Purchaser *inter alia* for the maintenance of the Larger Property (excluding the Building) including property tax payable in respect of the Car Parking Spaces allocated to the Purchaser and the common areas of the Larger Property and amenities available to the Purchaser and excluding any and all BCAM Charges. FCAM Charges shall be applicable where the Project consists of more than one Ultimate Organization and will be as set out at **Annexure 6A**.
- 1.27. "**Federation**" shall mean the apex body to be formed by and consisting of the ultimate organizations formed in respect of various buildings constructed/to be constructed in the Project, to maintain, administer and manage the Larger Property and the Project. This may be a company or a registered federation or any other management structure as permissible in Applicable Law. Till such time that the management of the Federation is handed over to the representatives of the ultimate organization(s) of each of the building(s) on the Larger Property, all rights and powers of the Federation shall vest in and be exercised by the Company.
- 1.28. "**Federation Conveyance**" shall have the meaning ascribed to it in Clause 14.4 below.
- 1.29. "**FEMA**" shall have the meaning ascribed to it in Clause 20.1(bb) below.
- 1.30. "**FMC**" shall have the meaning ascribed to it in Clause 15.1 below.
- 1.31. "**Force Majeure**" shall mean an event of flood, fire, cyclone, earthquake, widespread disease, any other calamity caused by nature, any order of government which affects the ability of the Company to carry out works / raise moneys / get approvals.
- 1.32. "**FSI Free Constructed Spaces**" shall have the meaning ascribed to it in Clause 15.14 below.
- 1.33. "**Indirect Tax**" or "**Indirect Taxes**" means goods and services tax, service tax, value added tax, sales tax, stamp duty, customs and import duties, levy, impost, octroi, and, or, duty of any nature, whatsoever, whenever imposed and, or, levied, by any Authority, together with any interest and penalties in relation thereto, excluding any Direct Tax.
- 1.34. "**Interest**" shall mean simple interest at State Bank of India's (**SBI**) highest Marginal Cost of Lending Rate ("**MCLR**") + 2% (two per cent) per annum. The MCLR shall be taken as applicable on 1st (first) day of each quarter (1st January, 1st April, 1st July, 1st October) and the same shall be deemed to be the applicable MCLR for the said quarter. Provided further that if SBI MCLR is no longer in use, MCLR will be replaced by equivalent benchmark rate used by SBI.
- 1.35. "**Larger Property**" means the land with details as described in **Annexure 1 (Description of Larger Property)**. For clarity, there may be additional land parcels which may form part of the Larger Property, from time to time. For further clarity, there may be other building(s) and/or project(s) which will be constructed on the Larger Property.
- 1.36. "**Liquidated Damages**" shall mean an amount equivalent to 10% (ten per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto.



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- 1.37. "Loan" shall have the meaning ascribed to it in Clause 7.1 below.
- 1.38. "Maintenance Related Amounts" shall include the amounts collected by the Company to be utilized towards the management of the affairs of the Building and/or the Larger Property including but not limited to BCAM Charges, Property Tax and Building Protection Deposit. An indicative list of Maintenance Related Amounts is at **Annexure 6A**.
- 1.39. "Net Area" shall mean the aggregate of the Carpet Area and the EBVT Area.
- 1.40. "OC" shall have the meaning ascribed to it in Clause 10.3 below.
- 1.41. "Possession Demand Letter" shall have the meaning ascribed to it in Clause 10.2 below.
- 1.42. "Project" shall mean the project with RERA registration number as stated in **Annexure 6 (Unit and Project Details)** and with details as available with the concerned RERA authority (including current and proposed parts of the project). The Project may be part of a layout on the Larger Property which may comprise of various other buildings and/or projects.
- 1.43. "Property Tax" shall mean the amounts payable by the Purchaser towards property tax for the Unit, and the proportionate share of common areas of the Building.
- 1.44. "Purchaser Notice of Termination" shall have the meaning ascribed to it in Clause 11.3.1(b) below.
- 1.45. "Refund Amount" shall mean:
- 1.45.1. In case of termination pursuant to Clause 11.2.1 and Clause 11.2.2: an amount equivalent to the Consideration Value or part thereof, paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) after deducting therefrom a. the Liquidated Damages, b. amounts incurred pursuant to Clause 11.4.2 and c. any amounts paid to third parties by the Company on behalf of the Purchaser, including but not limited to, stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser).
- For avoidance of doubt, it is clarified that any amount paid by the Purchaser which has been utilized towards payment of Indirect Tax to any Authority shall not be refunded unless (and till such time that) the Company receives credit for the same from the relevant Authority.
- 1.45.2. In case of termination pursuant to Clause 11.2.3 and 11.3.1(b): an amount equivalent to the aggregate of the Consideration Value or part thereof paid by the Purchaser to the Company (excluding Interest or any other charges paid by the Purchaser on account of delayed payments) and Interest on such amounts from the date of receipt of the respective installments, after deducting therefrom any amounts paid to 3rd parties by the Company on behalf of the Purchaser (if applicable) including but not limited to stamp duty, registration charges, brokerage charges (including any consideration, monetary or otherwise, paid by the Company to any third party for facilitating, assisting in connection with the sale of the Unit or identifying the Purchaser as a potential purchaser), till the date of payment of the Refund Amount.
- For the avoidance of doubt, it is clarified that Interest will not be payable on any amounts paid by the Purchaser towards any Indirect Tax and, or, any other government levy.
- 1.46. "Reimbursements" shall include all expenses directly or indirectly incurred by the Company in providing or procuring services/facilities other than the Unit, including but not limited to, LUC, electricity deposit reimbursement, administrative expenses, utility connections, piped gas connection and related expenses, legal expenses and all applicable Taxes thereon. An indicative list of Reimbursements is at **Annexure 6A**.



- 1.47. "**RERA**" shall mean the Real Estate (Regulation and Development) Act, 2016 and the rules / regulations framed by the relevant State Government thereunder and any amendments thereto and / or the rules / regulations.
- 1.48. "**Service Providers**" shall have the meaning ascribed to it in Clause 15.14 below.
- 1.49. "**Shortfall Amount**" shall have the meaning ascribed to it in Clause 16.3 below.
- 1.50. "**Structural Defects**" shall mean any defect related to the load bearing structure of the Building and water proofing. It is further clarified that this shall not include any other non-load bearing elements or defects for reasons not attributable to the Company.
- 1.51. "**Taxes**" shall mean and include Direct Tax and Indirect Tax.
- 1.52. "**Transfer**" shall mean the sale, transfer, assignment, directly or indirectly, to any third party of:
 - a. the Unit or any part of the right, title or interest therein; and, or,
 - b. the benefit of this Agreement; and, or,
 - c. in case the Purchaser is a company, directly or indirectly, the change in (i) control and, or, management; and, or, (ii) shareholding constituting more than 25% (twenty five per cent) of the voting rights and, or, economic interest;
 - d. in case the Purchaser is a partnership firm or limited liability partnership, the change in constitution thereof.

The term "Transfer" shall be construed liberally. It is however, clarified that Transfer in favour of: (i) a Relative (as defined under the Companies Act, 2013); or (ii) a holding/subsidiary company (subject to Sub-Clause (c)(ii) above) shall not constitute a Transfer of the Unit.

- 1.53. "**Ultimate Organization**" shall mean the company/ condominium/ society/ other permissible legal entity to be formed in respect of the Building as contemplated in Clause 14. Till such time that the management of the Ultimate Organization is handed over to the representatives elected by the purchasers/ owners of all the units in the Building, all rights and powers of the Ultimate Organization shall vest in and be exercised by the Company.
- 1.54. "**Unit**" shall mean the unit in the Building with the Carpet Area and EBVT Area as specified at **Annexure 6 (Unit and Project Details)** and floor plan thereto (with unit shaded) annexed as **Annexure 5 (Floor Plan)** hereunder.

2. RULES FOR INTERPRETATION

- 2.1. All references in this Agreement to statutory provisions shall be construed as meaning and including references to:
 - a. Any statutory modification, consolidation or re-enactment (whether before or after the date of this Agreement) for the time being in force;
 - b. All statutory instruments or orders made pursuant to a statutory provision; and
 - c. Any statutory provision of which these statutory provisions are a consolidation, re-enactment or modification.
- 2.2. Words denoting the singular shall include the plural and words denoting any gender shall include all genders.
- 2.3. Headings to Clauses, Sub-Clauses and paragraphs are for information only and shall not form part of the operative provisions of this Agreement or the schedules, and shall be ignored in construing the same.
- 2.4. References to recitals, clauses or schedules are, unless the context otherwise requires, are references to recitals, to clauses of or schedules to this Agreement.



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- 2.5. Reference to days, months and years are to Gregorian days, months and calendar years respectively.
- 2.6. Any reference to the words "hereof", "herein", "hereto" and "hereunder" and words of similar import when used in this Agreement shall refer to clauses or schedules of this Agreement as specified therein.
- 2.7. The words "include" and "including" are to be construed without limitation.
- 2.8. Any reference to the masculine, the feminine and the neutral shall include each other.
- 2.9. In determination of any period of days for the occurrence of an event or the performance of any act or thing shall be deemed to be exclusive of the day on which the event happens or the act or thing is done and if the last day of the period is not a working day, then the period shall include the next following working day.
- 2.10. The Purchaser confirms and warrants that the Liquidated Damages is a genuine pre-estimate of the loss or damage that is likely to be suffered by the Company on account of breach of the terms of this Agreement by the Purchaser and has been arrived at having regard to *inter alia* the cost of construction, the cost of funds raised by the Company, the ability or inability of the Company to resell the Unit, including losses due to brokerage/marketing spend, delay in receiving money towards the Unit and the possibility of loss of value of the Unit on resale, among others. The Purchaser hereby further agrees, acknowledges and accepts that Liquidated Damages are not penal and essentially in the nature of guarantee by the Purchaser to fulfil and abide by the terms and conditions contained hereunder, including all payment related terms and conditions, and the Company will be entitled to adjust the Liquidated Damages as earnest money under this Agreement in case of any failure / non-compliance on the part of the Purchaser. Forfeiture of Liquidated Damages is for the sole purpose of reasonably compensating the Company for the loss or damage that is suffered / likely to be suffered by the Company on account of breach / contravention of the terms of this Agreement by the Purchaser. The Purchaser hereby waives his right to raise any objection to the payment or determination of Liquidated Damages in the manner and under the circumstances set out herein or otherwise contending to the contrary.
- 2.11. All amounts stated herein are exclusive of Taxes, including but not limited to service tax, Maharashtra value added tax, stamp duty, and all such Taxes, as maybe applicable from time to time, shall be borne and paid by the Purchaser separately, immediately upon the same being demanded by the Company as per Applicable Law.
- 2.12. In case of any conflict between the provisions of Clause 21 and any other provisions of this Agreement, the provisions of Clause 21 shall prevail.
- 2.13. All references in this Agreement to the term 'Date of Offer of Possession' / 'DOP' shall be read and construed as reference to 'Extended DOP', if and as applicable.
- 2.14. The recitals above, the schedules and annexures hereto shall form an integral part and parcel of this Agreement and shall be read in conjunction with this Agreement.
3. **DISCLOSURES AND TITLE -**
- 3.1. The Purchaser hereby declares and confirms that prior to the execution of this Agreement:
- Nature of the Company's right, title and encumbrances, if any;
 - The Approvals (current and future);
 - The drawings, plans and specifications; and
 - Nature and particulars of fixtures, fittings and amenities.

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- 3.2. The Purchaser confirms that the Purchaser has entered into this Agreement out of his own free will and without any coercion and after reviewing and understanding the draft of this Agreement. The Purchaser has obtained suitable advice prior to entering into this Agreement and the Agreement is being entered into with full knowledge of the obligations and rights under this Agreement and the Applicable Law governing the same.

4. AGREEMENT TO SELL AND CONSIDERATION

- 4.1. The Purchaser hereby agrees to purchase/ acquire from the Company and the Company hereby agrees to sell to the Purchaser, the Unit for the Consideration Value as set out in **Annexure 6 (Unit and Project Details)**, subject to the terms and conditions mentioned herein and the Approvals.
- 4.2. The Consideration Value shall be paid by the Purchaser to the Company from time to time in the manner more particularly described at **Annexure 6 (Unit and Project Details)**. The Purchaser shall be responsible for ensuring that payment of each installment is made within 14 (fourteen) days of the demand for the said installment being made by the Company. Payment shall be deemed to have been made when credit is received for the same by the Company in its account.

4A. OTHER AMOUNTS PAYABLE

All other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto, shall be paid by the Purchaser to the Company in the manner more particularly described at **Annexure 6A** within 14 (fourteen) days of such demand being made by the Company, time being of the essence. The Possession of the Unit as provided under Clause 10 herein is subject to payment of all amounts under this Agreement including the amounts set out at **Annexure 6A**.

4B. TERMS OF PAYMENT

- 4B.1 The Purchaser agrees and understands that Company has agreed to sell the Unit to the Purchaser on the specific assurance of the Purchaser that the Purchaser:
- shall make payment of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto as per the timelines set out herein, without any delay or demur for any reason whatsoever;
 - shall observe all covenants, obligations and restrictions stated in this Agreement; and
 - confirms that any breach or failure to observe the aforesaid covenants, obligations and restrictions would constitute a breach of the terms of this Agreement by the Purchaser.
- 4B.2 It is clarified and the Purchaser accords his irrevocable consent to the Company to appropriate any payment made by him, notwithstanding any communication to the contrary, in the following manner:
- Firstly**, towards the Cheque Bouncing Charges in case of dishonour of any cheque issued by the Purchaser;
 - Secondly**, towards Interest due as on the date of payment;
 - Thirdly**, towards costs and expenses for enforcement of this Agreement and recovery of the Consideration Value along with all other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges, dues and Taxes payable or any other administrative or legal expense incurred by the Company on account of delay in payment by the Purchaser and consequential actions required to be taken by the Company; and



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Fourty, towards outstanding dues, including Consideration Value and any other amounts payable in respect of the Unit or under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto.

Under any circumstances and except in the manner as aforesaid, no express intimation or communication by the Purchaser, with regard to appropriation/application of the payments made hereunder shall be valid or binding upon the Company.

- 4B.3 The Consideration Value and other amounts payable under this Agreement shall remain fixed, save and except for proportionate share (in ratio of Net Area) of any increase in costs/charges levied by any Authority, after date of start of construction of the Building and on account of any increase in the cost of construction of the Building due to depreciation of the rupee by more than 5% (five per cent) beyond the prevailing exchange rate with the US Dollar (\$) as on the date of start of construction of the Building. Such increase will be certified by any one of the Big 6 accountancy firms (EY, KPMG, PWC, Deloitte, BDO, Grant Thornton in 2022 and as may vary over time) and the Purchaser shall pay such proportionate share, as demanded.
- 4B.4 In case of the dishonor of any cheque, the Cheque Bouncing Charges will be payable by the Party which issued the cheque in question.
- 4B.5 The Parties agree that, in addition to the Interest, in case of every instance of delayed payment, either Party shall be entitled to recover from the other Party responsible for such delayed payments, all costs associated with the administrative actions related to follow-up and recovery of such delayed payments, which are estimated to be 2% (two per cent) of the amount of the delayed payment per instance (subject to minimum of Rs. 20,000/- (Rupees Twenty Thousand Only) per instance of delayed payment in 2022 and shall be revised on 1st April of each year as per rate of Reserve Bank of India's consumer price index).

5. CONSTRUCTION AND DEVELOPMENT

- 5.1. The Company shall, subject to the terms hereof, construct the Building in accordance with the Approvals and, or, plans and amendments thereto as approved by the relevant Authorities.
- 5.2. The Purchaser is aware that while the Company has obtained some of the Approvals, certain other Approvals (or amendments to current Approvals) may be received from time to time. Having regard to the above position, the Purchaser has entered into this Agreement without any objection or demur and agrees not to raise and waives his right to raise any objection, in that regard.
- 5.3. Subject to the remaining provisions of this clause, the Parties agree that the Company may make amendments to the plans or layouts of the Building and the Project as required for the execution of the Project or as may be directed by the competent Authorities. This may include any change wherein the Company, if permitted by the relevant Authorities, transferring the construction permissible on the Larger Property to any other property or transferring to the Larger Property the construction permissible on any other property at any time prior to conveyance of the Larger Property to the Federation/ Ultimate Organization. The Purchaser gives his consent for such changes, provided such changes shall not result in change in location of the Unit (with respect to its direction on a given floor), lowering of the Unit (with respect to its height above ground) or reduction in the Net Area more than 3% (three per cent) of the Net Area. In case a change is proposed which adversely impact any of the aforesaid factors, separate written consent shall be obtained from the Purchaser.
- 5.4. The Purchaser is aware and agrees that the Company shall allow various balcony/verandah/ open terraces (including the one located at the top of the Building) to be used, partly or wholly, by one (or more) unit purchaser(s) in the Building and such unit purchaser(s) shall have exclusive right to use the said areas as per the terms of the arrangement between the Company and the said unit purchaser(s). The Purchaser agrees not to raise any objection or make any claims in that regard and the claims in that regard shall be deemed to have

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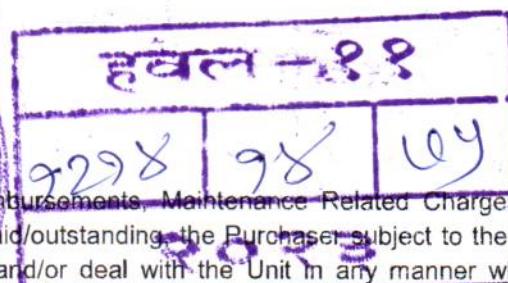
been waived. In terms of the above, the Company shall be, at absolute liberty, to allot/assign the said right to such person/s in the manner as the Company may deem fit and proper.

6. SECURITIZATION -

- 6.1. The Purchaser hereby agrees and acknowledges that the Company shall, at all times, have the absolute, unconditional and unfettered right to sell, assign, transfer, securitize, dispose-off, utilise or deal with the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges, or any part/ portion thereof (whether or not the Company is in full receipt of the same as of a particular date), in the manner that the Company may, in its sole and absolute discretion, deem fit. The Purchaser hereby further agrees and acknowledges that the Company may, from time to time, raise finance through any instrument, modes, avenues, options or markets available to the Company, whether in India or worldwide, as permissible under Applicable Law, which may include but not be limited to, procuring such financing from; any private or public institution; issuance of a security, bond, or any instrument, of any nature whatsoever, debt or equity, including redeemable or convertible (fully or partially or optionally) or non-convertible, in the primary / secondary market (whether through private placement or by way of a public offer); from any financial institutions, banks, funds and, or, any other vehicle, instrumentality, entity, body corporate or person, onshore or offshore, as the case may be. Accordingly, the Purchaser hereby grants his irrevocable consent to the Company to sell, assign, transfer, securitize, dispose-off, utilise or deal with, in a manner suitable to the Company (without requiring specific consent from the Purchaser), the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges and/or part thereof and any amounts received/ receivable by the Company hereunder, including without limitation, the right to directly receive from the Purchaser such amounts pertaining to the Consideration Value and/or other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges and, or, part thereof and, or, any amounts payable by the Purchaser herein.
- 6.2. It is further agreed that any such securitization shall not lead to an increase in the Consideration Value or any other amounts payable under this Agreement, including Reimbursements and Maintenance Related Charges paid by the Purchaser for the Unit and any payment made by the Purchaser to the Company and, or, any bank or financial institution / bond holders / investors/ funds / vehicle / instrumentality / entity / corporate body etc. nominated by the Company, in writing, shall be treated as being towards the fulfilment of the obligations of the Purchaser under this Agreement to the extent of such payment.

7. LOANS AGAINST THE UNIT

- 7.1. The Parties agree that notwithstanding any loan or financial assistance availed or to be availed by the Purchaser in connection with the payments to be made pursuant to this Agreement ("Loan") and any mortgage created or to be created over the Unit in connection with such Loan (which shall require the prior written consent of the Company), the Purchaser shall remain solely and wholly responsible for the timely payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements and Maintenance Related Charges or any parts thereof and/or any other amounts payable hereunder.
- 7.2. The Parties further agree that the Company shall not in any way be liable or responsible for the repayment of the Loan taken by the Purchaser. All costs in connection with the procurement of the Loan and creation of a mortgage over Unit and payment of charges to banks or financial institutions in this connection shall be solely and exclusively borne and incurred by the Purchaser. Notwithstanding the provisions hereof, it is clarified that until all the amounts payable hereunder have not been paid, the Company shall have a lien on the Unit to which the Purchaser has no objection and hereby waives his right to raise any objection in that regard.
- 7.3. The Purchaser hereby expressly agrees that so long as the Loan and the Consideration Value and any other amounts payable under this Agreement, including, but not limited to,



Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto remain unpaid/outstanding the Purchaser subject to the terms hereof, shall not sell, Transfer, let out and/or deal with the Unit in any manner whatsoever without obtaining prior written permission of the Company and/or the relevant banks/financial institutions which have advanced the Loan. The Company shall not be liable for any of the acts of omission or commission of the Purchaser which are contrary to the terms and conditions governing the Loan. It shall be the responsibility of the Purchaser to inform the Ultimate Organization about the lien/charge of such banks/financial institutions and the Company shall not be liable or responsible for the same in any manner whatsoever.

- 7.4. The Purchaser indemnifies and hereby agrees to keep harmless and indemnified the Company and its successors and assigns from and against all claims, costs, charges, expenses, damages and losses which the Company and its successors and assigns may suffer or incur by reason of any action that any bank/ financial institution may initiate on account of the Loan or for the recovery of the Loan or any part thereof or on account of any breach by the Purchaser of the terms and conditions governing the Loan.

8. CAR PARKING

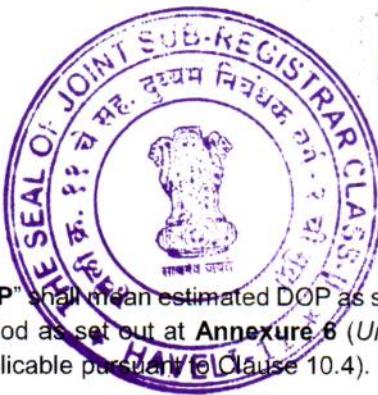
- 8.1. At the request of the Purchaser, the Company hereby permits the Purchaser to use the number of Car Parking Spaces as set out in **Annexure 6 (Unit and Project Details)** hereto within the Project/Larger Property. The allocation of these spaces shall be at the sole discretion of the Company and the Purchaser hereby agrees to the same. The Purchaser is aware that the Company has in the like manner allocated/ shall be allocating other car parking spaces to other purchasers of the units in the Building and in the Project and undertakes not to raise any objection in that regard and the rights of the Purchaser to raise any such objection shall be deemed to have been waived. The Purchaser hereby further warrants and confirms that the Purchaser shall, upon formation of the Ultimate Organization and/or execution of conveyance, as contemplated herein, cause such Ultimate Organization to confirm and ratify and shall not permit the Ultimate Organization to alter or change the allocation of Car Parking Spaces in the manner allocated by the Company to the various purchasers (including the Purchaser herein) of the units in the Building and the Project.
- 8.2. The Purchaser is aware and agrees and acknowledges that the Car Parking Spaces to be allotted / allocated to the Purchaser may be in stack or tandem or any other format or manner as may be permissible under Applicable Law. The Purchaser hereby agrees, acknowledges and confirms that the Purchaser shall not raise any objection in respect of the format of Car Parking Spaces that may be allocated pursuant to this Agreement. The Purchaser hereby agrees not to raise any claim or grievance in respect of the Car Parking Spaces being allotted / allocated to the Purchaser.

9. REGISTRATION

- 9.1. It shall be the responsibility of the Purchaser to immediately, after the execution of this Agreement, at his own cost and expense, lodge the same for the registration with the relevant Sub-Registrar of Assurances. The Purchaser shall forthwith inform the Company the serial number under which the Agreement is lodged so as to enable the representative of the Company to attend the office of the Sub Registrar of Assurances and admit execution thereof. The Company may extend assistance/ co-operation for the registration of this Agreement, at the cost and expense of the Purchaser. However, the Company shall not be responsible or liable for any delay or default in such registration.

10. POSSESSION

- 10.1. Subject to the Purchaser not being in breach of any of the terms hereof and the Purchaser having paid all the dues and amounts hereunder including, but not limited to, the Consideration Value, Reimbursements, Maintenance Related Charges and all Indirect Taxes thereto, the Company shall endeavor to offer possession of the Unit to the Purchaser on or before the estimated DOP, as set out in Annexure – 6 (Unit and Project Details), which shall be subject to grace period set out at **Annexure 6 (Unit and Project Details)** and any further extension as may be applicable pursuant to Clause 10.4 (cumulatively, "Extended



"DOP" shall mean estimated DOP as set out at **Annexure 6 (Unit and Project Details)** + grace period as set out at **Annexure 6 (Unit and Project Details)** + further extension as may be applicable pursuant to Clause 10.4).

- 10.2. The Purchaser shall make full payment of all amounts payable under this Agreement within 14 (fourteen) days of the Company intimating him, in writing, that the Unit is ready for possession ("Possession Demand Letter") and shall thereafter, take possession of the Unit. In the event the Purchaser fails and, or, neglects to take possession of the Unit within 2 (two) months from the date of the Possession Demand Letter, the Purchaser shall be liable to pay demurrage charges to the Company at the rate of Rs. 10/- (Rupees Ten) per square foot of Net Area per month or part thereof from the expiry of the aforementioned 2 (two) month period till such time the Purchaser takes the possession of the Unit. The amounts payable by the Purchaser pursuant to this Clause 10.2 shall be in addition to the CAM Charges. Notwithstanding the aforesaid, it shall be deemed that the Purchaser has taken possession of the Unit on the expiry of the 2 (two) months from the date of the Possession Demand Letter and the Purchaser alone shall be responsible/ liable in respect any loss or damage that may be caused to the Unit after this date.
- 10.3. The Company shall obtain occupation certificate for the Unit ("OC") (which shall also be deemed to be the Completion Certificate, if required, under Applicable Law) at any time prior to the Extended DOP. The OC may be for part or whole of the Building. Further, the Company shall endeavor to make available the key Common Areas and Amenities in respect of the Building within a period of 1 (one) year from the Extended DOP.
- 10.4. Notwithstanding any other provision of this Agreement, the Company shall, without being liable to the Purchaser in any way including in respect of payment of Interest, be entitled to reasonable extension of time for making available the Unit for possession or completion of said Building if the same is delayed for reasons beyond the control of the Company, including on account of any of the following:
 - 10.4.1. War, civil commotion or act of God;
 - 10.4.2. Any notice, order, rule or notification of the Government and/or any other public or competent Authority/ court.

For the purposes of this Clause 10.4, a reasonable extension of time will, at the least, be equivalent to the aggregate of the period of the subsistence of an event or events stipulated in this Clause 10.4 and a 3 (three) month recommencement period.

11. TERMINATION

- 11.1. This Agreement is not terminable under any circumstances, save and except the specific circumstances stated below. Both Parties have entered into this Agreement, knowing fully well that the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and Indirect Taxes thereto may change (increase or decrease) in accordance with the provisions of this Agreement and both Parties confirm that they shall not seek to terminate this Agreement, under any pretext or guise, in order to benefit from and, or, escape from the impact of any change in the Consideration Value or other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Charges and Indirect Taxes thereto.

Company's Right to Terminate

- 11.2. The Company shall have right to terminate this Agreement only in the following circumstances:
 - 11.2.1. **Default / Non-Payment:** If the Purchaser is in default of any of his obligations under this Agreement, including (but not limited to), making payment of all due amounts as per Payment Schedule set out at **Annexure 6 (Unit and Project Details)** and timely payment of all amounts set out at **Annexure 6A** (and Interest thereon, if any) then the Company shall issue to the Purchaser notice of such default and the Purchaser shall be provided with a further period of 14 (fourteen) days from the date of such notice to cure the said default. In the event that



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the Purchaser fails to cure such default within 14 (fourteen) days from the date of notice of such default (or such default is not capable of being rectified), the Company shall have the option to terminate this Agreement by sending a notice of termination by registered AD/speed post ("Company Notice of Termination").

11.2.2. Attempt to Defame: The Purchaser agrees not to do or omit to do or cause to be done by any party known to him any act, deed or thing or behave inappropriately or correspond or communicate in a manner that would in any manner affect or prejudice or defame the Building / Project / Larger Property or the Company or its representatives. In the event, the Purchaser does or omits to do any such act, deed or thing then the Company shall, without prejudice to any other rights or remedies available in Applicable Law, have the option to terminate this Agreement sending the Company Notice of Termination.

11.2.3. Prolonged Stoppage in Construction: In the event the construction of the wing or floor of the Building in which the Unit is located has been stopped for a period of more than 1 (one) year due to Applicable Law, the Company shall have the option to terminate this Agreement sending the Company Notice of Termination.

Purchaser's Right to Terminate:

11.3. Purchaser shall have right to terminate this Agreement only in the following circumstances:

11.3.1. Delay in possession beyond Extended DOP: Subject to the Purchaser having paid all the amounts due and payable hereunder as per the timelines stated in **Annexure 6 (Unit and Project Details)**, if the Company fails to offer possession of the Unit by Extended DOP, then:

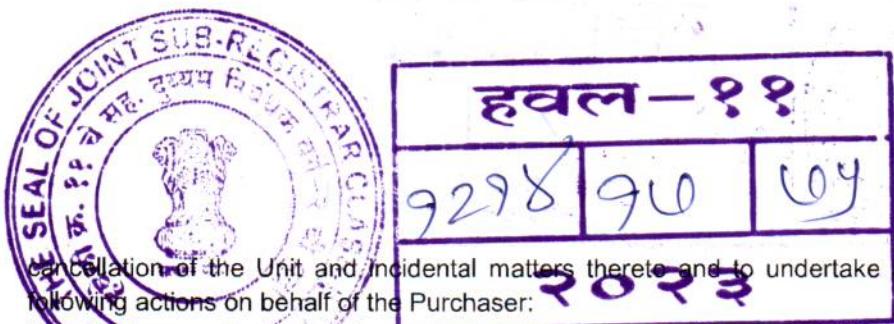
- Within 30 (thirty) days of expiry of Extended DOP, the Company shall inform the Purchaser the revised date by which the Unit is likely to be ready for being offered for possession. On receipt of such written intimation, unless the Purchaser elects to terminate this Agreement in terms of Clause (b) the DOP mentioned in **Annexure 6 (Unit and Project Details)** shall stand revised to and substituted by revised date communicated by the Company. The Company shall credit Interest to the Purchaser for the period between the Extended DOP and the date on which possession is finally offered to the Purchaser; or
- Within 30 (thirty) days from expiry of Extended DOP, the Purchaser may by giving notice in writing in the form set out in **Annexure 9 (Purchaser Notice of Termination)** elect to terminate this Agreement ("Purchaser Notice of Termination"). Where the Purchaser Notice of Termination is not received by the Company within the aforementioned period of 30 (thirty) days from expiry of the Extended DOP, the Purchaser shall be deemed to have elected to proceed in accordance and pursuant to the provisions of Clause 11.3.1((a)).

11.4. Consequences of Termination and Payment of Refund Amount

11.4.1. On a termination of this Agreement by either Party in accordance with the provisions of this Clause 11, the booking / allotment of the Unit shall stand immediately terminated and the Purchaser shall have no right whatsoever with respect to the Unit, save and except the right to receive the Refund Amount in accordance with Clause 11.4.3.

11.4.2. Cancellation Deed

- Upon termination, the Purchaser shall execute a cancellation deed in the format specified by the Company ("Cancellation Deed") and such other documents as may be required for cancellation of the Units and be required to register the same as per the timelines specified by the Company and undertake all actions as may be required to give effect to this provision.
- To give effect to this provision of Clause 11.4.2(a) above, the Purchaser hereby irrevocably nominates, constitutes and appoints the Company acting through its representatives (hereinafter referred to as, the "Attorney") to be his/her/its true and lawful Attorney to act for and on behalf of the Purchaser and in the name of the Purchaser, for doing all or any of the acts, deeds, matters and things pertaining to



cancellation of the Unit and incidental matters thereto and to undertake any of the following actions on behalf of the Purchaser:

- (i) To execute all such documents as may be required for cancellation of the Unit, including but not limited to, execution of the Cancellation Deed;
 - (ii) To appear before and deal with the concerned Sub-Registrar of Assurances for the purpose of registration of the cancellation deed, affidavits, confirmation deeds and all other ancillary documents executed in respect of cancellation of the Unit upon the same being duly registered;
 - (iii) To pay all costs, including stamp and registration costs, charges and expenses of and incidental to acts, deed, matter or things done or caused to be done by the Attorney in or about the exercise of power/s hereby contained; and
 - (iv) To undertake all actions as may be required to give effect to this Clause.
- (c) Without prejudice to the provisions of Clause 11.4.2(b) above, in the event the Purchaser fails to co-operate or provide the original copy of this Agreement, then the Company shall have a right to levy a non co-operation charge of an amount equivalent to 5% percentage of the Consideration Value and adjust the same from the Refund Amount.

11.4.3. Pursuant to the termination of this Agreement, the Refund Amount shall be deemed to be due and payable to the Purchaser at the end of 12 (twelve) months from the date of registration of the Cancellation Deed.

12. DEFECT LIABILITY

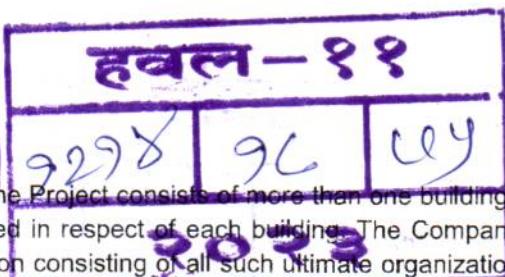
12.1. If, during a period of 60 (sixty) months from the Date of Offer of Possession or such shorter period as permissible under Applicable Law, the Purchaser brings to the notice of the Company any Structural Defect in the Unit or in the material used therein (excluding wear and tear and misuse), wherever possible, such defects (unless caused by or attributable to the Purchaser) shall be rectified by the Company at its own costs. In case, it is not possible to rectify such defects, then the Purchaser shall be entitled to receive reasonable compensation from the Company for rectifying such defects, based on the estimated cost of rectifying such defects as determined by the Project Architect of the Company. Notwithstanding anything stated in this Clause 12 or elsewhere in this Agreement, the Company shall not be, in any way, liable to repair or provide compensation for Structural Defects as set out in this Clause 12 where the Purchaser has made any structural changes in the Unit or in the materials used therein.

13. SET OFF / ADJUSTMENT

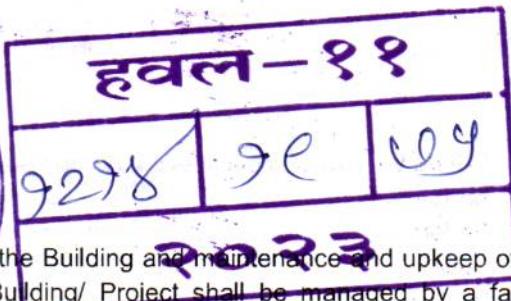
13.1. The Purchaser hereby grants to the Company the unequivocal and irrevocable consent to recover / set off / adjust the amounts payable by the Purchaser to the Company, including the Consideration Value, Rebursements, Maintenance Related Amounts, Interest and/or Liquidated Damages against any other amounts payable by the Purchaser to the Company or by the Company to the Purchaser pursuant to this Agreement and/or in relation to the Unit. The Purchaser agrees and undertakes not to raise any objection and/or make any claims with regard to such adjustment / set off and the claims, if any, of the Purchaser, in that regard, shall be deemed to have been waived.

14. ULTIMATE ORGANIZATION

14.1. The Purchaser along with other purchasers of units in the Building shall join in forming and registering the Ultimate Organization in respect of the Building. The Ultimate Organization shall be known by such name as the Company may, in its sole discretion, decide for this purpose. The Purchaser and other unit holders in the Building shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Ultimate Organization and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Ultimate Organization.



- 14.2. Where the Project consists of more than one building, separate ultimate organizations may be formed in respect of each building. The Company will apply for the registration of the Federation consisting of all such ultimate organizations after the occupancy certificate has been received for all buildings which form part of the Project. The Purchaser and other members of the ultimate organization(s) shall, from time to time, duly fill in, sign and execute the application for registration and other papers and documents necessary for the formation and registration of Federation and return the same to the Company within 7 (seven) days from receipt thereof so as to enable the Company to register the Federation.
- 14.3. Within 3 (three) months from the date of full occupation certificate in respect of the Building and subject to payment of any outstanding amounts of CAM charges (along with interest thereon) owed by the members of the Ultimate Organization to the Company, the Company shall execute a Deed of Conveyance in favour of the Ultimate Organization ("**Building Conveyance**") in respect of the structure of the Building along with the FSI consumed in the Building subject to the right of the Company (i) to dispose of unsold units, if any and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for such future and/or ongoing development or otherwise.
- 14.4. Within 3 (three) months from the receipt of the full occupation certificate for the last building within the Larger Property and subject to payment of any outstanding amounts of CAM charges (along with interest thereon) owed by members of the Federation to the Company, the Company shall execute a Deed of Conveyance in favour of the Federation ("**Federation Conveyance**") in respect of all of the Company's right, title and interest in the Larger Property subject to and excluding the Building Conveyance and also subject to the right of the Company (i) to dispose of unsold units, if any; and receive the entire consideration amount and outstanding dues from the purchasers; and (ii) to consume the entire balance FSI, balance TDR and any additional future increase in FSI and TDR, additional FSI due to change in Applicable Law or policies of any Authority on the Project / Larger Property; and (iii) to use all internal roads and all the facilities, amenities and services for the future and/or ongoing development or otherwise.
- 14.5. The Purchaser hereby agrees and undertakes that the Purchaser, along with other unit holders in the Ultimate Organization/ Federation, shall be liable to pay all out of pocket expenses including stamp duty, registration charges, legal fees and all other applicable levies and Taxes, administrative expenses on the Building Conveyance and Federation Conveyance or any kind of document whereby ownership rights of the Building/ Larger Property are transferred to the Ultimate Organization/ Federation.
- 14.6. It is further clarified that save and except the rights agreed to be conferred upon the Purchaser and/or the Ultimate Organization and/or the Federation, no other rights are contemplated or intended or agreed to be conferred upon the Purchaser or the Ultimate Organization or the Federation, in respect of the Unit/ Building/ Larger Property and in this regard, the Purchaser for himself and the Ultimate Organization/Federation, waives all his rights and claims, and undertakes not to claim and cause the Ultimate Organization/Federation not to claim any such right in respect of the Building/ Larger Property.
- 14.7. The Company hereby agrees that it shall, before execution of Building Conveyance/ Federation Conveyance as contemplated herein, make full and true disclosure of the nature of its title to the Larger Property as well as encumbrances and/or claims, if any in/over the Larger Property. The Company shall, as far as practicable, ensure that at the time of such conveyance in favour of the Ultimate Organization/Federation, the Larger Property is free from encumbrances.
15. **FACILITY MANAGEMENT COMPANY, CAM CHARGES, MAINTENANCE RELATED AMOUNTS AND CLUB**



- 15.1. The Purchaser is aware and agrees that the Building and maintenance and upkeep of the Common Areas and Amenities of the Building/ Project shall be managed by a facility management company ("FMC"). The FMC will be appointed by the Company for a period of upto 60 (sixty) months, commencing from the date on which the last unit in the Building is offered for possession in consideration of reimbursement of all direct costs (including all manpower and overhead costs) incurred along with a margin of 20% (twenty per cent) margin on such costs and all applicable Taxes. The Purchaser along with the other purchasers in the Building shall undertake and cause the Ultimate Organization to ratify the appointment of the FMC as aforesaid. On the expiry of the 60 (sixty) month period, the Ultimate Organization / Federation may appoint the FMC for a further term or choose to appoint any other facility management company.
- 15.2. The FMC shall be entitled to end its services by giving an advance written notice of 6 (six) months to the Ultimate Organization in the event:
- the period of FMC's appointment has not been renewed at least 6 (six) months before expiry thereof; or
 - the BCAM Charges and FCAM charges as applicable, have not been paid by 100% (one hundred per cent) of the unit purchasers at the due date (with a grace period of 30 (thirty) days).
- 15.3. Notwithstanding anything stated elsewhere in this Agreement, the Ultimate Organization shall also be entitled to end the services of the FMC with advance written notice of 6 (six) months if such termination has the written consent of 100% (one hundred per cent) of the unit purchasers of the Building.
- 15.4. The Purchaser agrees and undertakes to cause the Ultimate Organization to be bound by the rules and regulations that may be framed by the FMC.
- CAM Charges and Maintenance Related Amounts**
- 15.5. The costs related to the upkeep and maintenance of the Building / Project / Larger Property shall be to the account of and jointly borne by the relevant unit purchasers proportionate to the Net Area of each unit and shall be payable as the BCAM Charges and FCAM Charges (collectively, the "**CAM Charges**") as set out at **Annexure 6A**. The CAM charges shall not include the cost associated with diesel (or any other fuel) consumption, water consumption and electricity/ HVAC consumption within the Unit which shall be payable by the Purchaser on monthly basis based on actuals.
- 15.6. The Purchaser shall be obliged to pay the CAM charges in advance on or before the 1st day of each quarter to the Ultimate Organization /Federation or the Company, as the case maybe. The Ultimate Organization shall be responsible for collections of both, BCAM charges and FCAM charges from its members. The Ultimate Organization shall ensure that the FCAM charges are collected and deposited with the Federation on or before the 1st day of each quarter.
- 15.7. The Purchaser is aware that the CAM charges stated hereinabove are provisional and the said amount is subject to change as per updated estimates at time of initiation of possession. Further, these charges are subject to the revision every 12 (twelve) months after the Date of Offer of Possession by 7.5% (seven point five percent) to 10% (ten per cent) per annum. In case the increase is to be higher than this amount, the same will have to be mutually agreed between the Purchaser and the FMC.
- 15.8. For the avoidance of doubt, it is clarified that the CAM Charges shall commence from the CAM Commencement Date, regardless of whether the Purchaser takes possession on such date or not. The Purchaser undertakes to make payment of the estimated BCAM Charges and FCAM Charges for the period stated in **Annexure 6A** from the CAM Commencement Date.
- 15.9. The Purchaser is aware and hereby confirms that no CAM Charges shall be payable on any unsold unit(s) by the Company. For any unit, the CAM Charges shall commence on the date



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of offer of possession of the said unit after it is sold. However, in case of unit(s) that are unsold after receipt of OC in respect of such unit(s), the Property Tax in relation to such unit(s) shall be borne by the Company.

15.10. All Maintenance Related Amounts stated in **Annexure 6A** are compulsorily payable by the Purchaser in the future upon demand being raised by the Company/ Ultimate Organization, regardless of whether the Purchaser uses some of the facilities or not. Any delay or default in payment of the amounts under this Clause 15.10 shall constitute a breach of the terms of this Agreement and shall lead to suspension of access to the Club and all other facilities provided by the Company/ Ultimate Organization till such time all due amounts are paid together with Interest for the period of delay in payment. The Purchaser confirms that he/she/it shall pay interest on any delay in payment of Maintenance Related Amounts at the rate as may be specified by the Ultimate Organization or the Federation. Furthermore, any purchaser who has defaulted on payment of Maintenance Related Amounts for a period exceeding 60 (sixty) days shall be eligible to be considered for membership of the Ultimate Organization and/or Federation only after a period of 12 (twelve) months from such time that the defaulted amounts are fully paid, along with interest applicable thereon.

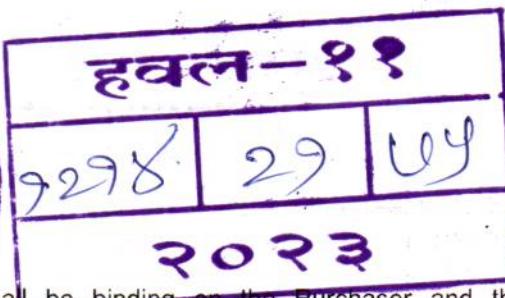
15.11. The Company shall provide expense details only in connection of Maintenance Related Amounts (excluding Building Protection Deposit) and shall not provide expense details for any other head. The details of expenses related to the BCAM charges shall be provided at the time of handover of operations by the Company to the Ultimate Organization and the FCAM charges shall be provided at the time of handover of operations by the Company to the Federation. Any surplus amounts towards BCAM and/or FCAM lying with the Company shall be paid on monthly basis to vendors providing relevant services with respect to the Building/Larger Property, after authorization from the Ultimate Organization (in case of BCAM) and Federation (in case of FCAM).

Club and Other Key Common Areas

15.12. The number of members of the Purchaser who are permitted to use the Club and/ or other common areas of recreational / food & beverage / commercial use is set out at **Annexure 6 (Unit and Project Details)**. For any additional memberships, the same shall be permitted only if they are full-time members of the Unit and on payment of fees as may be decided by the FMC from time to time. Similarly, the guests of the Purchaser may be permitted to use the Club subject to the rules and regulations of the FMC and payment of guest charges, if any as determined by the FMC. The terms and conditions with respect to the operation of the Club and membership of the Club will be subject to the terms and conditions/rules as may be framed and/or charges that may be levied by the FMC from time to time and the Purchaser confirms and agrees to be bound by and abide by the terms and conditions and undertakes not to raise any objections in this regard.

15.13. The right to use the facilities at the Club shall be personal to the Purchaser of the Unit in the Building and shall not be transferable in any manner to any third person or party whatsoever, save and except to the transferee of the Unit upon the sale / Transfer of the Unit by the Purchaser. In the event, the Unit in the Building is sold/ transferred by the Purchaser, then the Purchaser along with his family members being the associate members of the Club, shall cease to be members of the Club and in turn, the membership (and all rights and obligations thereto) shall be transferred to the transferee/ new owners of the Unit, upon them making application for the same and agreeing to abide by the terms, rules and regulations of the Club and/ or the FMC. It is, however, clarified that the Company/FMC shall be entitled to grant membership rights to such other person(s), as they may deem fit and the Purchaser shall not be entitled to object to the same.

15.14. The Purchaser is aware that the Company seeks to provide a superior quality of services and facilities for its residents and for such purpose, the Company has/shall enter into agreements with various third parties/ operators ("**Service Providers**") in relation to the operation of certain facilities/ amenities which are located in constructed spaces that have not been counted in FSI ("**FSI Free Constructed Spaces**") by the concerned Authorities on account of such spaces so as to facilitate the recreation/ comfort of the purchasers. The



terms of such arrangements shall be binding on the Purchaser and the Ultimate Organization/ Federation, subject to the following restrictions:

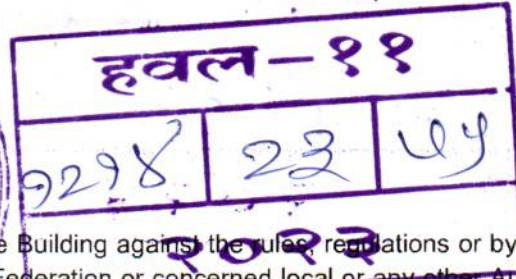
- a. Such FSI Free Constructed Spaces cannot be sold. The tenure for use of such FSI Free Constructed Spaces by the Service Providers shall not exceed 15 (fifteen) years.
 - b. Upon formation of the Federation, the Federation shall have ownership of such FSI Free Constructed Spaces, subject to the other terms and conditions of the arrangements with the Service Providers.
 - c. Any external members of such facility shall abide by the security, dress and behavioral guidelines that would apply to the residents of the Building.
- 15.15. The Purchaser is aware that the Company is not in the business of or providing services proposed to be provided by the Service Providers/ FMC or through the Service Providers/ FMC. The Company does not warrant or guarantee the use or performance of these services provided by the respective Service Providers/ FMC. The Parties hereto agree that the Company is not and shall not be responsible or liable in connection with any defect or the performance/ non-performance or otherwise in respect of these services provided by the respective Service Providers/ FMC.
16. **PROPERTY TAXES AND LAND UNDER CONSTRUCTION REIMBURSEMENT CHARGES**
- 16.1. Property Tax, as determined from time to time, shall be borne and paid by the Purchaser on and from the CAM Commencement Date, separately from any of the other considerations / levies/ charges/ CAM Charges, etc. The said amount shall be paid by the Purchaser on or before 30th April of each financial year, based on the estimate provided by the FMC, which shall be provided on or before 15th April of the relevant financial year.
 - 16.2. The Purchaser undertakes to make payment of the estimated Property Tax for the first 18 (eighteen) months simultaneously with the CAM Charges becoming payable as per the terms stated herein.
 - 16.3. In the event of a shortfall between the amount deposited with the Company by the purchasers towards Property Tax and the demand raised by the Authorities ("Shortfall Amount"), the Company shall inform the purchasers of such shortfall and the purchasers shall be liable to ensure that the same is paid to the Company within 14 (fourteen) days of receipt of intimation from the Company, failing which the Purchaser shall be liable to pay interest as levied by the concerned Authorities together with late payment charge amounting to 5% (five per cent) of the Shortfall Amount or such part of the Shortfall Amount remaining unpaid. The Company shall not be responsible for any penalty/delay/action on account of such Shortfall Amount and the same shall entirely be to the account of the purchasers.
 - 16.4. In case there is any surplus amount lying with the Company after payment of the first bill of the Property Tax, the same shall be handed over to the Ultimate Organization within 3 (three) months of the Ultimate Organization taking charge of the affairs of the Building or the 3 (three) months from the date of payment of the first bill of the Property Tax, whichever is later.
 - 16.5. If the Property Tax demand in respect of the Unit, comes directly in the name of the Purchaser, the amount paid by the Purchaser to the Company towards Property Tax for the Unit shall be refunded to the Purchaser within 14 (fourteen) days of the Company being informed by the Purchaser that such demand has been raised.
 - 16.6. The Purchaser undertakes to pay to the Company, on or before the Date of Offer of Possession, the LUC for the period from commencement of construction till the Date of Offer of Possession as specified at **Annexure 6A**. The Purchaser is aware that the LUC stated herein is provisional and in case the amount is higher than this amount, the Purchaser shall pay such increased amount as specified by the Company.
17. **BUILDING PROTECTION DEPOSIT**



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- 17.1. The Purchaser shall, on or before the Date of Offer of Possession, pay to the Company, the Building Protection Deposit set out in Annexure 6A hereto.
- 17.2. The Building Protection Deposit shall be returned to the Purchaser after completion of fit-out / interior work by the Purchaser and subject to the possession policy and permissible changes policy of the Company.
- 17.3. The Purchaser hereto agrees and acknowledges that, in order to claim the return of the said Building Protection Deposit, the Purchaser shall notify the Company about completion of all fit-out or interior works in the Unit. On receiving this notification, the Company representatives/ nominees shall inspect the Unit, its immediate vicinity and attached Common Areas and Amenities like lift lobbies, etc. for compliance with possession policy and policy on permissible changes. If all changes made by the Purchaser are in adherence to permissible changes policy then the Building Protection Deposit shall be returned.
- 17.4. In the event any violations are observed by the Company's representatives/ nominees then same shall be intimated to the Purchaser and the Purchaser shall get the same rectified within 14 (fourteen) days from the date of the said intimation at his cost and risk. In the event the Purchaser fails to do the same, then the Company shall get the same rectified at the cost and risk of the Purchaser. The Purchaser shall be solely responsible for all costs incurred in this regard, which shall be recovered from the Building Protection Deposit.
- 17.5. The Company /FMC shall be entitled to date the said cheque and deposit the same for recovery of the amount the Purchaser shall ensure that sufficient balance is maintained in the account and shall not close the said bank account or issue any instructions for stop payment, etc. The Purchaser hereto provides unconditional and irrevocable consent to the Company to insert date on the cheque, as per its sole discretion and the Purchaser has no objection to the same and waives all his rights to raise any objection in future. Further, in case any excess amounts are to be recovered from the Purchaser, the Company /FMC shall raise bills/invoices on the Purchaser and the Purchaser undertakes to pay the same within 14 (fourteen) days from the date of such invoice. In case the Purchaser refrains from paying the additional amount, the same shall be adjusted from the CAM Charges paid by the Purchaser and shall be reflected as arrears and shall be claimed from the Purchaser by the Ultimate Organization, at the time same is formed.
18. **INDIRECT TAXES AND LEVIES**
- 18.1. The Purchaser agrees that all levies, charges, cess, Indirect Taxes, assignments of any nature whatsoever (present or future) in respect of the Unit or otherwise shall be solely and exclusively borne and paid by the Purchaser. All Direct Taxes in respect of profit (if any) earned form the development and sale to the Purchaser of the Unit shall be borne by Company.
19. **INTEREST**
- 19.1. The Purchaser agrees to pay to the Company, Interest (as defined at Clause 1.34) on all the amounts, including the Consideration Value, Reimbursements, Maintenance Related Amounts, or any parts thereof, payable by the Purchaser to the Company under the terms of this Agreement from the date the said amount becoming due and payable by the Purchaser to the Company i.e. 14 (fourteen) days, from the date the Company raises demand for the payment of such instalment, till the date of realization of such payment. The Purchaser confirms that the payment of Interest by the Purchaser shall be without prejudice to the other rights and remedies of the Company and shall not constitute a waiver of the same by the Company, unless specifically provided by the Company in writing.
20. **PURCHASER'S COVENANTS**
- 20.1. The Purchaser, for himself and with the intention to bring all persons into whosoever hands the Unit may come, hereby covenants and undertakes:
- To maintain the Unit at the Purchaser's own cost in good tenantable repair and proper condition from the Date of Offer of Possession and shall not do or suffer to



be done anything in or to the Building against the rules, regulations or bye-laws of the Ultimate Organization / Federation or concerned local or any other Authority or change / alter or make addition in or to the Unit or the Building or any part thereof and shall

(i) Not carry out any additions or alterations in the Unit and, or, Building which affect the structure, façade and/or services of the units/wing (including but not limited to, not making any change or to alter the windows and/or grills provided by the Company);

(ii) Not make any changes to the common area/lobby and structural changes in the Building;

(iii) Not relocate brick walls onto any location which does not have a beam to support the brick wall;

(iv) Not change the location of the plumbing or electrical lines (except internal extensions);

(v) Not change the location of the wet/waterproofed areas;

(vi) Not make any alteration in the elevation and outside color scheme of the Building;

(vii) Not chisel or in any other manner damage or cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural elements in the Unit without the prior written permission of the Company and/or the Ultimate Organization;

(viii) Not to put any wire, pipe, grill, plant, outside the windows of the Unit to *inter alia* dry any clothes or put any articles outside the Unit or the windows of the Unit or any storage in any area which is visible from the external facade of the Building, save and except the utility area (if applicable); and

(ix) Keep the sewers, drains pipes in the Unit and appurtenant thereto in good tenantable repair and condition, and in particular so as to support shelter and protect the other parts of the Building.

- b. The Purchaser agrees to comply with the possession policy and the permissible changes policy of the Company, as amended, from time to time.
- c. The Purchaser hereby agrees and acknowledges that the Purchaser is aware that some or all of the EBVT area is excluded/not counted in FSI. The Purchaser has studied and understood the plans approved by the concerned Authorities and agrees to raise no claim in relation to the manner of approval of the EBVT areas.
- d. In the event 'Piped Gas Connection' is indicated as an amenity to be provided within the Unit/building, the Purchaser acknowledges and agrees that such connection will be provided by a third party service provider. As third party service providers generally provide for piped gas connections and supply of gas in a building only when a significant portion of the building is occupied, the Company shall endeavour to provide the piped gas connection and supply of gas through such connection within a period of 24 (twenty four) months from the Extended DOP. In the event such Piped Gas Connection is not provided within the aforementioned period, any and all amounts paid by the Purchaser towards such Piped Gas Connection will be refunded to the Purchaser without any interest thereon ("Piped Gas Connection Charges"). The Purchaser agrees and acknowledges that on the refund of the Piped Gas Connection Charges, the Company will not have any further obligation or liability towards the Purchaser in this regard.
- e. The Purchaser shall ensure and cause the Ultimate Organization to ensure that the Building is painted once every 5 (five) years from the Date of Offer of Possession and kept in good and proper condition.

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The Purchaser shall not store any goods which are of hazardous, combustible or of dangerous nature in the Unit, other than cooking gas, which may damage the construction or structure of the Building or the storage of which is objected to by the concerned local or other Authority or the Ultimate Organization / Federation.

- g. The Purchaser shall not carry or cause to be carried heavy packages on upper floors which may damage or is likely to damage the staircases, common passages or any other structure of the Building, including entrances of the Building. In case any damage is caused to the Building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of such breach.
- h. The Purchaser agrees and undertakes to cause the Ultimate Organization to ratify and confirm that the name of the Building and/or Ultimate Organization shall not be changed without the prior written consent of the Company.
- i. The Purchaser shall not allow the Unit to be used for user different from the nature of the user that it is intended for use by the Company i.e. residential units shall be used for residential use only, office units for office use only, retail units for retail use only etc. No residential unit shall be used for commercial use or use as guest house by whatsoever name.
- j. The Purchaser shall use the Car Parking Space only for purpose of parking the Purchaser's own vehicles.
- k. The Purchaser shall ensure that the key common areas of the Building viz. entrance lobby, garden & play areas, temple (if applicable) are maintained as per the highest standards with regular cleaning and maintenance. The Purchaser shall further ensure that refurnishing / major overhaul is done every 5 years, starting from Date of Offer of Possession.
- l. Not to put any claim in respect of the restricted amenities including open spaces, any space available for hoardings, gardens attached to other units or terraces and the same are retained by the Company as restricted amenities. The Purchaser is aware that certain parts of the Building shall be allocated for exclusive use of certain users/residents. The price of the Unit has been determined taking this into consideration and the Purchaser waives his right to raise any dispute in this regard.
- m. To pay to the Company within 7 (seven) days of demand by the Company the Purchaser's share of security deposit demanded by concerned local Authority or government for giving water, electricity or any other service connection to the Building in which the Unit is situated.
- n. To pay to the Company within 7 (seven) days of demand by the Company, the Purchaser's share of HVAC and diesel consumption charges in the Unit which will be calculated on a pro-rata basis.
- o. To clear and pay increase in Taxes, development charges, water charges, insurance and such other fees, levies, if any, which are imposed by any Authority, on account of change of user of the Unit by the Purchaser viz., user for any purposes other than for residential or otherwise.
- p. In the event, the electric meter of the Unit has not been installed by the Date of Offer of Possession, the Company shall be obliged to provide power supply to the Unit. The power supply will be in line with the supply generally provided by the electricity distribution company in that area with regard to the duration and voltage. The Purchaser shall pay a fixed monthly sum as set out at **Annexure 6A** as provisional electricity charges to the Company for providing this supply. The Purchaser undertakes to make payment in advance of the provisional electricity charges for the first 4 (four) months from the Date of Offer of Possession. In the event the electric meter of the Unit is not installed within the aforesaid period of 4 months the Purchaser agrees and acknowledges that the Company shall, deduct such additional



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provisional electricity charges from the CAM charges collected from the Purchaser per the terms of this Agreement.

- q. The Purchaser understands and agrees that the Purchaser shall not sell, lease, let, sub-let, transfer, assign or part with Purchaser's rights, title, interest or benefit under this Agreement or part with the possession of the Unit till such time that the Occupation Certificate is received and all the amounts payable by the Purchaser are paid in full and the Purchaser is not in breach of any of the terms and conditions of this Agreement. Any sale/transfer/lease etc. of the Unit after this time shall require written approval/ no-objection letter ("NOC") from the Ultimate Organization as well as the Federation (separately, and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the Building and the larger development respectively, of the Company) to ensure that the inherent nature of the Ultimate Organization and/or Federation is not compromised by bringing in any member who does not subscribe to the guidelines and/or objectives of the Ultimate Organization and/or Federation. The Purchaser further agrees that in the event of any breach of any conditions, covenants or obligations under this Agreement, including but not limited to conditions pertaining to fit-out and maintenance of the Unit, the Purchaser shall rectify and cure such breach to the satisfaction of the Ultimate Organization/Federation, prior to obtaining such NOC. The Purchaser is aware that at the time of issuance of such NOC, the Purchaser (or party acquiring the interest, as they may mutually agree) will be required to clear all outstanding dues on the Unit, including but not limited to, CAM charges, Property Tax, utility bills, along with interest and/or penalty thereon, and further, make deposits of CAM Charges and Property Tax for duration as maybe specified by the entity issuing such NOC. Any document for sale/transfer/lease etc. which is entered into without obtaining written approval of the Ultimate Organization and the Federation (and till such time that the Ultimate Organization and the Federation take over the management of the affairs of the building and the larger development respectively, of the Company) shall be invalid and liable to be cancelled.
- r. The Purchaser is aware that certain parts of the Larger Property are earmarked for exclusive use by the residents of the specific building(s) / unit(s) and the Purchaser hereby agrees to not interfere in any manner, direct or indirect, with such exclusive right to use the earmarked areas and waives any right or claim in this regard.
- s. The Purchaser agrees and acknowledges that the sample unit constructed by the Company and all furniture's, items, electronic goods, amenities etc. provided thereon are only for the purpose of show casing the unit and the Company is not liable/required to provide any furniture, items, electronic goods, amenities, etc. as displayed in the sample unit, other than as expressly agreed by the Company under this Agreement.
- t. The Purchaser confirms that this Agreement is the binding arrangement between the Parties and overrides any other written and, or, oral understanding, including but not limited to, the application form, allotment letter, brochure or electronic communication of any form.
- u. Until the Building Conveyance/Federation Conveyance in favour of the Ultimate Organization/Federation is executed and the entire Project is declared by the Company as completed, the Purchaser shall permit the Company and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Unit / Building/ Project / Larger Property and, or, any part thereof to view and examine the state and condition thereof.
- v. The Purchaser agrees and undertakes to not, in any manner, impede and to prevent, to the best of his ability, all other purchasers of units in the Building and, or, Project from impeding, the ability of the Company or its representatives to enter into the Building and, or, the Project and, or, the Larger Property (or any part thereof) for the purposes of showing any unsold units to prospective purchasers or brokers and, or,

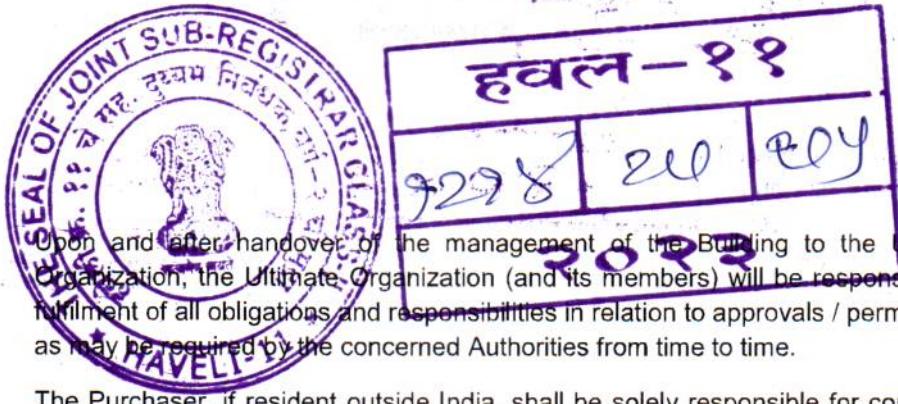
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showing the Building / Project to investors or other third parties and, or, in general for any marketing, promotional, photographic or other legitimate purpose of the Company. In case the Purchaser, directly or indirectly, breaches this undertaking, he shall be liable to pay to the Company an amount equal to 0.5% (zero point five per cent) of the Consideration Value and other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto, for every day that any such breach continues within 14 (fourteen) days from the receipt of a written notice from the Company in this regard and the Company shall have a lien over the Unit for such amount till the payment in full.

- w. The Purchaser agrees, confirms and acknowledges that all unsold unit(s) in the Building / Project shall unequivocally belong to the Company till such time that they are sold. The Company shall have (and the Purchaser shall cause the Ultimate Organization to agree and ratify that the Company has) the absolute, unconditional and irrevocable right to sell, transfer, lease, encumber and, or, create any right, title or interest in the unsold units, without any consent/no-objection, of any nature whatsoever in this regard, from the Ultimate Organization and, or, Federation (as the case may be) for the purpose and further, without payment of any charges / transfer fee to the Ultimate Organization and, or, Federation. Where consents and, or, permissions may be required from the Ultimate Organization and, or, Federation pursuant to any Applicable Law (illustratively, for electricity), the Purchaser shall cause the Ultimate Organization and, or, Federation to issue such consents and, or, permissions forthwith on request. The Company shall provide written intimation of such sale to the Ultimate Organization and, or, Federation within 30 (thirty) days of such sale being completed and the Ultimate Organization / Federation shall add such purchaser as its member, without any delay or demur and further, without any charge being levied for addition of such new member(s). Such purchaser of unsold unit/s shall, in any case, deemed to be a member of the Ultimate Organization.
- x. The Purchaser agrees and acknowledges that it shall forthwith admit any purchasers of units in the Building / Project and shall forthwith issue share certificates and other necessary documents in favour of such purchasers, without raising any dispute or objection to the same, and without charging/recouping from them any fees, donation or any other amount of whatsoever nature in respect thereof. Further, it is hereby agreed that the purchaser/lessees/occupants of these unsold unit/s shall enjoy and shall be entitled to enjoy all rights and privileges with respect to the use of the Common Areas and Amenities and facilities at par with any other member of the Ultimate Organization/Federation. In the event of a violation or breach of the covenants at Sub-Clause 20.1(w) and (x), the Purchaser will be liable to pay an amount equivalent to 1% (one per cent) of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto for each month of delay caused.
- y. The Purchaser hereto agrees and acknowledges that at the time of handover of the Ultimate Organization, the Company shall earmark certain car parking spaces for use by such unsold units and the Purchaser hereby agrees and shall cause the Ultimate Organization to ensure that these car parking spaces are kept available for use by the purchasers/occupants of the unsold units.
- z. The Purchaser is aware that in order to ensure safety of the workmen and the Purchaser, the Purchaser shall not be allowed to visit the site during the time that the Building is under construction. The Company shall provide photographic updates of the construction progress (quarterly or half-yearly basis). The Purchaser shall be given the opportunity of inspecting the Unit only after making payment of the Consideration Value and all other amounts payable under this Agreement, including, but not limited to, Reimbursements, Maintenance Related Amounts and all Indirect Taxes thereto.



- aa. Upon and after handover of the management of the Building to the Ultimate Organization, the Ultimate Organization (and its members) will be responsible for fulfilment of all obligations and responsibilities in relation to approvals / permissions as may be required by the concerned Authorities from time to time.
- bb. The Purchaser, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 (**FEMA**), Reserve Bank of India Act, 1934 and rules/ regulations made thereunder or any statutory amendment(s) / modification(s) made thereof and all other Applicable Laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide the Company with such permission, approvals which would enable the Company to fulfill its obligations under this Agreement. Any refund, transfer of security, if provided in terms of the Agreement shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other Applicable Law. The Purchaser understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by the Reserve Bank of India, he shall be liable for action under the FEMA, as amended, from time to time. The Company accepts no responsibility/liability in this regard. The Purchaser shall keep the Company fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Purchaser subsequent to the signing of this Agreement, it shall be the sole responsibility of the Purchaser to intimate the same, in writing, to the Company immediately and comply with necessary formalities, if any, under the Applicable Law. The Company shall not be responsible towards any third party making payment/remittances on behalf of any Purchaser and such third party shall not have any right in the application/allotment of the said Unit applied for herein in any way and the Company shall be issuing the payment receipts in favour of the Purchaser only.
- cc. The Purchaser is aware that various purchasers have chosen to buy unit(s) in the development with the assurance that the conduct of all users of the development shall be appropriate and in line with high standards of social behavior. Similarly, the Company has agreed to sell this Unit to the Purchaser on the premise that the Purchaser shall conduct himself in a reasonable manner and shall not cause any damage to the reputation of or bring disrepute to or cause nuisance to any of the other purchasers in the project and/or the Company and/or the development. Any Purchaser who indulges in any action which does not meet such standards shall be construed to be in default of his obligations under this Agreement.
- dd. The Purchaser undertakes to observe all other stipulations and rules which are provided herein in order to enable the Building/wing to be well maintained and enable all purchasers/members to enjoy the usage of these areas as originally designed.
- ee. The Purchaser shall do and perform, or cause to be done and performed, all such further acts and things, and shall execute and deliver all such other agreements, letters, certificates, instruments and documents, as the Company may reasonably request in order to carry out the intent and accomplish the purposes of this Agreement and the effective consummation of the transactions and obligations contemplated hereby.

21. **SPECIAL CONDITIONS**

- 21.1. The Parties agree to adhere to the conditions set out in **Annexure 8 (Special Conditions)** and agree that these conditions shall prevail over any other conflicting provision of this document.

22. **MISCELLANEOUS**



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Nothing contained in this Agreement is intended to be or shall be construed as a grant, demise or assignment in Applicable Law of the Building, Project or Larger Property or any part thereof.

- 22.1. All notices to be served on the Company and/or the Purchaser shall be deemed to have been duly served if sent by Registered Post A.D. / Under Certification of Posting / standard mail or courier at the address set out at **Annexure 6 (Unit and Project Details)**. Electronic communication (e.g. email) shall not be deemed to be valid form of communication, save and except in case of intimation of demand for payment installment being due and receipt for payment thereto.
- 22.3. The Parties agree that unless a Party informs the other Party in writing about a change in address/email ID, the address/email ID available at the time of this Agreement shall be deemed to be the valid address/email ID for all communication.
- 22.4. Any correspondence from the Purchaser should carry the customer ID quoted in **Annexure 6 (Unit and Project Details)** hereto in the subject line in following manner "CI: xxxxxxxx". Any correspondence not mentioning the customer ID shall be deemed to be *non-existent* / null and void.

23. DISPUTE RESOLUTION AND GOVERNING LAW

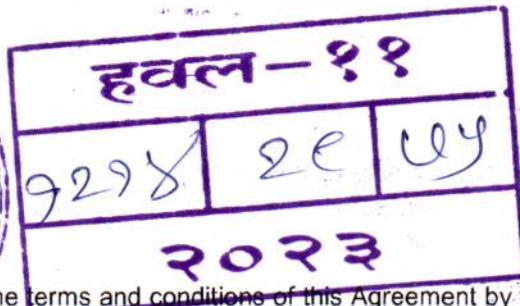
- 23.1. If any dispute or difference arises between the Parties at any time relating to the construction or interpretation of this Agreement or any term or provision hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavor to resolve the same by mutual discussions and Agreement.
- 23.2. If the dispute or difference cannot be resolved within a period of 7 (seven) days, from the notice by the aggrieved Party under Sub-Clause 23.1 above, then the dispute shall be referred to arbitration to be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and the venue and seat of the arbitration will be Mumbai. The arbitration shall be conducted by a sole arbitrator who shall be appointed by the Company ("**Arbitrator**").
- 23.3. The decision of the Arbitrator shall be in writing and shall be final and binding on the Parties. The arbitral award may include costs, including reasonable attorney fees and disbursements. Judgment upon the award may be entered by the Courts in Mumbai.
- 23.4. This Agreement and rights and obligations of the Parties shall remain in full force and effect pending the Award in any arbitration proceeding hereunder.
- 23.5. This Agreement shall be governed and interpreted by and construed in accordance with the laws of India. The courts at Mumbai alone shall have exclusive jurisdiction over all matters arising out of or relating to this Agreement.

24. SEVERABILITY

- 24.1. If at any time, any provision of this Agreement is or becomes illegal, invalid or unenforceable in any respect under Applicable Law that shall not affect or impair the legality, validity or enforceability of any other provision of this Agreement and all other provisions of the Agreement shall survive.
- 24.2. The Parties shall negotiate, in good faith, to replace such unenforceable provisions with provisions which most nearly give effect to the provision being replaced, and that preserves the Party's commercial interests under this Agreement.

25. WAIVER

- 25.1. Any delay tolerated or indulgence shown by the Company in enforcing any of the terms of this Agreement or any forbearance or extension of time for payment of instalment to the Purchaser by the Company shall not be construed as waiver on the part of the Company of



any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor the same shall in any manner prejudice or affect the rights of the Company.

26. ENTIRE AGREEMENT

26.1. The Parties agree that the Agreement, schedules, annexures and exhibits and any amendments thereto, constitute the entire understanding between the Parties concerning the subject matter hereof. The terms and conditions of this Agreement overrides, supersedes, cancels any prior oral or written all agreements, negotiations, commitments, writings, discussions, representations and warranties made by the Company in any documents, brochures, advertisements, hoardings, etc. and/or through any other medium hereinbefore agreed upon between the Company and the Purchaser which may in any manner be inconsistent with what is stated herein. This Agreement shall not be amended or modified except in writing signed by both the Parties.

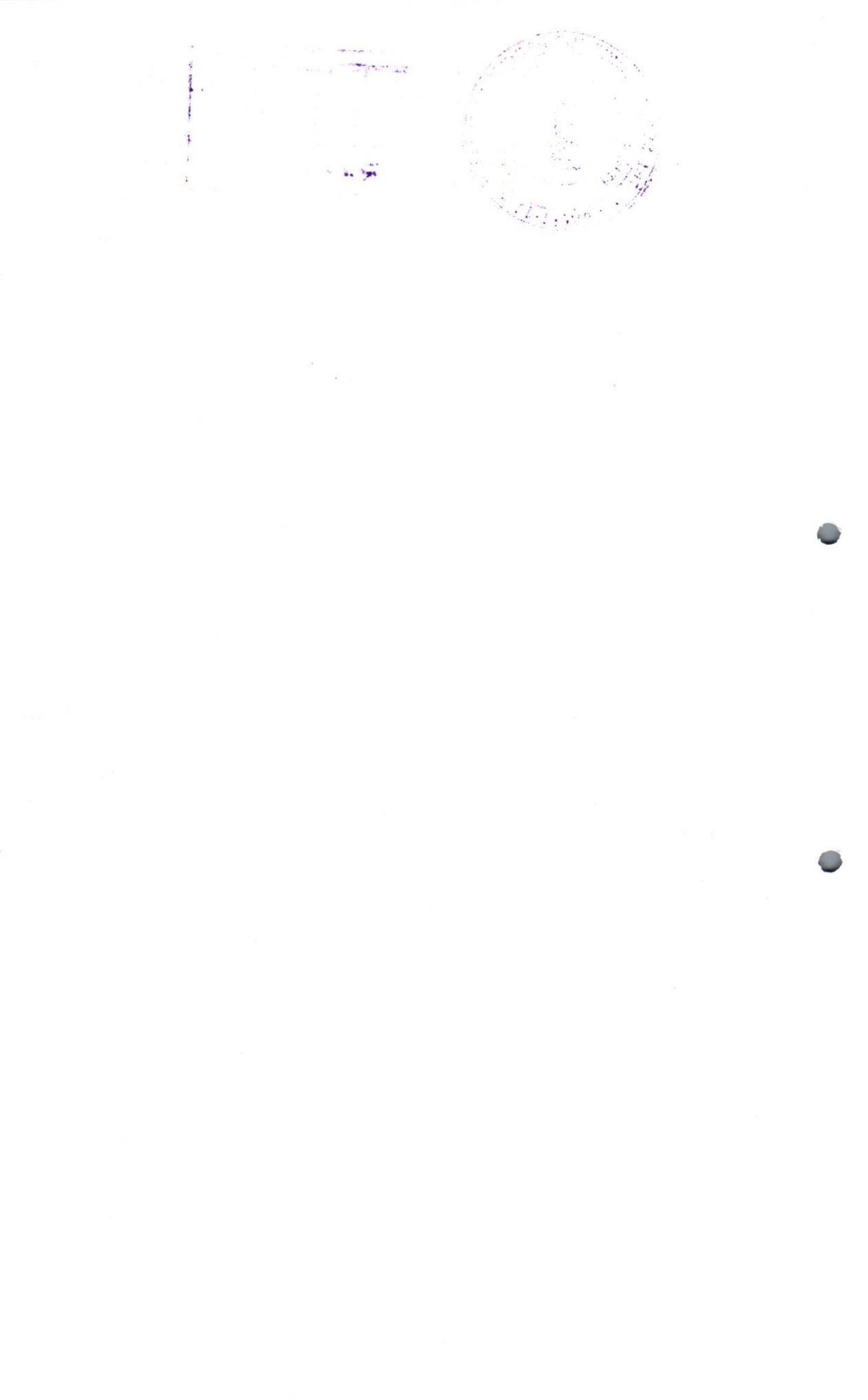
27. CONFIDENTIALITY

27.1. The Parties hereto agree that all the information, documents etc. exchanged to date and which may be exchanged including the contents of this Agreement and any documents executed in pursuance thereof ("Confidential Information") is confidential and proprietary and shall not be disclosed, reproduced, copied, disclosed to any third party without the prior written consent of the other Party. The confidentiality obligations under this Clause shall survive even after handing over of the Unit and is legally binding on the Parties and shall always be in full force and effect.

27.2. Either Party shall not make any public announcement regarding this Agreement without prior consent of the other Party.

27.3. Nothing contained hereinabove shall apply to any disclosure of Confidential Information if:

- a. such disclosure is required by Applicable Law or requested by any statutory or regulatory or judicial/quasi-judicial Authority or recognized self-regulating Organization or other recognized investment exchange having jurisdiction over the Parties; or
- b. such disclosure is required in connection with any litigation; or
- c. such information has entered the public domain other than by a breach of the Agreement.





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

SIGNED AND DELIVERED)

By the Company within named)

MACROTECH DEVELOPERS LIMITED)

through the hands of Constituted Attorney)

MR. BIBIN SAM)

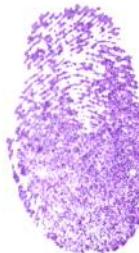
authorised vide Power of Attorney)

dated 4/10/2021)

In the presence of:)

1. Santosh Kavade - Kavade)

2. Baner Pune - 45)



SIGNED AND DELIVERED)

By the within named Purchaser)

AJINKYA BIJWE)



SNEHA A JASWANTE)

In the presence of:)

1. C. S. Mane - Mane)

2. Baner Pune - 45)



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Annexure B
Part A
Description of the said Larger Property

All that piece or parcel of land or ground admeasuring 65,900 square meters (*as per revenue records*) bearing New Gat No. 1287/2 (Old Gat No. 2273) situate, lying and being at Village Wagholi, Taluka Haveli and District Pune and bounded as follows:

On or towards the North : Adj. Gat no.1315, 1289 and 1288,Wagholi
On or towards the South: Adj. Gat no.1286, Wagholi
On or towards the East : Adj. Gat no.1231 and 1288, Wagholi
On or towards the West : Adj. Gat no.1287/1, Wagholi

Part B
Description of the said Property

All that piece or parcel of land or ground admeasuring 43,933 square meters *forming part of the said Larger Land being* New Gat No. 1287/2 (Old Gat No. 2273) situate, lying and being at Village Wagholi, Taluka Haveli and District Pune and bounded as follows:

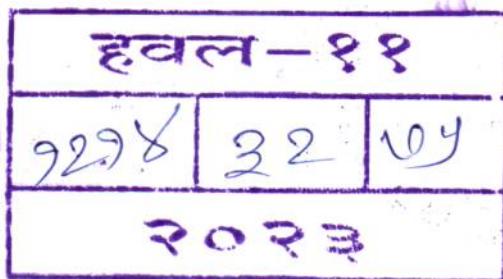
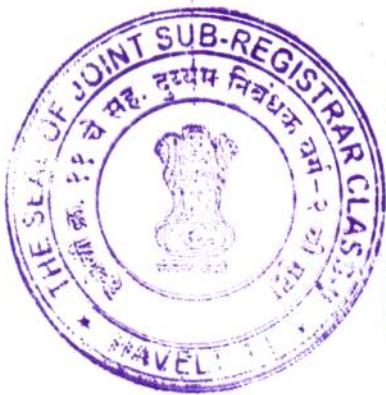
On or towards the North: Adj. Gat no.1315, Wagholi
On or towards the South: Adj. Gat no.1286, Wagholi
On or towards the East: Remaining portion out of Gat no. 1287/2, Wagholi
On or towards the West : Adj. Gat no.1287/1, Wagholi

Annexure 2

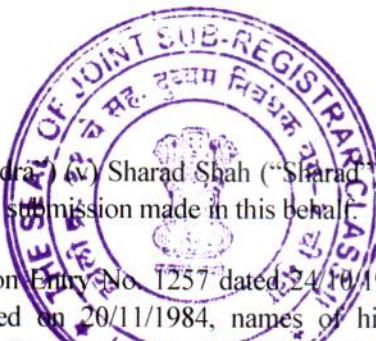
(*Chain of Title*)

- i) By and under Deed of Conveyance dated 11/07/1994, one Ranchodgir Guru Shivbakas Gir Gosavi ("Ranchodgir") was seized and possessed of agricultural land admeasuring 32 Acres and 12 Gunthas equivalent to 1,30,713 square meters bearing Survey No. 263 situate, lying and being at Village Wagholi with the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat Wagholi ("entire land").
- ii) As per Mutation Entry No. 6539 dated 25/03/1962, it is recorded that Ranchodgir Guru Shivbakas Gir Gosavi died on 20/06/1960, leaving behind him (i) Sonabai Ranchodgir Gosavi ("Sonabai") (widow), (ii) Narendragir Guru Ranchodgir Gosavi ("Narendragir") (son), (iii) Prakashagir Ranchodgir Gosavi ("Prakashgir") (son) (minor), (iv) Champabai Omprakashgir Gosavi ("Champabai") (daughter) and (v) Kamalkishor Ranchodgir Gosavi ("Kamalkishor") (daughter) (minor) as his legal heirs. The name of said Sonabai was mutated as the Landholder in capacity as a Manger of Head of the Family and also as a mother and natural guardian of legal heirs, who were minors at that point in time, in the 7/12 extract of the entire land.
- iii) As per Mutation Entry No. 6558 dated 19/11/1962, it is recorded that by and under a Sale Deed dated 15/06/1962 registered with the Office of Sub-Registrar of Assurances under serial no. 943 of 1962 (i) Sonabai as Manager of Hindu undivided Family, (ii) Narendragir, (iii) Champabai (iv) Prakashagir and (v) Kamalkishor, (iv) and (v) Minors represented through their natural guardian mother Sonabai (Vendors) sold and conveyed to and unto Bajirao Bapuji Satav ("Bajirao") and Rambhau Bala Satav ("Rambhau") (Purchasers), the said Property bearing Survey No. 263 for valuable consideration and in terms thereof.

[Handwritten signatures and initials]



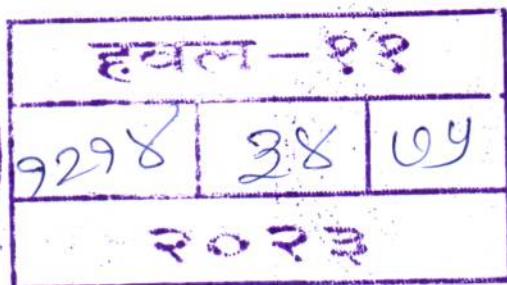
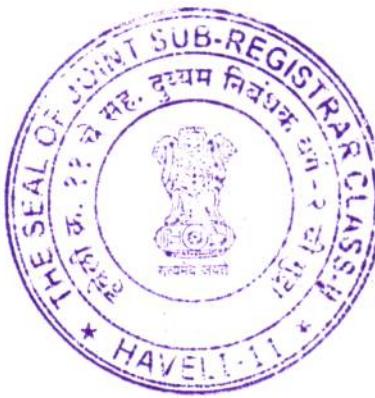
- iv) On perusal of the Deed of Conveyance dated 11/07/1994, it appears that:
- Bajirao and Rambhau agreed at the time of purchasing the entire land that Bajirao would hold, use, occupy and enjoy the northern portion of the entire land thereof admeasuring 20 Acres equivalent to 80,937 square meters ("Bajirao's Land") while Rambhau would hold, use, occupy and enjoy the southern portion of the entire land thereof admeasuring 12 acres and 12 gunthas equivalent to 49,776 square meters thereof ("Rambhau's Land"). The respective contributions of Bajirao and Rambhau towards the purchase price were made in proportion to their respective portions agreed to be held by them.
 - The aforesaid understanding arrived at by and between Bajirao and Rambhau regarding partition of said entire land and they continued to hold their respective portions of the said entire land.
- v) As per Mutation Entry No. 7252 dated 04/02/1970 it is recorded that, on the death of Bajirao Bapuji Satav died on 10/09/1966, names of his legal heirs viz. (i) Tukaram Bajirao Satav ("Tukaram") (son), (ii) Gyanoba Bajirao Satav ("Gyanoba") (son), (iii) Sulochana Ramrao Chawat ("Sulochana") (daughter), (iv) Subhadra Daulatrao Chawat ("Subhadra") (daughter) and (v) Rewubai Tukaram Botre ("Rewubai") (daughter), were entered on 7/12 Extracts as Landholders in respect of the land bearing Survey No. 263.
- vi) On perusal of Deed of Conveyance dated 11/07/1994, it is recorded that all the lands within the limits of the Gram Panchayat Wagholi were assigned Gat Numbers in substitution of old Survey Numbers and accordingly Survey No. 263 forming part of land was assigned Gat No. 2273 Village Wagholi.
- vii) As per Mutation Entry No. 573 dated 22/06/1981, it is recorded that by and under Sale Deed dated 23/02/1981 executed between Tukaram Bajirao Satav & Others sold and conveyed to and unto Baburao Devchandra Shah ("Baburao Shah"), portion of Gat No. 2273 (part) admeasuring 3 Hectares and 24 Ares equivalent to 32,400 square meters at and for a valuable consideration and in terms thereof.
- viii) As per Mutation Entry No. 574 dated 22/06/1981, it is recorded that by and under Sale Deed dated 23/02/1981 executed between Tukaram Bajirao Satav & Others sold and conveyed to and unto Baburao Devchandra Shah, portion of Gat No. 2273 (part) admeasuring 2 Hectares and 43 Ares equivalent to 24,300 square meters at and for a valuable consideration and in terms thereof.
- ix) As per Mutation Entry No. 575 dated 22/06/1981 it is recorded that, by and under Sale Deed dated 23/02/1981 executed between Tukaram Bajirao Satav & Others sold and conveyed to and unto Parima Rohipan Kasad, ("Parima"), portion of Gat No. 2273 (part) admeasuring 81 Ares equivalent to 8,100 square meters at and a valuable consideration and in terms thereof.
- x) As per Mutation Entry No. 707 dated 29/08/1982, it is recorded that Baburao Shah divided his portion of share admeasuring 5 Hectares and 67 Ares equivalent to 56,700 square meters in equal shares amongst (i) Harilal Devchandra Shah ("Harilal") (ii) Jayantilal Devchandra Shah ("Jayantilal") (iii) Pramlal Devchandra Shah ("Pramlal") (iv) Subhashchandra Devchandra Shah



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- (“Subhashchandra”), (v) Sharad Shah (“Sharad”) and (vi) Ashok Shah (“Ashok”), pursuant to the application and submission made in this behalf.
- xi) As per Mutation Entry No. 1257 dated 24/10/1986, it is recorded that on the death of Rambhau Bala Satav died on 20/11/1984, names of his legal heirs viz. (i) Yashoda Rambhau Satav (“Yashoda”) (widow), (ii) Baban Rambhau Satav (“Baban”) (son), (iii) Kailas Rambhau Satav (“Kailas”) (son), (iv) Vilas Rambhau Satav (“Vilas”) (son), (v) Vimal Popat Hargude (“Vimal”) (daughter) and (vi) Kamal Kaluram Gade (“Kamal”) (daughter) were entered on 7/12 extract as Landholder in respect of land bearing Gut No. 2273/P. It is further recorded that Vimal Popat Hargude and Kamal Kaluram Gade executed affidavit and made submission to released and relinquished their respective undivided rights in respect of Gat No. 2273 (part). Hence, names of Vimal Popat Hargude and Kamal Kaluram Gade were deleted in the 7/12 extracts in respect of Gat No. 2273 (part).
- xii) On perusal of the Sale Deed dated 15/01/2020, it is recorded that, on the death of Rewubai died on 09/10/1982, names of her legal heirs viz. (i) Subhash Tukaram Botre (“Subhash Botre”) (ii) Manda Uttam Gaikwad (“Manda”) and (iii) Vaishali Kaluram Pawar (“Vaishali”) were entered on 7/12 extract as Landholder in respect of land bearing Gut No. 2273/P.
- xiii) As per Mutation Entry No. 1884 dated 27/09/1990, it is recorded that by and under a Deed of Sale dated 08/09/1988, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-2-14471 of 1988, (i) Yashoda Rambhau Satav, (ii) Baban Rambhau Satav, (iii) Saraswati Baban Satav, (iv) Kailas Rambhau Satav, (v) Parvati Kailas Satav, (vi) Vilas Rambhau Satav, (vii) Kantabai Vilas Satav, (viii) Tukaram Bajirao Satav, (ix) Dwarkabai Tukaram Satav, (x) Bapusaheb Tukaram Satav, (xi) Manikrao Tukaram Satav, (xii) Gyanoba Bajirao Satav, (xiii) Subhadra Gyanoba Satav, (xiv) Dattatraya Gyanoba Satav, (xv) Ramchandra Gyanoba Satav, (xvi) Vinod Gyanoba Satav (minor, represented through his father and natural guardian Gyanoba), (xvii) Sunil Gyanoba Satav (minor, represented by father and natural guardian Gyanoba Bajirao Satav), (xviii) Vimal Popat Hargude, (xix) Kamal Kaluram Gade, (xx) Sulochana Ramchandra Chavat and (xxii) Subhadrabai Daulat Chavat ('Vendors') sold and conveyed to and unto (i) Kanhaiyalal Motilal Talera (“Kanhaiyal”) (ii) Prafull Kanhaiyalal Talera (“Praful”) and (iii) Pramod Kanhaiyalal Talera (“Pramod”) (“Purchasers”) half portion of land bearing Gut No. 2273 admeasuring 6 hectares and 59 ares equivalent to 65,900 square metres out of land admeasuring 1,30,713 sq.mtrs. or thereabout for valuable consideration and on such terms, covenants and conditions stated therein, being referred as said larger land herein.
- xiv) As per Mutation Entry No. 2174 dated 12/11/1990, it is recorded that pursuant to application made by Kanhaiyalal Motilal Talera stating that he purchased Gat No. 2273 of Village Waghli and same was recorded under Mutation Entry No. 1884 dated 27/09/1989. However, there is additional area of 11 Are acquired under the said transaction. By reason whereof, land comprising Gut No. 2273 admeasuring 130713 sq.mtrs. or thereabout. In consequence thereof, the land comprising Gut no. 2273 came to be sub-divided into Gut No. 2273 Hissa No. 1 admeasuring 6 hectares 48 Ares equivalent to 64,800 square meters and Gut No. 2273 Hissa No. 2 admeasuring 6 hectares and 59 Ares equivalent to 65,900 square meters. I note that Gat No. 2273/1 admeasuring 64,800 square meters was purchased by Babulal Devchand Shah (56700 sq.mtrs.) and Parima Rohipan Kasad (8100 sq.mtrs.) under Sale Deed both dated 23/02/1981 and Gat No. 2273/2 admeasuring 65,900 square meters (“said larger land”) was purchased by (i) Kanhaiyalal Motilal Talera (ii) Prafull

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Kanhaiyalal Talera and (iii) Pramod Kanhaiyalal Talera under Deed of Sale dated 08/09/1988, registered with the Office of Sub-Registrar of Assurances under Serial no. 14471 of 1988.

- xv) As per Mutation Entry No. 3611 dated 01/08/1994, it is recorded that by and under a Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1331 of 1994 and executed between (i) Kanhaiyalal Motilal Talera, (ii) Prafull Kanhaiyalal Talera and (iii) Pramod Kanhaiyalal Talera ('Vendors') and Rajendra Sitaram Goel ('Rajendra') ('Purchaser'), whereby the Vendors sold and conveyed to and unto Rajendra Sitaram Goel ('Rajendra') ('Purchaser'), portion of the land bearing Gut No. 2273/2P area admeasuring 21,966 square metres ("**Rajendra's Land**") for valuable consideration and on such terms, covenants and conditions stated therein.
- xvi) As per Mutation Entry No. 3612 dated 01/08/1994, it is recorded that by and under a Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07-1332 of 1994 and executed between (i) Kanhaiyalal Motilal Talera, (ii) Prafull Kanhaiyalal Talera and (iii) Pramod Kanhaiyalal Talera ('Vendors') and Umesh Sitaram Goel ('Umesh') ('Purchaser'), whereby the Vendors sold and conveyed to and unto Umesh Sitaram Goel ('Umesh') ('Purchaser') portion of the land bearing Gut No. 2273/2P area admeasuring 21,967 square metres ("**Umesh's Land**") for valuable consideration and on such terms, covenants and conditions stated therein.
- xvii) As per Mutation Entry No. 3613 dated 01/08/1994, it is recorded that by and under a Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07-1333 of 1994 and executed between (i) Kanhaiyalal Motilal Talera, (ii) Prafull Kanhaiyalal Talera and (iii) Pramod Kanhaiyalal Talera ('Vendors') and Subhash Sitaram Goel ('Subhash') ('Purchaser'), whereby the Vendors sold and conveyed to and unto Subhash Sitaram Goel ('Subhash') ('Purchaser') portion of the land bearing Gut No. 2273/2P area admeasuring 21,967 square metres ("**Subhash's Land**") for valuable consideration and on such terms, covenants and conditions stated therein.
- xviii) As per Mutation Entry No. 1 dated 07/02/2002 it appears that, pursuant to Letter bearing No. Bhumpan/Wadi/Subdivision/Aakarband/97 dated 29/10/1997 issued by Supritendant of Land Record, Taluka Haveli read with Order bearing No. 863 of 1997 dated 12/11/1997 issued by Tahsildar, Haveli, it was informed that land in Village Wagholi (Avalwadi) became independently /separately assess for Revenue. Hence, there was configuration of the Gut Numbers, map and assessment of Land Record of the said Village. By reason whereof, the Gut No. 2273 was renumbered and identified Gat No. 1287. However, there was no changing in Hissa Number of Gut No. 2273. Thus, land comprising Gut No. 2273/2 was assigned New Gut No. 1287/2.
- xix) As per Mutation Entry No. 12970 dated 02/07/2018, it is recorded that on the death of Umesh Sitaram Goel died on 20/08/2016, names of his legal heirs viz. (i) Annuj Umesh Goel ("Annuj"), (ii) Ankit Umesh Goel ("Ankit") (son), (iii) Meena Umesh Goel ("Meena") (widow) and (iv) Seema Anshul Garg ("Seema Garg") (daughter), were entered on 7/12 Extracts as Landholders in respect of New Gat No. 1287/2.
- xx) As per Mutation Entry No. 13507 dated 15/01/2019, it is recorded that by and under a Release Deed dated 04/10/2018 registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-10-19670 of 2018 and executed between (i) Meena Umesh Goel and (ii) Seema Anshul Garg

(Releasors) released and relinquished their respective undivided rights in respect of Umesh's Land forming part of said larger land in favour of (i) Anuj Umesh Goel and (ii) Ankit Umesh Goel (Releasees) as stated therein.

- xxi) As per Mutation Entry No. 18009 dated 07/07/2022, it is recorded that on the basis of Order bearing No. RTS155/SR/262/2022 dated 13/06/2022 Lerner Talathi Haveli, Pune, wherein rectification of land comprising 1287/2 as follows:
- (i) Rajendra Sitaram Goel area 21966 sq.mtrs. or thereabout pursuant to Conveyance Deed No. 1331/1994;
 - (ii) Umesh Sitaram Goel through his legal heirs viz. Anuj Umesh Goel and Ankit Umesh Goel area 21967 sq.mtrs. or thereabout pursuant to Conveyance Deed No. 1332/1994;
 - (iii) Subhash Sitaram Goel area 21967 sq.mtrs. or thereabout pursuant to Conveyance Deed No. 1333/1994;
- xxii) By and under Agreement for Sale dated 15/01/2020, registered with the Office of Sub-registrar of Assurances under serial no. HVL-06-545 of 2020 and executed between Subhash Botre ('Vendor') and (i) Vaijnath Arun Bhagat ("Vaijnath"), (ii) Navnaath Baban Jagtaap ("Navnaath") and (iii) Sachin Subhash Botre ("Sachin") ('Purchasers') wherein Vendor has agreed to sell to Purchaser portion of the land bearing Gat No. 1287/2(Part) admeasuring 80 Ares equivalent to 8000 square meters for valuable consideration and on terms, covenants and conditions stated therein.
- xxiii) By and under a Sale Deed dated 31/12/2020 executed and registered with the Office of Sub-Registrar of Offences under serial no. HVL-26-541 of 2021 dated 13/01/2021 between (i) Subhash Tukaram Botre, (ii) Manda Uttam Gaikwad and (iii) Vaishali Kaluram Pawar ('Vendors') with confirmation of (i) Sachin Subhash Botre, (ii) Anush Sachin Botre, (iii) Atharva Sachin Botre, (iv) Reshma Sachin Botre, (v) Madhukar Subhash Botre, (vi) Anagha Madhukar Botre, (vii) Arohi Madhukar Botre, (viii) Swati Madhukar Botre, (ix) Pravin Subhash Botre, (x) Shreya Pravin Botre and (xi) Usha Subhash Botre (Confirming Parties No.1) and Dattatray Baburao Jagtaap (Confirming Party No.2) and (i) Rajendra Sitaram Goel, (ii) Subhash Sitaram Goel, (iii) Annuj Umesh Goel and (iv) Ankit Umesh Goel ('Purchasers'), the Vendors sold and conveyed to and unto the Purchasers land bearing Survey No. 1287/2 (Part) (Original Survey No. 263 and Old Gut No. 2273/2) admeasuring 1 hectare and 31.80 Ares equivalent to 13,180 square meters out of land admeasuring 6 hectare and 59 Ares equivalent to 65900 sq.mtrs. or thereabout for valuable consideration and on such terms, covenants and conditions stated therein.
- xxiv) By and under a Cancellation Deed dated 08/01/2021, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-08-189 of 2021 and executed between Subhash Botre (therein referred to Party of First Part) of One Part and (i) Vaijnath, (ii) Navnath, and (iii) Sachin (therein referred to as party of Second Part) of the Other Part, Subhash Botre along with Vaijnath, Navnath and Sachin terminated the Sale Deed dated 15/01/2020 registered with the Office of Sub-Registrar of Assurances under serial no. HVL-06- 545 of 2020 on terms and conditions mentioned therein.
- xxv) By Deed of Exchange dated 26/08/2022 executed and registered with the Office of Sub-Registrar of Assurances, Haveli under serial No. HVL-10-22067 of 2022 between Kavita

[Handwritten signatures and initials]



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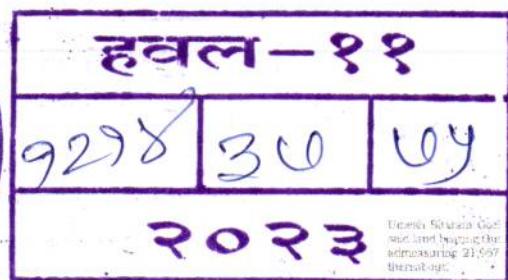


Sanjay Palesha ("Kavita") and Ankit Umesh Goel & Annuj Umesh Goel ("Goels"), wherein Goels have conveyed to Kavita by way of exchange their land bearing Gut no. 1287/2 admeasuring 3428.09 sq.mtrs. or thereabout (out of 21967 sq.mtrs.) against Kavita has conveyed her land bearing Gut No. 1282 admeasuring 3428.09 sq.mtrs. or thereabout on terms and condition stated therein.

- xxvi) Deed of Exchange dated 29/08/2022 executed and registered with the Office of Sub-Registrar of Assurances, Haveli under serial No. HVL-10-22173 of 2022 between Sanjay Maniklal Palesha ("Sanjay") and Ankit Umesh Goel & Annuj Umesh Goel ("Goel"), wherein Goel have conveyed to Sanjay by way of exchange their land bearing Gut no. 1287/2 admeasuring 3428.09 sq.mtrs. or thereabout (out of 21967 sq.mtrs.) against Sanjay has conveyed his land bearing Gut No. 1282 admeasuring 3428.09 sq.mtrs. or thereabout on terms and condition stated therein.
- xxvii) Thus (i) Rajendra Sitaram Goel, (ii) Subhash Sitaram Goel, (iii) Annuj Umesh Goel and (iv) Ankit Umesh Goel ("**Owners**") became entitled to their respective portion of the said land collectively referred herein as said land forming part of the said Larger Property.
- xxviii) By and under a Development Agreement dated 21st November, 2022 executed at Pune between the Owners and the Company and registered with the office of the Joint Sub-Registrar Class II, Pune under Serial No. HVL-11/24654/126/2022 ("**said Agreement**"), the Owners granted, transferred and assigned to the Company, full, free, absolute and irrevocable development rights to develop the said property, by constructing and developing thereon the Project, for the consideration and on the terms and conditions stated in therein.

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Pradip Garach
Advocate
High Court, Bombay



FORMAT-A
Circular No. (28/2021)

To
Maha RERA,
Housefin Bhavan,
Plot No. C - 21,
Bandra Kurla Complex,
Bandra (East),
Mumbai 400051.

LEGAL TITLE REPORT

Sub.: Title Clearance Certificate with respect to ALL THAT piece land bearing New Gut No. 1287/2P (Old Gut No. 2273 and Old Survey No. 263) admeasuring 43933 sq.mtrs. or thereabout lying being and situate at Village Wagholi, Taluka Haveli and District Pune ("the said Land") forming part of land admeasuring 65900 sq.mtrs. or thereabout ("the said Larger Land").

1) I have investigated the title of said larger Property at the request of my client, Macrotech Developers Limited a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at 412, Floor 4, 17G, Verdhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai-400 001, as the Developer for the said purpose perused following documents i.e.:-

2) Description of the Property

ALL THAT piece land bearing New Gut No. 1287/2P (Old Gut No. 2273 and Old Survey No. 263) admeasuring 43933 sq.mtrs. or thereabout lying being and situate at Village Wagholi, Taluka Haveli and District Pune ("the said Land") forming part of land admeasuring 65900 sq.mtrs. or thereabout ("the said Larger Land")

3) Documents of acquirement of said larger land

- i) Deed of Sale dated 08/09/1988, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-2-14471 of 1988 Yashoda Ramchau Satav & 21 others (Vendors) and Kanhaiyalal Motilal Taleria & 2 others (Purchaser) for the said Larger Land.
- ii) Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1331 of 1994 Kanhaiyalal Motilal Taleria & 2 others (Vendors) and Rajendra Sitaram Goel for portion of the said land bearing Gut No. 2273/2P area admeasuring 21,956 square metres or thereabout.
- iii) Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1332 of 1994 Kanhaiyalal Motilal Taleria & 2 others (Vendors) and

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Umesh Shrikant Goel as ported on said land bearing this no. 2273/2P area admeasuring 21,957 square metres or thereabout.

iv) Deed of Conveyance dated 15/09/2008 registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-09- 1333 of 1994 Kanhaiyalal Motilal Taleria & 2 others (Vendors) and Subhash Sitaram Patil for portion of the said land bearing Gut No. 2273/2P area admeasuring 21,957 square metres or thereabout.

v) Deed of Release dated 04/10/2018 executed and registered under Serial No. HVL-10-19670 2018 with Sub-Registrar of Haveli-10, by Umesh Umesh Goel and Seema Anilrao Gaig (Purchasers) in favour of Umesh Goel and Ankita Umesh Goel (Releasee) for said larger Land.

vi) Agreement for Sale dated 15/01/2020 executed and registered under Serial No. HVL-545-2020 on 15/01/2020 with Sub-Registrar of Haveli-10, by Vaishnav Arun Bhagat & others (Vendor) in favour of Subhash Tukaram Butte (Purchaser) for said land admeasuring 6500 square metres or thereabout.

vii) Cancellation Deed dated 08/01/2021 executed and registered under Serial No. HVL-189-2021 on 08/01/2021 with Sub-Registrar of Haveli-10, by Vaishnav Arun Bhagat & others (Vendor) in favour of Subhash Tukaram Butte (Purchaser) cancelled the Agreement for Sale dated 15/01/2020.

viii) Deed of Conveyance dated 13/01/2021 executed and registered under Serial No. HVL-26-941-2021 with Sub-Registrar of Thane-9, by Subhash Tukaram Butte & others (Vendor) in favour of Rajendra Sitaram Goel (Purchaser) for the land admeasuring 13180 square metres or thereabout.

ix) Deed of Exchange dated 26/06/2022 executed and registered under Serial No. HVL-10-22067 2022 with Sub-Registrar of Thane-9, by Kavita Sanjay Palesha and Anuj Umesh

Page 2 of 30

Pradip Garach
Advocate
High Court, Bombay

Goel, Ankit Umesh Goel, for the said Land.

x) Deed of Exchange dated 29/08/2022 executed and registered under Serial No. HVL-10-22173-2022 with Sub-Registrar of Thane-9, by Sanjay Maniklal Palesha and Anuj Umesh Goel, Ankit Umesh Goel, for the said Land.

xii) Joint Declaration cum Indemnity dated 03/10/2022 executed by Rajendra Sitaram Goel and 5 others in respect of said land ("said Declaration").

xiii) Joint Development Agreement dated 01/11/2022 executed between Ankit Umesh Goel & 4 others and Macrotech Developers Limited for development of the said land.

xiv) Power of Attorney dated 01/11/2022 executed by Ankit Umesh Goel & 4 others in favour of representatives / Nominees of Macrotech Developers Limited for development of the said land.

xv) Letter dated 01/11/2022 by and between 1) Ankit Umesh Goel, 2) Anuj Umesh Goel, 3) Rajendra Sitaram Goel, 4) Sanjay Maniklal Palesha and 5) Kavita Sanjay Palesha as well as Macrotech Developers Limited.

xvi) Another Letter dated 01/11/2022 by 1) Ankit Umesh Goel and 2) Anuj Umesh Goel, addressed to Macrotech Developers Limited.

related said land.

4) 7/12 Extracts
Online digital certified 7/12 Extracts (Record of Rights) for the year 2019-2020 uploaded on Portal of <https://lahubid.mahabhumi.gov.in/> reflects name of Rajendra Sitaram Goel, Subhash Sitaram Goel, Ankit Umesh Goel and Anuj Umesh Goel in respect of said larger land in Wagholi Village as the Land Holder. Tenure of land is shown as Occupational Class-I.

5) Search Report for 50 years from 1972 to 2022 (51 years)
Land / Property Search Report dated 04/12/2021 issued by Mr. Rajendra Jagade, Advocate of Search of Land Record in the Sub-Registrar of Assurances for the period 1972 to 2021 (50 years) of the said

Property and same has been dealt in details as hereunder.

Further Land Record Search taken on Online Portal of IGR Website by the Company through its department for the year 2002 to 2022.

ROC Search Report dated 03/11/2021 issued by Simply Censal, Practising Company Secretary for Searches taken at Registrar of Companies on Macrotech Developers Limited.

ROC Search Report dated 21/09/2022 issued by Sharatkumar Shetty & Associates, Practising Company Secretary for Searches taken at Registrar of Companies on Macrotech Developers Limited.

CERSAI Search Report dated 29/10/2021 issued by Simply Censal on the website of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of said Property.

6) On perusal of the above mentioned documents and all other relevant documents relating to title of the said larger land and relying on the same and also Joint Declaration cum Indemnity dated 03/10/2022 executed by Rajendra Sitaram Goel and 5 others (Owners), I am of the opinion that subject to pending litigation mentioned in Clause No. 14 of Part E-(iv) and subsisting mortgage mentioned in Clause No. 7 of Part D annexure-A hereto and in view of what is set out in Annexure-C as stated therein, the title of Macrotech Developers Limited as the Promoter/Developer for development of the said land is clear, marketable and without any encumbrances and Macrotech Developers Limited has sufficient rights entitled to development rights in respect of the said land, pursuant to the Joint Development Agreement between Ankit Umesh Goel and 4 others (Owners) and Macrotech Developers Limited (Developer).

Owner/Developer of the said Land

- 1) the Owners of the said land bearing Cadastral Survey No. 1287/2P admeasuring 43933 sq.mtrs. or thereabout of Wagholi is Rajendra Sitaram Goel (21966 sq.mtrs.), Ankit Umesh Goel & Anuj Umesh Goel (15110.82 sq.mtrs.), Sanjay Maniklal Palesha (3428.09 sq.mtrs.) and Kavita Sanjay Palesha (3428.09 sq.mtrs.).
- 2) Qualifying comments/remarks: Pending litigation mentioned in Clause No. 14 of Part E-(iv) and subsisting mortgage as mentioned in Clause No. 7 of Part D detailed Flow of Title annexed as Annexure "A" hereto and this Report be read and constituted in conjunction with Annexure-A.

The report reflecting the flow of the title of Developer viz. Macrotech Developers Limited as Promoter/Developer to the said land and right of the Developer, is separately enclosed and annexed as Annexure-A.

Dated this 01 day of November, 2022.

Pradip Garach
Advocate High Court, Bombay

Enclosure: Annexure "A" - Flow of Title

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Pradip Garach
Advocate
High Court, Bombay



6, Roz-a-Rio Apartments
P.C. Road, Kamala
Kurla (West), Mumbai - 400 070.

E-mail: pradipgarach@gmail.com

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FORMAT A

Circular No. (28/01/2022)

FLOW OF THE TITLE OF THE SAID LAND

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(a) Title Certificate with respect to ALL THAT piece land bearing New Gut No. 1287/2P (Old Gut No. 2273 and Old Survey No. 263) measuring 13033 sq.mtrs. or thereabout lying being and situate at Village Wagholi, Taluka Haveli and District Pune ("the said Land") forming part of land measuring 65900 sq.mtrs. or thereabout ("the said Larger Land").

I have surveyed the said land and larger land at the request of Macrotech Developers Limited a company incorporated under the Companies Act, 1956 and now deemed to be incorporated under the Companies Act, 2013, having its registered office at 412, Floor - 1, 17D Vardhaman Chamber, Cawasji Patel Marg, Lower Parel Circle, Fort, Mumbai-400 001 ("Company") and inter alia on the basis of perusal of the documents herein below, have to state as follows:

- (A) The documents in relation to the pertaining to the said land in Village Wagholi forming part of the said larger land
- 1) I have perused following documents of title in respect of the all that said larger land in Village Wagholi:
 - (i) Village Extract Form 7/12 (Record of Rights) in respect of the said larger land in Village Wagholi;
 - (ii) Mutation Entry Nos. 1, 573, 574, 575, 707, 1257, 1884, 2174, 3611, 3612, 3613, 4391, 4769, 4992, 6539, 6542, 6558, 7200, 7252, 12970, 13507 and 18009 in respect of the said larger land;
 - (iii) Deed of Sale dated 08/09/1988, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-2-14471 of 1988 Yashoda Rambhau Satav & 21 others (Vendors) and Kanhaiyalal Motilal Talera & 2 others (Purchaser) for the said Larger Land.
 - (iv) Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1231 of 1994 Kanhaiyalal Motilal Talera & 2 others (Vendors) and Rajendra Sitaram Goel for portion of the said land bearing Gut No. 3273/2P area measuring 21,966 square metres or thereabout.
 - (v) Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-07- 1333 of 1994 Kanhaiyalal Motilal Talera & 2 others (Vendors) and Umesh Sitaram Goel for portion of the said land bearing Gut No. 2273/2P area measuring 21,967 square metres or thereabout.
 - (vi) Deed of Release dated 04/10/2018 executed and registered under Serial No. HVL-10-19670-2018 with Sub-Registrar of Haveli-10, by Meena Umesh Goel and Seema Anshul Garg ("Releasees") in favour of Anuj Umesh Goel and Ankit Umesh Goel ("Releasees") for said larger land.
 - (vii) Agreement for Sale dated 15/01/2020 executed and registered under Serial No. HVL-545-2020 on 15/01/2020 with Sub-Registrar of Haveli-6, by Vajinath Arun Bhagat & others ("Vendor") in favour of Subhash Tukaram Botre ("Purchaser") for said land admeasuring 8000 sq.mtrs. or thereabout.

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Cancellation Deed dated 08/01/2021 executed and registered under Serial No. HVL-1-189-2021 on 08/01/2021 with Sub-Registrar of Haveli-8, by Vajinath Arun Bhagat & others ("Vendor") in favour of Subhash Tukaram Botre ("Purchaser") concluded the Agreement for Sale dated 15/01/2020 for said land admeasuring 8000 sq.mtrs. or thereabout.

Deed of Conveyance dated 13/01/2021 executed and registered under Serial No. HVL-10-23067-2021 with Sub-Registrar of Haveli-9, by Subhash Tukaram Botre & Others ("Vendor") in favour of Rajendra Sitaram Goel (Purchaser) for the land admeasuring 13180 sq.mtrs. or thereabout.

Notice of Lit Pendence dated 16/08/2022, registered with the Office of Sub-Registrar of Assurances under serial No. 8992 of 2022 inter filia filed by Tushar Vilas Satav in respect of property bearing Gut No. 1287/2 for institution of Civil Suit No. 1047/2022.

(b) Deed of Exchange dated 26/09/2022 executed and registered under Serial No. HVL-10-23067-2022 with Sub-Registrar of Haveli-9, by Kavita Shriya Palendu and Anuj Umesh Goel, Ankut Umesh Goel, in relation to the land stated therein particularly Gut No. 1287/2 & 1288.

(c) Deed of Exchange dated 29/03/2022 executed and registered under Serial No. HVL-10-23173-2022 with Sub-Registrar of Haveli-9, by Sanjay Maniklal Palendu and Anuj Umesh Goel, Ankut Umesh Goel, in relation to the land stated therein particularly Gut No. 1287/3 & 1288.

(d) Joint Declaration cum Intimation dated 03/10/2022 executed by Rajendra Sitaram Goel and 5 others in respect of said land ("said Declaration").

(e) Joint Development Agreement dated 01/11/2022 executed between Ankut Umesh Goel & Others (Owners) and Macrotech Developers Limited (Developer) for development of said land.

(f) Power of Attorney dated 01/11/2022 executed by Ankut Umesh Goel & Others (Owners) in favour of representatives / Nominees of Macrotech Developers Limited (Developer) for development of said land.

(g) Letter dated 01/11/2022 by and between 1) Ankut Umesh Goel, 2) Anuj Umesh Goel, 3) Rajendra Sitaram Goel, 4) Sanjay Maniklal Palendu and 5) Kavita Sanjay Palendu as well as Macrotech Developers Limited.

(h) Another Letter dated 01/11/2022 by 1) Ankut Umesh Goel and 2) Anuj Umesh Goel, addressed to Macrotech Developers Limited.

(i) Land / Property Search Report dated 06/12/2021 issued by Mr. Rajendra Jalgude, Advocate of Search of Land Record in the Sub-Registrar of Assurances for the period 1972 to 2021 (99 years) of the said land and same has been dealt in details as hereunder.

(j) ROC Search Report dated 03/11/2021 issued by Simply Cens, Practicing Company Secretary for Searches taken at Registrar of Companies on Macrotech Developers Limited.

(k) ROC Search Report dated 21/09/2022 issued by Sharadkumar Shetty & Associates, Practicing Company Secretary for Searches taken at Registrar of Companies on Macrotech Developers Limited.

(l) CERSAI Search Report dated 29/10/2021 issued by Simple Cens on the website of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of said land.

(m) Ligation Search Report dated 11/01/2022 in respect of Ankut Umesh Goel, Report dated 12/01/2022 in respect of Anuj Umesh Goel, Report dated 13/01/2022 in respect of

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Rajendra Sitaram Goel and Report dated 17/01/2022 in respect of Subhash Sitaram Goel issued by Cubictree Technology Solutions Private Limited

(b) Dhaval Vussonji, Advocate & Solicitors has given Public Notice dated 29/01/2022 in the Economic Times (Pune Classified Edition) and Maharashtra Times (Pune Classified Edition) calling for third party claims for the said larger land.

(B) Flow of Title of the said larger land

2) I give herunder Title History

- i) On perusal of the Deed of Conveyance dated 11/07/1994, I state that prior to the year 1960, one Ranchodgir Guru Shivabai Gir Gosavi ("Ranchodgir") was seized and possessed of agricultural land admeasuring 32 Acres and 12 Gunthas equivalent to 1,30,713 square meters bearing Survey No. 263 situate, lying and being at Village Wagholi with the Registration Sub-District of Taluka Haveli, District Pune and within the limits of the Gram Panchayat Wagholi ("entre land").
- ii) As per Mutation Entry No. 4391 dated 10/08/1948, it is recorded that the name of Durgadas Tejram Bikshi ("Durgadas") was recorded as a Protected Tenant of the entire land under Section 3A of the Bombay Tenancy and Agricultural Land Act, 1948.
- iii) As per Mutation Entry No. 4769 dated 01/01/1953, it is recorded that one Laxman Hari Sahestrabudhi made an Application bearing reference no. 100 of 1950 stating that name of Durgadas recorded as Protected Tenant is irrelevant and/or hollow entry and same shall be deleted, accordingly the name of Durgadas as the Protected Tenant of the entire land came to be deleted.
- iv) As per Mutation Entry No. 4992 dated 07/09/1955, it is recorded that as per the Bombay Tenancy and Agricultural Lands Act, 1948 the name of one Laxman Hari Sahestrabudhi ("Laxman") as Simple Tenant was entered in the "Other Rights" Column of 7/12 extract pertaining to the entire land.
- v) As per Mutation Entry No. 6539 dated 25/03/1962, it is recorded that Ranchodgir Guru Shivabai Gir Gosavi died on 20/06/1960, leaving behind him (i) Sonabai Ranchodgir Gosavi ("Sonabai") widow, (ii) Narendraigir Guru Ranchodgir Gosavi ("Narendraigir") son, (iii) Prakashbhai Ranchodgir Gosavi ("Prakeshbhai") son (minor), (iv) Champabai Omprakashbhai Gosavi ("Champabai") daughter and (v) Kamalkishor Ranchodgir Gosavi ("Kamalkishor") daughter (minor) as his legal heirs. The name of said Sonabai was mutated as the Landholder in capacity as a Manger of Head of the Family and also as a mother and natural guardian of legal heirs, who were minors at that point in time, in the 7/12 extract of the entire land.
- vi) As per Mutation Entry No. 6542 dated 05/07/1962, it is recorded that on the basis of Order dated 04/07/1962 in Case No. ALT/36-62, passed by the Additional Mahratta and Agricultural Lands Tribunal, Haveli it was held that the Provisions of the said Act were not applicable to the Larger Property. Hence, name of Laxman Hari Sahestrabudhi as Protected Tenant ordered to be deleted.
- vii) As per Mutation Entry No. 6558 dated 19/11/1962, it is recorded that by and under a Sale Deed dated 15/06/1962 registered with the Office of Sub-Registrar of Assurances under serial no. 943 of 1962 (i) Sonabai as Manager of Hindu undivided Family, (ii) Narendraigir, (iii) Champabai (iv) Prakeshbhai and (v) Kamalkishor represented through their natural guardian mother Sonabai (Vendor) sold and conveyed to and unto Bapaji Bapuji Satav ("Bapaji") and Ramkhan Bai Salve ("Rambhai") (Purchasers), the said Property bearing Survey No. 263 for valuable consideration and in terms thereof.

vi) On perusal of the Deed of Conveyance dated 11/07/1994, it appears that:

a) Bapaji and Rambhai agreed at the time of purchasing the entire land that Bapaji would hold, own, occupy and enjoy the northern portion of the entire land thereof admeasuring 10 Acres equivalent to 80,937 square meters ("Bapaji's Land"), while Rambhai would hold, use, occupy and enjoy the southern portion of the entire land thereof admeasuring 12 acres and 12 gunthas equivalent to 49,776 square meters thereof ("Rambhai's Land"). The respective contributions of Bapaji and Rambhai towards the purchase price were made in proportion to their respective portions agreed to be held by them.

b) The aforesaid understanding arrived at by and between Bapaji and Rambhai regarding portion of said entire land and they continued to hold their respective portions of the said entire land.

vi) Mutation Entry No. 7205 dated 25/12/1968 was entered on account of the enforcement of enactment of Weigh and Measurement (Enforcement) Act, 1957 and Indian Ordnance Act, 1957. Thus, the measurement of the said Property was shown in Decimal system (metric system).

vi) As per Mutation Entry No. 7252 dated 04/02/1970 it is recorded that on the death of Bapaji Bapuji Satav on 10/09/1966, names of his legal heirs viz. (i) Tukaram Bapaji Satav ("Tukaram") (son), (ii) Jayadev Bapaji Satav ("Jayadev") (son), (iii) Sambhaji Panizo Chawla ("Sambhaji") (daughter) and (iv) Bawali Tukaram Bapaji ("Bawali") (daughter), were entered on 7/12 Extract as Landholders in respect of the land bearing Survey No. 263.

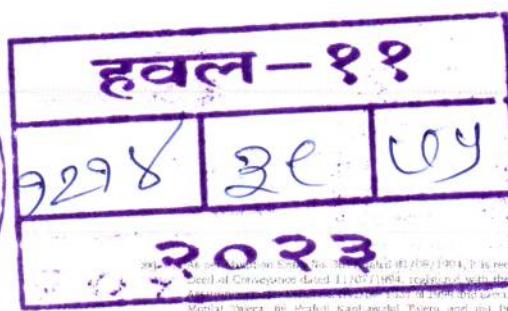
vii) On perusal of Deed of Conveyance dated 11/07/1994, it is recorded that all the lands within the limits of the Gram Panchayat Wagholi were assigned flat Numbers in subnumber of old Survey Numbers and accordingly Survey No. 263 forming part of land was assigned Gut No. 2273 Village Wagholi.

viii) As per Mutation Entry No. 872 dated 22/06/1981, it is recorded that by and under Sale Deed dated 23/02/1981 executed between Tukaram Bapaji Satav & Others sold and conveyed to and unto Parimal Devchandra Shah ("Parimal"), portion of Gut No. 2273 (part) admeasuring 5 Hectares and 24 Acres equivalent to 32,450 square meters at and for a valuable consideration and in terms thereof.

xix) As per Mutation Entry No. 875 dated 22/06/1981, it is recorded that by and under Sale Deed dated 23/02/1981 executed between Tukaram Bapaji Satav & Others sold and conveyed to and unto Parimal Devchandra Shah ("Parimal"), portion of Gut No. 2273 (part) admeasuring 2 Hectares and 14 Acres equivalent to 26,300 square meters at and for a valuable consideration and in terms thereof.

xv) As per Mutation Entry No. 877 dated 29/09/1982, it is recorded that by and under Sale Deed dated 23/02/1981 executed between Tukaram Bapaji Satav & Others sold and conveyed to and unto Parimal Devchandra Shah ("Parimal"), portion of Gut No. 2273 (part) admeasuring 4 Hectares equivalent to 8,130 square meters at and for a valuable consideration and in terms thereof.

xvi) As per Mutation Entry No. 707 dated 29/09/1982, it is recorded that Baburao Shah divided his portion of share admeasuring 4 Hectares and 67 Acres equivalent to 56,700 square meters in equal shares amongst (i) Harish Devchandra Shah ("Harish") (ii) Jayantilal Devchandra Shah ("Jayantilal") (iii) Pramal Devchandra Shah ("Pramal") (iv) Subhashchandra Devchandra Shah ("Subhashchandra") (v) Sharad Shah ("Sharad") and



Iv) Ashok Shah ("Ashok"), pursuant to the application and information made in this behalf.

xvi) As per Mutation Entry No. 1257 dated 24/10/1990, it is recorded that on the death of Rambhai Bala Satav died on 20/11/1984, names of his legal heirs viz. (i) Yashdevi Rambhai Satav ("Yashoda") (widow), (ii) Baban Rambhai Satav (Babuji) (son), (iii) Kalas Rambhai Satav ("Kalas") (son), (iv) Vilas Rambhai Satav (Vilasji) (son), (v) Vilas Popat Hargude ("Vimal") (daughter) and (vi) Kamal Kalmun Gade (daughter). These rights were entered on 7/12 extract as Landholder in respect of land bearing Gut No. 2273/P. It is further recorded that Vilas Popat Hargude and Kamal Kalmun Gade executed affidavit and made submission to released and relinquished their respective undivided rights in respect of Gut No. 2273 (part). Hence, names of Vilas Popat Hargude and Kamal Kalmun Gade were deleted in the 7/12 extracts in respect of Gut No. 2273/P.

xvii) On perusal of the Sale Deed dated 15/01/2020, it is recorded that, on the death of Rewali died on 09/10/1982, names of her legal heirs viz. (i) Subhash Tukaram Bote ("Subhash Bote") (ii) Mandi Utam Gaikwad ("Manda") and (iii) Vaishali Kalumaw Pawar ("Vaishali") were entered on 7/12 extract as Landholder in respect of land bearing Gut No. 2273/P.

xviii) As per Mutation Entry No. 1884 dated 27/09/1990, it is recorded that by and under a Deed of Sale dated 08/09/1988, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-2-14471 of 1988, (i) Yaobha Rambhai Satav, (ii) Baban Rambhai Satav, (iii) Sarwati Babon Satav, (iv) Kalas Rambhai Satav, (v) Parvat Kalas Satav, (vi) Vilas Rambhai Satav, (vii) Kantabai Vilas Satav, (viii) Tukaram Bajiro Satav, (ix) Dwarakabai Tukaram Satav, (x) Bapusahab Tukaram Satav, (xi) Manikrao Tukaram Satav, (xii) Gyanoba Bajirao Satav, (xiii) Subhadra Gyanoba Satav, (xiv) Dattatraya Gyanoba Satav, (xv) Ramchandra Gyanoba Satav, (xvi) Vilas Gyanoba Satav (minor, represented through his father and natural guardian Gyanoba), (xvii) Sunil Gyanoba Satav (minor, represented by father and natural guardian Gyanoba Bajirao Satav), (xviii) Vilas Popat Hargude, (xix) Kamal Kalmun Gade, (xx) Sulechana Ramchandra Chavat and (xxi) Subhadra Daulat Chavat (Vendors) sold and conveyed to and unto (i) Kanhaiyalal Motilal Talera ("Kanhaiyalal Motilal Talera" ("Plaintiff")), and (ii) Premod Kanhaiyalal Talera ("Premod") ("Purchaser") half portion of land bearing Gut No. 2273 admeasuring 6 hectares and 59 acres equivalent to 65,900 square metres out of land admeasuring 13,713 square meters, or thereabout for valuable consideration and on such terms, covenants and conditions stated therein, being referred as said larger land herein.

xix) As per Mutation Entry No. 2174 dated 12/11/1990, it is recorded that pursuant to application made by Kanhaiyalal Motilal Talera stating that he purchased Gut No. 2273 of Village Wagholi and same was recorded under Mutation Entry No. 1884 dated 27/09/1989. However, there is additional area of 11 Are acquired under the said transaction. By reason whereof, land comprising Gut No. 2273 admeasuring 130713 square meters or thereabout. In consequence thereof, the land comprising Gut No. 2273 came to be sub-divided into Gut No. 2273 Hissa No. 1 admeasuring 6 hectares 48 Acres equivalent to 64,800 square meters and Gut No. 2273 Hissa No. 2 admeasuring 6 hectares and 59 Acres equivalent to 65,900 square meters. It note that Gut No. 2273/1 admeasuring 64,800 square meters was purchased by Babul Devchand Shah (56700 sq.mtrs.) and Parima Robina Kasad (8100 sq.mtrs.) under Sale Deed both dated 23/02/1981 and Gut No. 2273/2 admeasuring 65,900 square meters ("said larger land") was purchased by (i) Kanhaiyalal Motilal Talera and (ii) Premod Kanhaiyalal Talera under Deed of Sale dated 08/09/1988, registered with the Office of Sub-Registrar of Assurances under Serial no. 14471 of 1988.

xxii) As per Mutation Entry No. 1809 dated 07/07/2022, it is recorded that on the basis of Order bearing No. KSH155/Bt/2623 dated 13/06/2022, Latachi Taluka Havelli, Pune, wherein reclassification of land comprising 1287/2 as follows:
 (i) Rajendra Sitaram God area 21966 square meters, or thereabout pursuant to Conveyance Deed No. 1531/1994;
 (ii) Umesh Sitaram God through his legal heirs viz. Anuj Umesh God and Ankut Umesh God area 31967 square meters, or thereabout pursuant to Conveyance Deed No. 1432/1994;
 (iii) Subhash Sitaram God area 21967 square meters, or thereabout pursuant to Conveyance Deed No. 1250/1994.

xxiii) By and under Agreement for Sale dated 15/01/2021, registered with the Office of Sub-Registrar of Assurances under serial no. HVL-06-545 of 2020 and executed between Subhash Bote (Vendor) and (i) Vajinath Arun Bhatrao ("Vajinath"), (ii) Narmati Balsan Jagtap ("Narmati") and (iii) Sachin Subhash Bote ("Sachin") ("Purchaser") wherein Vendor has agreed to sell to Purchaser portion of the land bearing Gut No. 2287/2 (part) admeasuring 80 Acres equivalent to 8996 square meters in its full title confirmation and on certain covenants and conditions stated therein.

xxviii) By and under a Sale Deed dated 31/12/2020 executed and registered with the Office of Sub-Registrar of Offenses under serial no. HVL-26-541 of 2021 dated 15/01/2021 between (i) Subhash Tukaram Bote, (ii) Mandi Utam Gaikwad and (iii) Vaishali Kalumaw Pawar ("Vendor") with confirmation of (i) Sachin Subhash Bote, (ii) Anuj Sachin Bote, (iii) Rehina Sachin Bote, (iv) Madhukar Subhash Bote, (v) Anagha Madhukar Bote, (vi) Archi Madhukar Bote, (vii) Savitri Subhash Bote, (viii) Pravin Subhash Bote, (ix) Shreya Pravin Bote and (x) Usha Subhash Bote ("Conveying Parties No. 1) and Dattayatra Debubroo Jagtap (Conveying Party No. 2) and (ii) Rajendra Sitaram God, (iii) Nandkumar Sitaram God, (iv) Anuj Umesh God and (v) Ankut Umesh God ("Purchaser"), the Vendor sold and conveyed to and unto the Purchaser land bearing Survey No. 2623 and Old Gut No. 2273/23 admeasuring 1 hectare and 31.80 Acres, equivalent to 13,180 square meters out of land admeasuring 6 hectare and 59 Acres equivalent to 65,900 square meters or thereabout for valuable consideration and on such terms, covenants and conditions stated therein.

xxix) By and under a Cancellation Deed dated 08/01/2021, registered with the Office of Sub-Registrar of Assurances under Serial no. HVL-06-189 of 2021 and executed between Subhash Bote (therein referred to Party of First Part) of One Part and (i) Vajinath, (ii) Navnath, and (iii) Sachin (therein referred to as party of Second Part) of the Other Part, Subhash Bote along with Vajinath, Navnath and Sachin terminated the Sale Deed dated 15/01/2020 registered with the Office of Sub-Registrar of Assurances under serial no. HVL-06-545 of 2020 on terms and conditions mentioned therein.

xxx) By Deed of Exchange dated 26/08/2022 executed and registered with the Office of Sub-Registrar of Assurances, Havelli under serial No. HVL-10-22067 of 2022 between Kavita Sanjay Palkar ("Kavita") and Ankut Umesh God & Anuj Umesh God ("Goel's"), wherein Goels have conveyed to Kavita by way of exchange their land bearing Gut No. 1287/2 admeasuring 3428.09 sq.mtrs. or thereabout (out of 21967 sq.mtrs.) against Kavita has conveyed her land bearing Gut No. 1282 admeasuring 3428.09 sq.mtrs. or thereabout on terms and condition stated therein.

xxxi) Deed of Exchange dated 29/06/2022 executed and registered with the Office of Sub-Registrar of Assurances, Havelli under serial No. HVL-10-22173 of 2022 between Sanjay Maniklal Palkar ("Sanjay") and Ankut Umesh God & Anuj Umesh

God ("Goel"), wherein Goel have conveyed to Sanjay by way of exchange their land bearing Gut No. 1287/2 admeasuring 3428.09 sq.mtrs. or thereabout (out of 21967 sq.mtrs.) against Sanjay has conveyed his land bearing Gut No. 1282 admeasuring 3428.09 sq.mtrs. or thereabout on terms and condition stated therein.

xxxii) In promise affidavit, I note that (i) Rajendra Sitaram God, (ii) Subhash Sitaram God, (iii) Anuj Umesh God and (iv) Ankut Umesh God ("Owners") became entitled to their respective portion of the said land collectively referred herein as said land forming part of the said larger land.

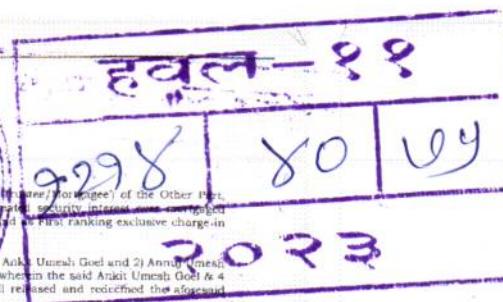
(C) TRANSACTION DOCUMENTS

- 3) By and under a Joint Development Agreement dated 01/11/2022 ("JDA"), executed between (i) Ankut Umesh God, (ii) Anuj Umesh God, (iii) Rajendra Sitaram God, (iv) Sanjay Maniklal Palkar and (v) Kavita Sanjay Palkar ("Owners") and Macrostech Developers Limited ("Macrostech/Developer"), whereby Ankut Umesh God and others inter alia irrevocably granted, assigned and transferred unto Developers the absolute and unencumbered rights to develop the said Property admeasuring 43933 square meters or thereabouts more particularly described in Part B of the First Schedule thereto, written together with exploiting, utilizing and consuming the whole of the Development Potential by whatever name called or arising from the said land on terms and conditions stated therein.
- 4) Pursuant thereto, by Irrevocable Powers of Attorney dated 01/11/2022 executed by (i) Ankut Umesh God, (ii) Anuj Umesh God, (iii) Rajendra Sitaram God, (iv) Sanjay Maniklal Palkar and (v) Kavita Sanjay Palkar ("Owners") in favour of representatives / nominees of Macrostech Developers Limited ("Developer") whereby the Owner has appointed the Developer as a true and lawful Attorney and conferred upon the Developer power and authorities to do and carry out all and any acts, deeds, matters and things for and its behalf and in the name for development of the said land as stated therein in terms of Joint Development Agreement.
- 5) Simultaneously, letter dated 01/11/2022 by and between (i) Anuj Umesh God, (ii) Rajendra Sitaram God, (iii) Sanjay Maniklal Palkar and (iv) Kavita Sanjay Palkar as well as Macrostech Developers Limited wherein the said Anuj Umesh God & 4 others on one hand and Macrostech Developers Limited on other hand have inter alia clarified and recorded certain details with regard to the said Joint Development Agreement as stated therein and which form an integral part of the Joint Development Agreement.
- 6) Another, by and under Letter dated 01/11/2022 by (i) Ankut Umesh God and (ii) Anuj Umesh God addressed to Macrostech Developers Limited wherein the said Ankut Umesh God & 4 others have inter alia undertaken that they shall release and redeemed Indenture of Mortgage dated 26/09/2019 registered with the Office of Sub-Registrar of Assurances under serial no. HVL-23-17453 of 2019 executed between (i) Meemane Champa Builders (therein referred to as Borrower) of First Part, (ii) Ankut God (therein referred to as the Obligor 1) of the Second Part, (iii) Ankut God (therein referred to as the Obligor 2) of the Third Part, (iv) GGJB Estates (therein referred to as the Obligor 3) of Fourth Part (all herein collectively referred to as Mortgagors) and Primal Trusteeship Services Limited (therein referred to as Security Trustee/Mortgagee) of the Other Part, ("Primal Mortgage Deed") by 30th November, 2022.

(D) MORTGAGE

- 7) By and under Indenture of Mortgage dated 24/08/2019 registered with the Office of Sub-Registrar of Assurances under serial no. HVL-23-17453 of 2019 executed between (i) Meemane Champa Builders (therein referred to as Borrower) of First Part, (ii) Ankut God (therein referred to as the Obligor 1) of the Second Part, (iii) Ankut God (therein referred to as the Obligor 2) of the Third Part, (iv) GGJB Estates (therein referred to as the Obligor 3) of Fourth Part (all herein collectively referred to as Mortgagors) and Primal Trusteeship Services Limited (therein referred to as Security Trustee/Mortgagee) of the Other Part, ("Primal Mortgage Deed") by 30th November, 2022.

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* Services Limited wherein referred to as "Security Interest/Voragine" of the Other Party, ("Parimal Moregaonkar") Mortgagors held the same security interest in the aforesaid property in respect of the portion of the said land, and it was ranking exclusive charge in favor of the Mortgagors.

* Note that Deed of Letter dated 04/05/2021 by 1) Anuj Umesh Goel and 2) Anuj Umesh Goel & 3) Amrit Umesh Goel Mortgagors have released security interest in the aforesaid property in respect of the portion of the said land, and it was ranking exclusive charge in favor of the Mortgagors.

(E) **SEARCHES**

i) **SEARCH OF LAND RECORD IN THE OFFICE OF CONCERNED SUB REGISTRAR**

9) I have seen Search Report dated 04/12/2021 issued by Mr. Rajendra Jagude, Advocate of searches of Land Record caused by Dhaval Vussonji, Advocates & Solicitors for the records maintained by the Office of the Sub-Registrar of Assurances in respect of the said larger land for the period from the year 1972 to 2021 (i.e. 50 years). On perusal thereof I note that, in addition to the documents recorded hereinabove and the following additional document, no other documents/entries, have been found during the course of search.

9.1 Agreement dated 04/05/2021 registered with the Office of Sub-Registrar of Assurances under serial No. 10570 of 2021 and executed between Ravikrishna Hemchandra Sanay Satav (as Consenting Party), Savitri Hemchandra Satav (as Consenting Party), Rajendra Sitaram Goel through Power of Attorney holder Danial Kaduru, Anuj Umesh Goel and Ankit Umesh Goel through their Power of Attorney holder Shashikanta Ghadi, and Subhash Sitaram Goel through its Power of Attorney holder Ashok Gade with Hemchandra Dashrath Satav.

9.2 I have not been furnished with the copy of the aforesaid Agreement dated 04/05/2021. By and under said Declaration, Owners declared and confirmed that the aforesaid Agreement dated 04/05/2021 does not (i) pertain to the said Property; and/or (ii) affect the rights, title and interest of Owners in respect of the land bearing Gut No 1287/2.

9.2.1 Deed of Sale dated 08/09/1988 registered with the Office of Sub-Registrar of Assurances under serial No. 14471 of 1988.

9.2.2 Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under serial No. 1331 of 1994.

9.2.3 Deed of Conveyance dated 11/07/1994, registered with the Office of Sub-Registrar of Assurances under serial No. 1333 of 1994.

9.2.5 Release Deed dated 09/10/2018, registered with the Office of Sub-Registrar of Assurances under serial No. 19670 of 2018.

9.2.6 Sale Deed dated 31/12/2020, registered with the Office of Sub-Registrar of Offences under serial No. 541 of 2020.

9.2.7 Notice of Lit-Pendence dated 16/06/2022, registered with the Office of Sub-Registrar of Offences under serial No. 8922 of 2022 inter alia filed by Tushar Vilas Satav in respect of land bearing Gut No. 1287/2 for institution of Civil Suit No. 1042/2022.

9.2.8 Deed of Exchange dated 26/08/2022, registered with the Office of Sub-Registrar of Assurances under serial No. 22067 of 2022 between Kavita Sanjay Palesha ("Kavita") and Ankit Umesh Goel & Anuj Umesh Goel ("Goel"), wherein Goel have

conveyed to Kavita by way of exchange their land bearing Gut no. 1287/2 administered 3428.09 sq.mtrs or thereabout (out of 21967 sq.mtrs) against Kavita has conveyed his land bearing Gut No. 1282 administered 3428.09 sq.mtrs or thereabout as stated therein.

9.9 Deed of Exchange dated 29/08/2022, registered with the Office of Sub-Registrar of Assurances under serial No. 32173 of 2022 between Sanjay Manikant Palesha ("Sanjay") and Ankut Umesh Goel & Anju Umesh Goel ("Goel"), wherein Goel have conveyed to Sanjay by way of exchange their land bearing Gut No. 1287/2 administered 3428.09 sq.mtrs, or thereabout (out of 21967 sq.mtrs) against Sanjay has conveyed the land bearing Gut No. 1283 administered 3428.09 sq.mtrs, or thereabout as stated therein.

Further Land Record Search taken on Online Portal of IGR Website by the Company through its department for the year 2002 to 2022.

RO Search Report

10) I have seen Search Report dated 03/11/2021 issued by Simply Cersal related to searches caused by Dhaval Vussonji, Advocates & Solicitors being carried out on the Online Portal of Ministry of Corporate Affairs for McCormani Gangi Builders LLP. On perusal thereof, I note that, following charges have been found in respect of the said larger land.

Sr. No.	Date of Charge Creation	Charge ID No.	Property details	Charge Holder
1.	23/08/2019	100287805	All that piece and parcel of land administered 2 Hectar 69.734 Acres out of which part 2 is a portion administered 1 Hectar 15.983 Acre of Gut No. 1287/2 Old Gut No. 2272(2) of Village Wagholi	Piramal Trusteeship Services Private Limited

11) I have relied upon ROC Search Report dated 21/09/2022, issued by Sharatkumar Shetty & Associates (Company Secretaries). Upon perusal of the Search Report I note that the Search Report does not reveal any adverse entry/ies in respect of the said larger land.

CERSA Search Report

12) I have seen Search Report dated 29/10/2021 by Simply Cersal related to searches caused by Dhaval Vussonji, Advocates & Solicitors on the website of Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) in respect of said larger land. On perusal of aforesaid Search Report, I note that no charges have been found in respect of the said larger land.

Litigation Search Report

13) Dhaval Vussonji, Advocates & Solicitors have caused searches to be conducted online in relation to pending suits filed by or against the Goel Group before various Courts in India; and have been provided with the Report dated 11/01/2022 in respect of Ankut Umesh Goel, Report dated 12/01/2022 in respect of Anuj Umesh Goel, Report dated 13/01/2022 in respect of Rajendra Sitaram Goel and Report dated 17/01/2022 in respect of Subhash Sitaram Goel issued by Cubilette Technology Solutions Private Limited. Based on the said Reports, the litigations and/or proceedings that were and are filed by and/or against (i)Mr. Rajendra Sitaram Goel, (ii) Mr. Rajendra Sitaram Goel, (iii) Mr. Anuj Umesh Goel and (iv) Mr. Ankut Umesh Goel are set out in Part A, Part B, Part C and Part D respectively of the Second Schedule hereto. I have not been furnished with any documents/papers/orders pertaining to the litigations and/or proceedings. By and under said Declaration dated 03/10/2022, Owners confirmed and declared that none of the disposed/pending litigations and/or proceedings being mentioned in Second Schedule hereto (i) pertain to the said larger

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and/or (ii) affect the rights, title and interest of Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Anuj Umesh Goel and Mr. Ankut Umesh Goel in respect of the said larger land, and/or (iii) no adverse order/s has/have passed in any of the disposed/pending litigations and/or proceedings thereby affecting impacting the rights, title and interest of Mr. Subhash Sitaram Goel, Mr. Rajendra Sitaram Goel, Mr. Anuj Umesh Goel and Mr. Ankut Umesh Goel in respect of the said larger land and/or affecting the sale, transfer and/or development of the larger land.

14) I note that in Line Record Search the online portal of Inspector General of Registration (IGR) Website for the year 2002 to 2022. In the said search, I came across Notice of Lit-Pendence dated 16/06/2002, registered with the Office of Sub-Registrar of Offences under serial No. 8922 of 2022 inter alia filed by Tushar Vilas Satav in respect of land bearing Gut No. 1287/2 for institution of Civil Suit No. 1042/2022. The said Suit filed by Tushar Vilas Satav and 4 others against Pratik Santosh Talarkar and 49 others before Civil Court Senior Division Pune. In this suit, Rajendra Sitaram Goel, Ankut Umesh Goel, Anuj Umesh Goel and Subhash Sitaram Goel are made party Defendants. No. 3, 4, 5 and 6 respectively. I note that there is no adverse order passed in respect of the said larger land in the said Suit and same is pending.

(F) **Development Plan and Remarks (DP Plan & Remarks)**

15) I have not been furnished with any DP Plan and Remarks issued by Pune Municipal Corporation / Pune Metropolitan Region Development Authority for the said larger land. I recommend technical diligence to this regard.

(G) **Public Notice**

16) Dhaval Vussonji, Advocates & Solicitors has given Public notice on 29/01/2022 in the Economic Times (Pune Classified Edition) and Maharashtra Times (Pune Classified Edition) calling for third party claims, if any, to the said larger land and I have not received claims/objections pursuant thereto.

(H) **Other Observations**

17) I have not been furnished with any Non-agricultural Taxes ('NA Taxes') Assessment Bills and the payment receipt in respect of the said larger land. By and under the said Declaration, Owners confirmed and declared that the NA Taxes for the period upto 31/03/2022 have been paid for the said larger land and that there are no arrears in respect thereof.

18) I have been furnished with a Notification dated 18/03/2019 bearing No. TPA-1814/655/Pra/krn 212 and 213/14/Nv-13 issued by the Government of Maharashtra, Urban Development Department, Mantralaya, Mumbai ("said Notification") whereby the categorisation of land inter alia bearing Gut no. 1287 was changed from Agricultural/No development Zone to Residential Zone subject to interalia terms and conditions mentioned below:

19.1 To get the layout of the land approved from Pune Metropolitan Region Development Authority as per sanctioned Development Control Regulation.

19.2 Landowner/developer shall develop internal roads, open spaces, amenities spaces at its own cost. It shall be necessary to provide compound wall around open spaces and amenities spaces.

19.3 All the necessary basic infrastructure for ease amenities such as power and

sufficient water supply, drainage system, solid waste management, waste water treatment plant etc. required for the development of the land shall be made available by the landowner/developer at his own cost.

19.4 In the amenity space, development/construction of amenity shall be made available by the Land Owner/Developer as suggested by the Pune Metropolitan Region Development Authority.

19.5 If the lands under plotification are proposed to be developed by way of platted layout, then sale of plots under such layout shall be monitored by the Pune Metropolitan Region Development Authority in relation to development of civic amenities as per the stages given therein. If Group Housing scheme is proposed in the layout then the stages of development of civic amenities and permissible rate of tenements shall be as mentioned therein and Occupation Certificate shall not be given unless civic amenities specified by the Pune Metropolitan Region Development Authority are fully developed. In case of non-compliance, Layout and Non-Agricultural permission shall be liable to be cancelled.

19.6 Development shall not be permissible on any land having slope equal to or steeper than 1:5 and on such land shall be considered for development not shall the FSI of such land be permissible.

19.7 It shall be binding on the Landowner/Developer to provide approach road of requisite width as per the Regulation at his own cost.

19.8 Land Owner/Developer shall not construct the compound wall on the boundary of land without obtaining the building permission from the Competent Authority after finalization of the boundaries of the lands as per the N.A. Order.

19.9 If the requests for fee and premium is not deposited by the concerned landowners (including the owner of the subject property) up to 06/03/2019 then such lands are deemed to be deleted from the process of modification and considered to be included in the Agricultural and No development zone.

19.10 If the conditions as laid down in the Notification dated 27/03/2019 are not fulfilled by the Owners, then the land bearing Gut No. 1278/2 along with other Gut Nos will be deleted from the process of modification from Agricultural/No development Zone to Residential Zone and they shall be included in the Agricultural and No development zone.

By and under said Declaration, Owners confirmed and declared that all aforesaid terms and conditions mentioned in the said Notification has been fully complied.

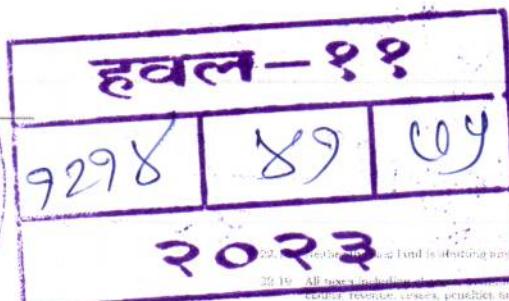
20) I have not been furnished with any Property Tax Assessment Bills and the payment receipts thereof. By and under the said Declaration, Owners confirmed and declared that the Property Tax for the period up to 31st March, 2022 have been paid and that there are no arrears in respect thereof.

(I) **Revenue Records**

21) Online digital certified 7/12 Extracts (Record of Rights) for the year 2021 uploaded on Portal of <http://bhavikar.mahabharati.gov.in/> reflects name of Rajendra Sitaram Goel, Subhash Sitaram Goel, Ankut Umesh Goel and Anuj Umesh Goel in respect of said larger land in Wagholi Village as the Land Holder. Tenure of land as shown as Occupational Class-1.

(J) **Miscellaneous / Other Observation**

22) By and under the Declaration, dated 03/10/2022, 1) Rajendra Sitaram Goel, 2) Ankut Umesh Goel, 3) Anuj Umesh Goel, 4) Sanjay Mehta/la Palesha and 5) Kavita Sanjay Palesha, have inter alia declared and confirmed that



- 22.1 Owners are the sole and absolute owners of said land in well and sufficient title and have the sole and undivided possession of the said land.
- 22.2 The title of Owner in respect of said land is free, clear and marketable free from all encumbrances of whatsoever nature.
- 22.3 Owners have duly paid the entire consideration amount in due documents by and under which the said land was purchased and the documents in title and such title deeds/documents are valid, subsisting, unchallenged and the same have neither been cancelled nor revised.
- 22.4 The Owners is in the sole, exclusive and uninterrupted use, occupation and lawful possession of the said land.
- 22.5 No other person or party has any share, right, title, interest, claim or demands over or upon the said land or any part thereof either by way of sale, assignment, development rights, exchange, charge, mortgage, gift, trust, bequest, tenancy, possession, inheritance, ownership, lease and license, lim or otherwise however and further, there are no persons claiming rights to the said land or any part thereof as lessees, licensees or otherwise however.
- 22.6 Save and except for the charges/mortgages created by and under the Pramal Mortgage Deed there is no other mortgage/charges have been created on the said land or any part thereof.
- 22.7 There are no suit/s or any proceeding/s or litigations including but not limited to legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, any in progress, claims, actions or governmental investigations of any nature pending, or threatened against or with respect to the said land or any part thereof.
- 22.8 No prohibitory orders, injunction, restraint or injunction passed by any Court of Law or by any Revenue Body or Authority or Tribunal restraining Owners from holding and/or developing the said land.
- 22.9 The said land has sufficient motorable access from a public road.
- 22.10 The said land is demarcated and surveyed and there is no dispute as to the boundaries of the said Property.
- 22.11 There are no letters/orders/notifications issued in respect of the said land or any portion thereof under the provisions of the Urban Lands (Ceilings and Regulation) Act, 1976.
- 22.12 Neither the said land nor any part thereof is subject to any easementary rights or right of way or any restrictive covenants or otherwise.
- 22.13 Neither the said land nor any portion thereof is subject to any acquisition proceeding by the State Government or any other Government Authority.
- 22.14 There is/are no religious structure/s on the said land.
- 22.15 There are no electrically substations, underground pipes etc. running through the said land or any portion thereof.
- 22.16 Neither the said land nor any part thereof falls within 100 meters of heritage buildings and/or within a heritage precinct.
- 22.17 Neither the said land nor any part thereof is affected by forest reservation.

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5. Case No. ARP/98714 of 2020 (Stamp) filed before Bombay High Court by M/S Kimberly Clark Hygiene Products Private Limited against Subhash Sitaram Goel Partner M/S Goel Avashik Logistics.
6. Case No. 1A/2501 of 2019 filed before Bombay High Court by Subhash Sitaram Goel against M/S Kimberly Clark Hygiene Products Private Limited.
7. Case No. ARA/23 of 2019 filed before Bombay High Court by Subhash Sitaram Goel against M/S Kothiwala Tissue Converting Company.
8. Case No. ARA/77 of 2020 filed before Bombay High Court by Subhash Sitaram Goel against M/S Kimberly Clark Hygiene Products Private Limited.
9. Case No. IA/2801 of 2019 filed before Bombay High Court by Subhash Sitaram Goel against M/S Konkan Tissue Converting Company.
10. Case No. WP/6361 of 2019 filed before Bombay High Court by Subhash Sitaram Goel against SMT Kumar Deepak.
11. Case No. WP/5398 of 2020 filed before Bombay High Court by Balaweb Ajman against Subhash Sitaram Goel and Others.
12. Case No. AO/677 of 2019 filed before Bombay High Court by EMT Malan Manish Sagar and ORS against Subhash Sitaram Goel.
13. Case No. CBA/630 of 2019 filed before Bombay High Court by M/S Kalpi Construction and ORS against Subhash Sitaram Goel.
14. Case No. FA/592 of 2018 filed before Bombay High Court by Mr. Subhash Sitaram Goel and ORS against M/S Manik Nivriti Kudde and Others.
15. Case No. WP/14762 of 2018 filed before Bombay High Court by Savitri Gajanan Nitlik against Subhash Sitaram Goel and Others.
16. Case No. WP/6398 of 2017 filed before Bombay High Court by Subhash Sitaram Goel against SMT Sarubai Nayana Malik and Others.
17. Case No. CAs/477 of 2016 filed before Bombay High Court by Malan Prahlad Satav against Subhash Sitaram Goel.
18. Case No. SA/258 of 2016 filed before Bombay High Court by Malan Prahlad Satav against Subhash Sitaram Goel.
19. Case No. FA/ 2052 of 2005 filed before Bombay High Court by Subhash Sitaram Goel against Trimbak Vithna Ladlik and Another.
20. Case No. CAS/41429 of 2003 (stamp) filed before Bombay High Court by Kamla Bai S. Shrocker against Subhash Sitaram Goel.
21. Case No. MCA/100014/2014 filed before District and Session Court by Ashok Shivram Hajare against Subhash Sitaram Goel.
22. Case No. R.C.S/200662 of 2008 filed before Civil Court Senior Division by Alim Abubkar Chagala against Subhash Sitaram Goel.
23. Case No. SPL. C.S/200609 of 2010 filed before Civil Court Senior Division by Subhash Sitaram Goel against Yamunabai Bhiku Wargala.
24. Case No. SPL CS/200378 of 2011 filed before Civil Court Senior Division by Subhash Sitaram Goel against Prakash Mahadeo Nikaled.

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- 22.19 All fees, charges, expenses, costs, damages, losses, penalties and all other dues and outstanding towards any municipal authority, the government and/or any other entity including but not limited to water, electricity, telephone, charges, etc. in respect of the said land and its development thereof have been paid in full as on the date hereof and there are no arrears in respect thereof.
- 22.20 There are no encumbrance liabilities in the books of Owners which may attach to the said land.

- 22.21 This Opinion on Title is limited to only to the extent of said land bearing Govt. No. 1287/2P adjoining 4393 sq. meters, or thereabout forming a part of the said larger land.
- 22.22 Since my scope of work does not include considering aspects within a distance of an Acrehold and Surveyor, I have not carried out inspection of the said larger land nor have commented on zoning and development aspects thereof etc.
- 22.23 My Legal Title Report is based on provisions of applicable laws, prevailing at the present time and the facts of the matter, as I understand them to be my understanding is based upon and limited to information provided to me. Any variance of the facts or of law may cause corresponding change in my Legal Title Report.

THE FIRST SCHEDULE ABOVE REFERRED TO

Part A

Description of the said Larger Land

All that piece or parcel of land or ground admeasuring 68,990 square meters (*as per revenue records*) bearing New Govt. No. 1287/21 Old Govt. No. 2273 and Old Survey No. 263) situated, lying and being at Village Wagholi, Taluka Havellid and District Pune.

Part B

Description of the said Land

All that piece or parcel of land or ground admeasuring 4393 square meters *forming part of the said larger land* being New Govt. No. 1287/21 Old Govt. No. 2273 and Old Survey No. 263) situated, lying and being at Village Wagholi, Taluka Havellid and District Pune.

THE SECOND SCHEDULE ABOVE REFERRED TO

Findings of the Litigation Search

Part A

(Litigation Search Findings of Mr. Subhash Sitaram Goel)

- Case No. S.L.P. C.C. No. 001139 of 2014 filed before Supreme Court of India by Subhash Sitaram Goel against Karchival Motihai Tatera.
- Case No. W.P./G365 filed before Bombay High Court by Subhash Sitaram Goel against Competent Authority and Deputy Regional Co-operative Societies Pune and Others.
- Case No. W.P/1460 of 2021 filed before Bombay High Court by Subhash Sitaram Goel against Konaal Deepak.
- Case No. W.P/99243 of 2020 (Stamp) filed before Bombay High Court by Subhash Sitaram Goel against Skidharth Ganga Tower Co-operative Housing Limited.

- Case No. M.C.A/10364 of 2012 filed before District Sessions Court, Pune by Subhash Sitaram Goel against Rajendra Vishnu Desai.
- Case No. M.C.A/10367 of 2012 filed before District Sessions Court, Pune by Subhash Sitaram Goel against Rajendra Vishnu Desai.
- Case No. SPL. CS/200408 of 2012 filed before Civil Court Senior Division, Pune by Gulab Gabai Pawar against Gulabash Sitaram Goel.
- Case No. S.L.P. C.S/205720 of 2013 filed before Civil Court Senior Division, Pune by Subhash Goel against Ramdan Trimbak Dite.
- Case No. Civil M.A/103136 of 2015 filed before District and Session Court, Pune by Subhash Sitaram Goel against Shirish Chahpal Karle.
- Case No. P.C.S/101624 of 2016 filed before Civil Court Senior Division, Pune by Subhash Sitaram Goel against State of Maharashtra.
- Case No. R.C.S/201617 of 2016 filed before Civil Court Senior Division, Pune by Subhash Sitaram Goel against Bharat V. Jain.
- Case No. P.C.S/201610 of 2016 filed before Civil Court Senior Division, Pune by Subhash Sitaram Goel against Sheetal Uday Chowdrie.
- Case No. SPL. C.S/200604 of 2015 filed before Civil Court Senior Division, Pune by Pravin Khirjee Bhendari against Subhash Sitaram Goel.
- Case No. M.C.A/469 of 2016 filed before District Session Court, Pune by Subhash Sitaram Goel against Dnyan Kishor Garkha.
- Case No. SPL. C.S/1387 of 2016 filed before Civil Court Senior Division, Pune by M/s Clinic Human LLP through Subhash Sitaram Goel against Whitestone Livespace Private Limited.
- Case No. SPL. C.S/1093 of 2016 filed before Subhash Sitaram Goel against Mahendra Parkarkandale Agarwal.
- Case No. Civil M.A/104 of 2021 filed before Civil Court Senior Division, Pune by M/s Clinic Human LLP through Subhash Sitaram Goel against Oceanic Estates Private Limited.
- Case No. SPL. C.S/752 of 2021 filed before Civil Court Senior Division, Pune by Ganga Housing Private Limited through Subhash Rajendra Goel against Oceanic Estates Private Limited.
- Case No. Commercial Suit/24 of 2021 filed before District and Sessions Court, Pune by Marvel Realtors and Developers Limited against Subhash Sitaram Goel.
- Case No. R.C.S/1214 of 2021 filed before Civil Court Senior Division, Pune by Ganga Arin Bhand B Co-op Housing Society.
- Case No. SPL. C.S/1389 of 2021 filed before Civil Court Senior Division, Pune by Gangi Preet Co-operation Society Limited against M/s Goel Constructions through Subhash Sitaram Goel.
- Case No. SPL. C.S/790 of 2017 filed before Civil Court Senior Division, Pune by Rajiv Krishnadev Chandra against Subhash Sitaram Goel.
- Case No. Reg. Suit. Sub/240 of 2017 filed before Civil Court Senior Division, Pune by Rajiv Krishnadev Chandra against Grand Realty Private Limited through Subhash Sitaram Goel.



14. Case No. 1001 of 2019 filed before Civil Court Senior Division, Mumbai by Clinton Holdings through its Partner M/S Deep Prakash Patel and others against Dinesh Patel.
15. Case No. SPL C.S./18 of 2021 filed before Civil Court Senior Division, Mumbai by M/S Suryakant Kulkarni and Associates against Subhash Sitaram Goel.
16. Case No. Crim.M.A/203 of 2021 filed before Civil Court Senior Division, Pune by Bhushan Kumar Joshi against Subhash Sitaram Goel.
17. Case No. M.C.A/179 of 2016 filed before District and Sessions Court, Pune by M/S Deep Prakash Patel and Sanjay Ranachandra Kothre.
18. Case No. SPL C.S./692 of 2020 filed before Civil Court Senior Division, Pune by Subhash Sitaram Goel against Shubham Takshan Budhdinwala.
19. Case No. SPL C.S./961 of 2020 filed before Civil Court Senior Division, Pune by Virtulshil Maruthi Company and V.M. Associates through Devra Anand against Subhash Goel.
20. Case No. SPL C.S./280 of 2020 filed before Civil Court Senior Division, Pune by M/S Goel Estate Partnership Firm through Subhash Sitaram Goel against Pritish Supreme Power.
21. Case No. R.C.S./1549 of 2021 filed before District and Sessions Court, Pune by Prashant Kumar Shinde against Mahanagar Construction through Subhash Sitaram Goel.
22. Case No. R.C.C/3294 of 2020 filed before Chief Judicial Magistrate, Pune by Abhilash Subbanwar against Subhash Sitaram Goel.
23. Case No. SPL C.R/785 of 2019 filed before Civil Court Senior Division, Pune by Subhash Sitaram Goel against Marvel Land Private Limited.
24. Case No. Civil M.A/30 of 2019 filed before Civil Court Senior Division, Pune by Malan Maruti Sagar against M/S Ganraj Homes Private Limited.
25. Case No. SPL C.S./3 of 2019 filed before Civil Court Senior Division, Pune by Malan Maruti Sagar against M/S Ganraj Homes Private Limited through Subhash Sitaram Goel.
26. Case No. R.C.A/69 of 2019 filed before District and Session Court, Pune by Satishchandra Bhajanlal Dube against Subhash Sitaram Goel.
27. Case No. R.C.S/200526 of 2017 filed before Civil Court, PMC Civil by Subhash Sitaram Goel against Rajendra Singh.
28. Case No. MCA/16 of 2018 filed before District and Sessions Court, Pune by Subhash Sitaram Goel against Namdeo Damu Gote.
29. Case No. R.C.S/1358 of 2018 filed before Civil Court Senior Division, Pune by M/S Mahanagar Constructions through Subhash Sitaram Goel against Hariganga Co-op Housing Society Limited.
30. Case No. SPL C.S./1051 of 2018 filed before Civil Court Senior Division by Subhash Sitaram Goel against Range Forest Officer.
31. Case No. Reg Distt/135 of 2018 filed before Subhash Sitaram Goel against Namdeo Damu Dutt.
32. Case No. R.C.S/ 201720 of 2004 filed before Civil Court, PMC Civil by Trimbak Vishnu Lakdikar against Subhash Sitaram Goel.

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33. Case No. A/17/1131 filed before State Governor Disputes Redressal Forum by Subhash Sitaram Goel against M/S Orbit Corporate & Leisure Travels Private Limited.
34. Case No. ITA/1532/1608 of 2017 filed before ITAT by Deputy Commissioner of Income Tax, Pune against Subhash Sitaram Goel.
35. Case No. CC/0506/2000/22970 filed before RERA by Mr. Mahesh Gurav Mandlikar against Shri Subhash Sitaram Goel.
36. Case No. CC/0650/2000/2072 filed before RERA by Mr. Winty Dominic Savio D'souza against Subhash Sitaram Goel.
37. Case No. CC/005/2000/2009/5739 filed before RERA by Mr. Chelly Body Putanswala Mohandas against Subhash Sitaram Goel.

Part B

(Litigation Search Findings of Mr. Rajendra Sitaram Goel)

- Case No. 28/20/2048/1661 before Bombay High Court by Mr. Subhash Sitaram Goel and OPS against Mr. Manik Nirmal Kode and Others.
- Case No. 1 of 2010 filed before Bombay High Court by Mr. Mr. Subhash Sitaram Goel and OPS against Mr. Manik Nirmal Kode and Others.
- Case No. 758 of 2014 filed before Bombay High Court by M/s Kalpa Conservation against Rajendra Sitaram Goel.
- Case No. 96 of 2016 filed before High Court by Shri Bajrang Power and Ispat Limited, Raigarh against State of Chhattisgarh.
- Case No. 916 of 2017 filed before High Court by M/s Shri Bajrang Power and Ispat Limited against Chhattisgarh Environment Conservation Board.
- Case No. 1585 of 2018 filed before High Court by Commissioner of Income Tax, Pune against Subhash Sitaram Goel.
- Case No. 362 of 2013 filed before Bombay High Court by Sunil Eknath Kole and Others against The State of Maharashtra through Urban Development and Others.
- Case No. WP/20/2015 of 2021 (stamp) filed before High Court by Rajendra Sitaram Goel and Another against Jai Enterprises and Associates and Others.
- Case No. WP/11199 of 2021 (stamp) filed before High Court by Rajendra Sitaram Goel against The State of Maharashtra.
- Case No. 200/2014 of 2014 filed before Civil Court Pune by Balaji Associates against PMC.
- Case No. 200/2013 filed before Civil Court Pune by Rajendra Sitaram Goel against Parmanu Trimbak Goel.
- Case No. 135 of 2018 filed before Civil Court Pune by Leishai Sitaram Bhadale, Jaiprakash Sitaram Goel, Subhash Sitaram Goel, Rajendra Sitaram Goel against Namdeo Damu Gangal Jadhav and Others.
- Case No. 94 of 2017 filed before District and Sessions Judge by Rajendra Goel against Tejinder Singh and Others.
- Case No. 422 of 2010 filed before City Civil and Sessions Judge by Theresa Fernandes against Munderikeshappa G A and Rajendra Goel.

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Pradip Garach
Advocate
High Court, Bombay

15. Case No. 99 of 2018 filed before District and Sessions Court, Pune by Satishchandra Bhajanlal Dube and Malan Maruthi Sagar against Kshitijin Ektaa Galande and Others.
16. Case No. 201/160 of 2012 filed before Civil Court Pune by Motibai Bahau Naavgungkar against Kishanbhai Balku Naikwadi and Others.
17. Case No. 790 of 2017 filed before Civil Court Pune by Pappu Krishnadas Chawla and Prinu Chawla against Rajendra Sitaram Goel and Others.
18. Case No. 20/437 of 2012 filed before Civil Court Pune by M/S Mahanagar Developers, Bharat Mitro Nagar, Chinch Puranji Amboli Peth, Karjat Kolhapur, Kutch against Neelam Singh Harsimring Pantharia and Others.
19. Case No. Original Suit/473 of 2019 Civil Judge Senior Division UP by Rajendra Goel against Rajendra Goel.
20. Case No. SPL C.S/2006/09 of 2010 filed before Civil Court Senior Division by Rajendra Sitaram Goel against Vanarsudha Bhika Wengle.
21. Case No. Civil Suit/733 of 2021 filed before Civil Judge Junior Division by Rajendra Goel against Balaji Singh.
22. Case No. SPL C.S/2012/09 of 2011 filed before Civil Court Senior Division, Pune by Rajendra Sitaram Goel against Jay Enterprise Associates.
23. Case No. 13438 of 2013 filed before Civil Judge Magistrate by Rajendra Goel against Patilwara.
24. Case No. Crim. Misc. / 1146 of 2019 filed before District and Sessions Judge, Uttar Pradesh by Rajendra Goel against State of UP.
25. Case No. 2017/06 filed before Civil Judge Magistrate UP by Praveen Kumar Agarwal against Rajendra Goel.
26. Case No. 100751 of 2012 filed before District and Sessions Court Pune by Rajendra Sitaram Goel against State of Maharashtra.
27. Case No. 419674 of 2015 filed before JMFC Court Pune by Raminder Singh Hora SO Balbir Singh Hora against Rajendra Goel and Anita Rajendra Goel.
28. Case No. MCA 16 of 2018 filed before District by Rajendra Goel against Namdeo Damu Gote.
29. Case No. Misc Criminal 232 of 2021 filed before Hardware Civil Judicial Magistrate by Rajendra Goel against Name.
30. Case No. RCC/5642 of 2017 filed before Civil Judicial Magistrate by Rajendra Goel against Rajeshwar Ghatotkach Chavhan.
31. Case No. Commercial Suit/24 of 2012 filed before District by Marvel Realtors and Developers Limited against M/S Suresh Baig Associates Pune LLP through Rajendra Sitaram Goel.
32. Case No. Civil M.A/184 of 2021 filed before District by Mrs. Suryakant Kulkarni and Associates against Rajendra Sitaram Goel.
33. Case No. SPL C.S/378 of 2021 filed before District by M/S Suryakant Kulkarni and Associates against Rajendra Sitaram Goel.

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34. Case No. Civil M.A/30 of 2019 filed before District by Jaiprakash Sitaram Goel against Rajendra Sitaram Goel.
35. Case No. SPL C.S/1051 of 2018 filed before District by Rajendra Sitaram Goel against Range Forest Officer.
36. Case No. M.C.A/488 of 2016 filed before District by Rajendra Sitaram Goel against Hemant Bagareddy Motado.
37. Case No. R.C.S/201674 of 2015 filed before District by Rajendra Sitaram Goel against Jeetendra Ganeshmal Sanghvi.
38. Case No. R.C.S/201616 of 2015 filed before District by Rajendra Sitaram Goel against Shantanu Uday Chownde.
39. Case No. SPL C.S/200604 of 2015 filed before District by Pravin Khiraj Bhandari against Rajendra Sitaram Goel.
40. Case No. SPL C.S/201720 of 2013 filed before District by Rajendra Sitaram Goel against Ramdas Trimbak Goel.
41. Case No. SPL C.S/201662 of 2013 filed before District by Rajendra Sitaram Goel against Kailash Ganpat Borate.
42. Case No. SPL C.S/201417 of 2012 filed before District by M/S Mahanagar Developers against Rajendra Sitaram Goel.
43. Case No. CC/16/139 of 2016 filed before Consumer Court by Mr. Rajendra Sitaram Goel against M/S Ajmera Housing Corporation.
44. Case No. A/17/1130 of 2017 filed before Consumer Court by Mr. Amul Rajendra Goel against M/S Orbit Corporate and Leisure Travels.
45. Case No. CC/13/467 of 2013 filed before Consumer Court by Mrs. Sunny Chandra and Mrs. Harshadha Sunny Chandra against M/S Goel Properties through its Partner Rajendra Sitaram Goel.
46. Case No. CC/14/50 of 2014 filed before Consumer Court by Mrs. Vaishali Avinash Kenjale against M/S Goel properties through its Partner Rajendra Sitaram Goel.
47. Case No. CC/09/20 filed before Consumer Court by SMT Vanessa D'souza and Others against Rajendra Sitaram Goel.
48. Case No. EA/12 of 2018 filed before District Consumer Disputes Redressal Forum by Rajendra Goel against The General Manager, Appolo Munich Health Insurance Company Limited.
49. Case No. 535 of 2018 filed before ITAT by Rajendra Sitaram Goel against Deputy Commissioner of Income Tax, Circle-7.

Part C

(Litigation Search Findings of Mr. Annuj Umeh Goel)

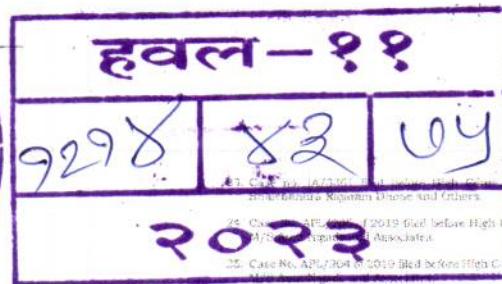
- Case No. MA 97/PLN of 2021 filed before ITAT by Deputy Commissioner of Income Tax against Annuj Goel.
- Case No. Civil M.A/289 of 2021 filed before District by Shree Enterprises through Proprietor Swati Tanaji Patil against Annuj Umesh Goel.

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1. Case No. C.R.P.W.C./385 of 2018 filed before District Sub-Registrar through Anuj Umesh Goel against Shree Enterprises through Swati Tanaji Patil.
2. Case No. SPL. Dtsk./3 of 2021 filed before District by A/S/10 M/S Meenamani Ganga Builders against Tanaji Patil.
3. Case No. Civil M.A./13374 of 2021 filed before District by Shree Enterprises through Swati Tanaji Patil against Anuj Umesh Goel.
4. Case No. S.C.C./13372 of 2020 filed before District by M/S Siddhivinayak Developers against M/S R.S. Construction Through Partner Name.
5. Case No. M.G.A./16 of 2018 filed before District by Anuj Umesh Goel against Hanumant Devni Goel.
6. Case No. Civil M.A./791 of 2018 filed before District by Anuj Umesh Goel against Nit.
7. Case No. R.C. S./1356 of 2018 filed before District by Anuj Umesh Goel against Herupanga Co-op Housing Society Limited.
8. Case No. SPL. C.S./1051 of 2018 filed before District by Anuj Umesh Goel against Range Forest Officer.
9. Case No. SPL. C.S./724 of 2018 filed before District by M/S Goel Siddhi Ventures against Ashish Manik Dangar.
10. Case No. Cr.M.A./4726 of 2018 filed before District by Anuj Umesh Goel against The State.
11. Case No. R.C.S./781 of 2017 filed before District by Neen Builders Private Limited against Meenamani Ganga Builders LLP.
12. Case No. SPL. C.S./225 of 2016 filed before District by Anuj Umesh Goel against Radhika Vitthalrao Pawar.
13. Case no. Civil M.A./100653 of 2014 filed before District by Anuj Umesh Goel against Prakash Devram Golane.
14. Case No. S.C.C./1331 of 2016 filed before District by M/S Meenamani Ganga Builder LLP against Anil Bhavne Chaitre.
15. Case No. IA/2863 of 2021 filed before High Court by Meenamani Ganga Builders LLP, Anuj Umesh Goel against Shree Enterprises through Proprietor Mrs. Swati Tanaji Patil.
16. Case No. ARA/18463 of 2021 (stamp) filed before High Court Meenamani Ganga Builders Ganga Builders, Anuj Umesh Goel against Shree Enterprises through Proprietor Mrs. Swati Tanaji Patil.
17. Case No. ARP/21487 of 2021 (stamp) filed before High Court by M/S Shree Enterprises against Anuj Umesh Goel.
18. Case No. WP/1440 of 2021 filed before High Court by Late Umesh Sitaran Goel against Kamal Deepak, Dilip Ubale and Others.
19. Case No. WP/6361 of 2019 filed before High Court by Anuj Umesh Goel against SMT. Kamal Deepak.
20. Case No. AG/235 of 2021 filed before High Court by Shree Siddhivinayak Developers against Bhulbhuleya Rajaram Dhone and Others.

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21. Case No. C.R.P.W.C./385 of 2018 filed before District by Shree Siddhivinayak Developers against Bhulbhuleya Rajaram Dhone and Others.
22. Case No. APL/3048 of 2019 filed before High Court by M/s Eknath Goel Properties against M/S R.S. Construction.
23. Case No. APL/3048 of 2019 filed before High Court by M/S Siddhivinayak Developers against Anuj Umesh Goel.
24. Case No. C.R.P.W.C./385 of 2019 filed before High Court by M/s Eknath Goel Properties against M/S R.S. Construction.
25. Case No. APL/3048 of 2019 filed before High Court by M/S Siddhivinayak Developers against Anuj Umesh Goel.
26. Case No. C.R.P.W.C./385 of 2019 filed before High Court by Anuj Umesh Goel against M/S D.S. Arjade.
27. Case No. WP/3597 of 2017 filed before High Court by M/S Peninsula Properties against Anuj Umesh Goel.

Part B

(Litigation Search Findings of Mr. Anuj Umesh Goel)

1. Case No. T.P.C.I. No. 000061 of 2019 filed before Supreme Court of India filed by Shrikant Arsh Goel.
2. C.A. No. GI/1183-0/1184 /SLP(C) No. 023215 - 023216 of 2017 filed before Supreme Court of India by Commissioner of Central Excise Delhi & others against Mr. Ankit Goel.
3. Case No. 26 of 2018 filed before Bombay High Court by Mr. Sanbhau Sharvan Goel and ORS against Mr. Manik Nairutti Kode and Others.
4. Case No. 1 of 2019 filed before Bombay High Court by Mr. Sharvan Goel and ORS against Mr. Manik Nairutti Kode and Others.
5. Case No. 1 of 2019 filed before Bombay High Court filed by Mr. Bharat Mithal Nagori against Mr. Manik Nairutti Kode and Others.
6. Case No. 23 of 2018 filed before Bombay High Court by Mr. Bharat Mithal Nagori against Mr. Manik Nairutti Kode and Others.
7. Case No. 8910 of 2018 filed before Delhi High Court by Ankit Goel and Another against Union of India and Another.
8. Case No. 406 of 2018 filed before Chandigarh High Court by M/S Rana Agro Food Products and others against G.P. Karia.
9. Case No. 420 of 2018 filed before Bombay High Court by The Supreme Industries Limited against Ankit Goel Trading as Goel Trading Goel Trading Company.
10. Case No. 319 of 2019 filed before Bombay High Court by The Supreme Industries Limited against Ankit Goel Trading as Goel Trading Goel Trading Company.
11. Case No. ARP/21457 of 2021 (stamp) filed before High Court by M/S Shree Enterprises against Ankit Umesh Goel.
12. Case No. COMS/18403 of 2021 filed before High Court by IDBI Trusteeship Services Limited against Ankit Umesh Goel.
13. Case No. 41 filed before High Court by Ankit Umesh Goel against Kamal Deepak, Dilip Ubale and Others.
14. Case No. WP/630 filed before High Court by Shri Anuj Umesh Goel against SMT. Kamal Deepak, Dilip Ubale and Others.

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15. Case no. 46 of 2019 filed before MUNSIFF Establishment by SMT Sarita Devi Agrawal and Others against Gulab Goel, Amit Goel, Sunil Goel and 20 others.
16. Case No. 692 of 2020 filed before Civil Court by M/S Himalayan Fisheries Thiru Ankit Goel against Jagdish Kumar.
17. Case No. 2605 of 2021 filed before Civil Court Gurugram by Ankit Goel against Industries Development Bank of India.
18. Case No. 2 of 2017 filed before Civil Judge Court JMC, TO Ranibagh by Sankha Goel against Ankit Goel.
19. Case No. 58367 of 2016 filed before Senior Civil Judge cum RC, North- West, RHC by Anil Kumar Goel against Ankit Goel.
20. Case No. P.POP/2 of 2021 filed before Civil Judge Senior Division, Trivikram Court, Bhubaneswar by Ankit Goel through his Father Vipin Goel against General Public.
21. Case No. Cr/1249 of 2020 filed before Civil Judge Senior Division, Ambala by Ankit Goel against Pawan Kumar Goel.
22. Case No. Cr/2662 of 2020 filed before Civil Judge Senior Division, Yarjanwala by Ankit Goel against Pawan Kumar Goel.
23. Case No. CS/129 of 2019 filed before Civil Judge Senior Division by Tarun Kumar S/O Ashok Kumar against Ankit Goel S/O Sudarshan Goel.
24. Case No. CS/1975 of 2021 filed before Civil Judge Senior Division, Faridabad by Vidya Devi against Ankit Goel.
25. Case No. 36 of 2018 filed before Chief Judicial Magistrate Sonipat by Ankit Goel against Anish Kumar.
26. Case No. 65 of 2018 filed before District and Sessions Court by Ankit Goel against Sunil Goel.
27. Case No. 32 of 2018 filed before District and Sessions Court by Ankit Goel against Sunil Goel.
28. Case No. 569 of 2018 filed before Chief Judicial Magistrate Punjab by M/S Hem Coal Depot against M/s Chintpurni Papers Private Limited, Amit Jain, Ankit Goel.
29. Case No. 23588 of 2017 filed before Chief Metropolitan Magistrate by Axis Bank Limited against Ankit Goel.
30. Case No. COM/71 of 2015 filed before Criminal Court Samana by Shivani Goel against Ankit Goel.
31. Case No. BA/3596 of 2018 filed before District and Sessions Court, Patiala, Punjab, Criminal CauseList by Ankit Goel against State of Punjab.
32. Case No. BA/469 of 2019 filed before District and Sessions Court, Patiala, Punjab, Criminal CauseList by Ankit Goel against State of Punjab.
33. Case No. BA/1257 of 2019 filed before District and Sessions Court, Patiala, Punjab Criminal CauseList by Ankit Goel against State of Punjab.
34. Case No. M/s Criminal Case/16 of 2020 filed before District and Sessions Judge, Uttar Pradesh, Criminal CauseList by The State against Ankit Goel.

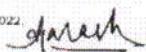
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35. Case No. Com/30 of 2019 filed before District, Haryana, Criminal CauseList by Virender against Ankit Goel.
36. Case No. CC NI Act/85 of 2020 filed before Distrcit, Delhi, Criminal CauseList by Unique Alives Private Limited against Ankit Goel.
37. Case No. Cr Reg Case/4-964 of 2019 filed before CMM, Jaipur Metro HQ, Rajasthan, Criminal CauseList by Tata Capital Financial Services Limited against Ankit Goel.
38. Case No. Criminal Case/2601421 of 2016 filed before Chief Judicial Magistrate, Uttar Pradesh, Criminal CauseList by Stevens Agro Seeds against Ankit Goel.
39. Case No. Warrant or Summon & Criminal Case/31905 of 2020 filed before Chief Judicial Magistrate, Uttar Pradesh, Criminal CauseList by State of UP against Ankit Goel.
40. Case No. Cr Reg Case/452656 of 2019 filed before CMM, Jaipur Metro HQ, Rajasthan, Criminal CauseList by Tata Capital Financial Services Limited against Ankit Goel.
41. Case No. Warrant or Summon Criminal Case/2670 of 2020 filed before Chief Judicial Magistrate, Uttar Pradesh, Criminal CauseList by State of UP against Ankit Goel.
42. Case No. Cr. Case/2295 of 2021 filed before Delhi, Criminal CauseList by The State against Ankit Goel.
43. Case No. Cr Cases/10470 of 2020 filed before Delhi, Criminal CauseList by M/s Blue Jay Fireline against Ankit Goel.
44. Case No. NACT/205 of 2021 filed before Punjab, Criminal CauseList by Axis Bank Limited against Ankit Goel.
45. Case No. Cr Cases/6638 of 2019 filed before Delhi, Criminal CauseList by The State against Ankit Goel.
46. Case No. Cr Cases/10222 of 2019 filed before Delhi, Criminal CauseList by Standard Chartered Bank against Ankit Goel.
47. Case No. Cr Cases/3227 of 2018 filed before Delhi, Criminal CauseList by The State against Ankit Goel.
48. Case No. 14269 of 2018 filed before Chief Metropolitan Magistrate by Ankit Goel against Lal Chandi.
49. Case No. 105 of 2018 filed before District Sessions Court by Ankit Goel against Shanti Goel.
50. Case No. 104 of 2018 filed before District Sessions Court by Ankit Goel, Bala Goel, Satish Goel against Shanti Goel.
51. Case No. 6098 of 2017 filed before Chief Metropolitan Magistrate by State against Ankita Goel, Bhawna Bhushan Goel, Sukhma Goel and Karan.
52. Case No. 14136 of 2017 filed before CMM ACMM MM Jaipur by Tata Capital Financial Services Limited against Ankit Goel.
53. Case No. 25987 of 2017 filed before Cr. Reg. Case by Tata Capital Services Limited against Ankit Goel.
54. Case no. 1893 of 2018 filed before Chief Metropolitan Magistrate, North PRC by Parvi Goel against Ankit Goel.

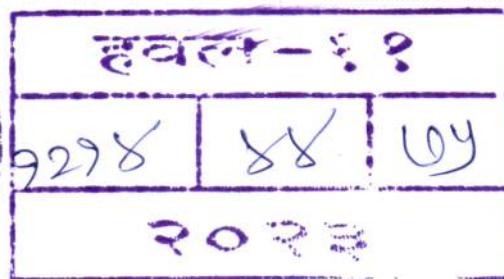
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55. Case No. 9490 of 2011 filed before MM Court, Kolhapur by M/S Vision Industries Private Limited against MS Goel Home Products Private Limited.
56. Case No. 18063 of 2016 filed before Chief Metropolitan Magistrate, North-West, RHC by Neha Goel against Ankit Goel.
57. Case No. 4225 of 2019 filed before Chief Metropolitan Magistrate by Preeta Goel against Ankit Goel and Others.
58. Case No. 5114 of 2020 filed before Chief Metropolitan Magistrate by Vilma Jain against Ankit Goel.
59. Case No. 6096 of 2019 filed before Chief Metropolitan Magistrate, Central, THC by Karmika Agarwal Ankit Goel and Others, Surender Aggarwal, Sunita Agarwal, Pupali Garg, Manali Garg.
60. Case No. 35982 of 2017 filed before CMM ACMM Jaipur Metro HQ II by TATA Capital Services Limited against Ankit Goel.
61. Case No. 44064 of 2019 filed before CMM ACMM Jaipur Metro HQ I by Tata Capital Financial Services Limited against Ankit Goel.
62. Case No. Criminal Case/879 of 2019 filed before Rourkela Additional Chief Judicial Magistrate by Ankit Goel against Raees.
63. Case No. Complaint Cases/5304112 of 2018 filed before Chief Judicial Magistrate by Ankit Goel against M/s Razin.
64. Case No. Ct. Cases/21860 of 2019 filed before Chief Metropolitan Magistrate by Ankit Goel against Abhishek Srivastava.
65. Case No. CS/COMMV/169 of 2019 filed before District and Sessions Judge, Central THC by Ankit Umesh Goel against Sunish Arora (Since Deceased) through his LRE and Others.
66. Case No. Hindu Marriage Act/3 of 2021 filed before District and Sessions Court, TC Kandaghat by Ankit Goel against Seema Goel.
67. Case No. Ex-Criminal/21 of 2018 filed before Chief Judicial Magistrate, North-West, Delhi by Neha Goel against Ankit Goel.
68. Case No. Warrant or Summons Criminal Case/4967 of 2021 filed before Chief Judicial Magistrate, Uttar Pradesh by Bhawana Gupta against Ankit Goel.
69. Case No. Ct Cases/10270 of 2019 filed before Chief Metropolitan Magistrate, New Delhi by Blue Jay Finelease against Ankit Goel.
70. Case No. Cr Case/12142 of 2021 filed before Chief Metropolitan Magistrate, South-West DWR by The State against Ankit Goel.
71. Case No. Ct Case/8457 of 2019 filed before Chief Metropolitan Magistrate, New Delhi, PHC by Standard Chartered Bank against Ankit Goel.
72. Case No. Criminal Case/856 of 2020 filed before Chief Judicial Magistrate, Udhampur Singh Nagar by Kishan Chandra Goel against Ankit Goel.
73. Case No. Criminal Case/857 of 2020 filed before Chief Judicial Magistrate, Udhampur Singh Nagar by Kishan Chandra Goel against Ankit Goel.
74. Case No. Cr Case/1319 of 2018 filed before Chief Metropolitan Magistrate, Central, THC by State against Ankit Goel.
75. Case No. CC NI Act/13738 of 2021 filed before Chief Metropolitan Magistrate, South-West DWR by M/S HDFC against Ankit Goel.
76. Case No. CS(COMM)/395 of 2020 filed before District and Sessions Judge, KKD by The Supreme Industries Limited against Ankit Goel as Goel Trading Company.
77. Case No. Cr Case/78 of 2019 filed before Chief Metropolitan Magistrate, North-West RHC by The State against Ankit Goel.
78. Case No. UI/489 of 2017 filed before ACJM Court, Rourkela by The State of Odisha against Ankit Goel.
79. Case No. Comp.D.V. Act/6 of 2017 filed before Chief Judicial Magistrate, TC Kandaghat by Sanjukti Goel against Ankit Goel.
80. Case No. Civil M.A./746 of 2021 filed before District and Sessions Court, Pune by Shree Enterprises through Swati Tanaji Patil against Meenamani Ganga Builders LLP through Ankit Umesh Goel.
81. Case No. 16 filed before District and Sessions Court, Pune by Ankit Umesh Goel against Namdeo Damu Goel.
82. Case No. Civil M.A./791 of 2018 filed before Civil Court Senior Division, Pune by Ankit Umesh Goel against Ankit Umesh Goel.
83. Case No. SPL.C.S/1051 of 2018 filed before Civil Court Senior Division, Pune by Ankit Umesh Goel against Range Forest Officer.
84. Case No. SPL.DKST/3 of 2021 filed before Civil Court Senior Division, Pune by Ankit Umesh Goel against Akashay Tanaji Bhole.
85. Case No. SCC/12374 filed before Chief Judicial Magistrate, Pune by Shree Enterprises through Swati Tanaji Patil against Ankit Umesh Goel.
86. Case No. Civil M.A./289 filed before District and Sessions Court, Pune by Shree Enterprises against Meenamani Ganga Builder LLP.
87. Case No. 525 filed before DRT, Dohradun by Punjab National Bank against Shri Sahul Garg S/O Shri Ishwar Chand Garg and Others.
88. Case No. 329 filed before DRT, Delhi by ICICI Bank Limited against Rajendra Giyal and ORS and Ankit Goel.
89. Case No. 1049 filed before DRT, Chandigarh against Axis Bank against M/S Geekay Engineering Industries, Ankit Goel, Ankur Goel, Mrs. Madhu Goel, Vishwa Mitter Goel.
90. Case No. 1078 filed before LRT, Chandigarh by Axis Bank against M/S Geekay International, Vishwa Mitter Goel, Ankur Goel, Ankit Goel, Madhu Goel and Vishwa Mitter Goel.
91. Case No. 1050 filed before DRT, Chandigarh by Axis Bank against M/S AVM Enterprises, Ankur Goel, Vishwa Mitter Goel, Ankit Goel and Madhu Goel.

Dated this 01st day of November, 2022.


(Pradip Garach)
Advocate, High Court Bombay

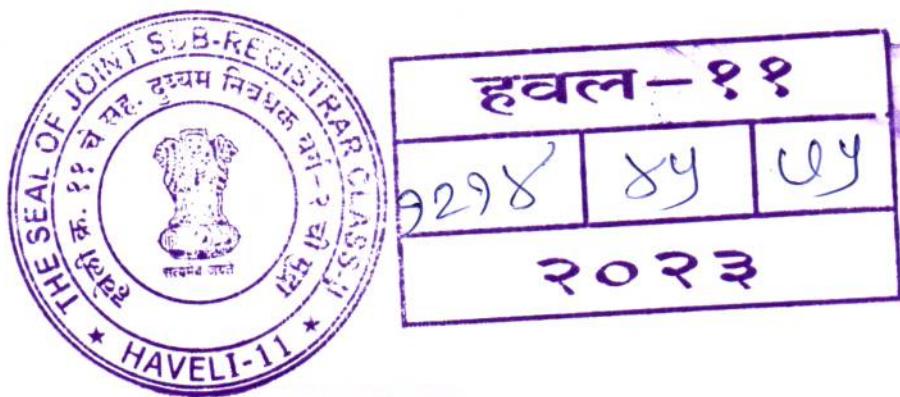
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Annexure 4

(Key Approvals)

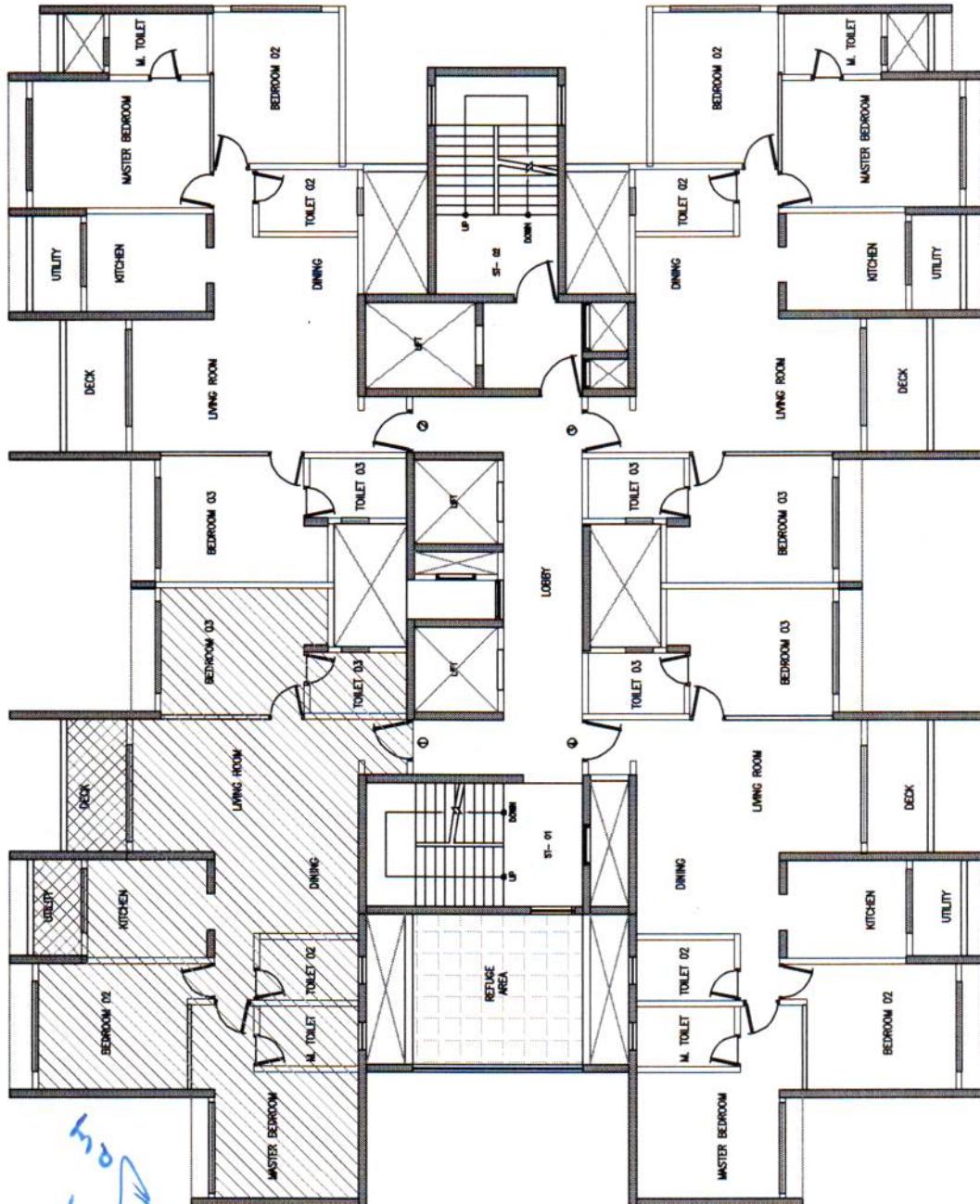
No.	Approval/Document	Date of Document	Document Ref No.	Issuing Authority
1.	Development Permission and Commencement Certificate	03 November 2022	DP/BHA/HAV/ Vil Wagholi/Gut No.1287/2 /P.No.292/20-21.	Pune Metropolitan Regional Development Authority



ANNEXURE - 5



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२०२३



UNIT NO.01
TYPICAL FLOORS:
7TH, 12TH & 18TH

LODHA GIARDINO FLOOR 7 TOWER 01

ankur associates
A R C H I T E C T S
TEJWALAYA, OFF NO. 101, 1ST FL., CTB NO. 187/19, GHOLE ROAD, SHIVANAGAR,
PUNE - 411 005. PHONE: 2554780, 2554781. FAX: 021 2554782
Email: prakash@ankurassociates.in

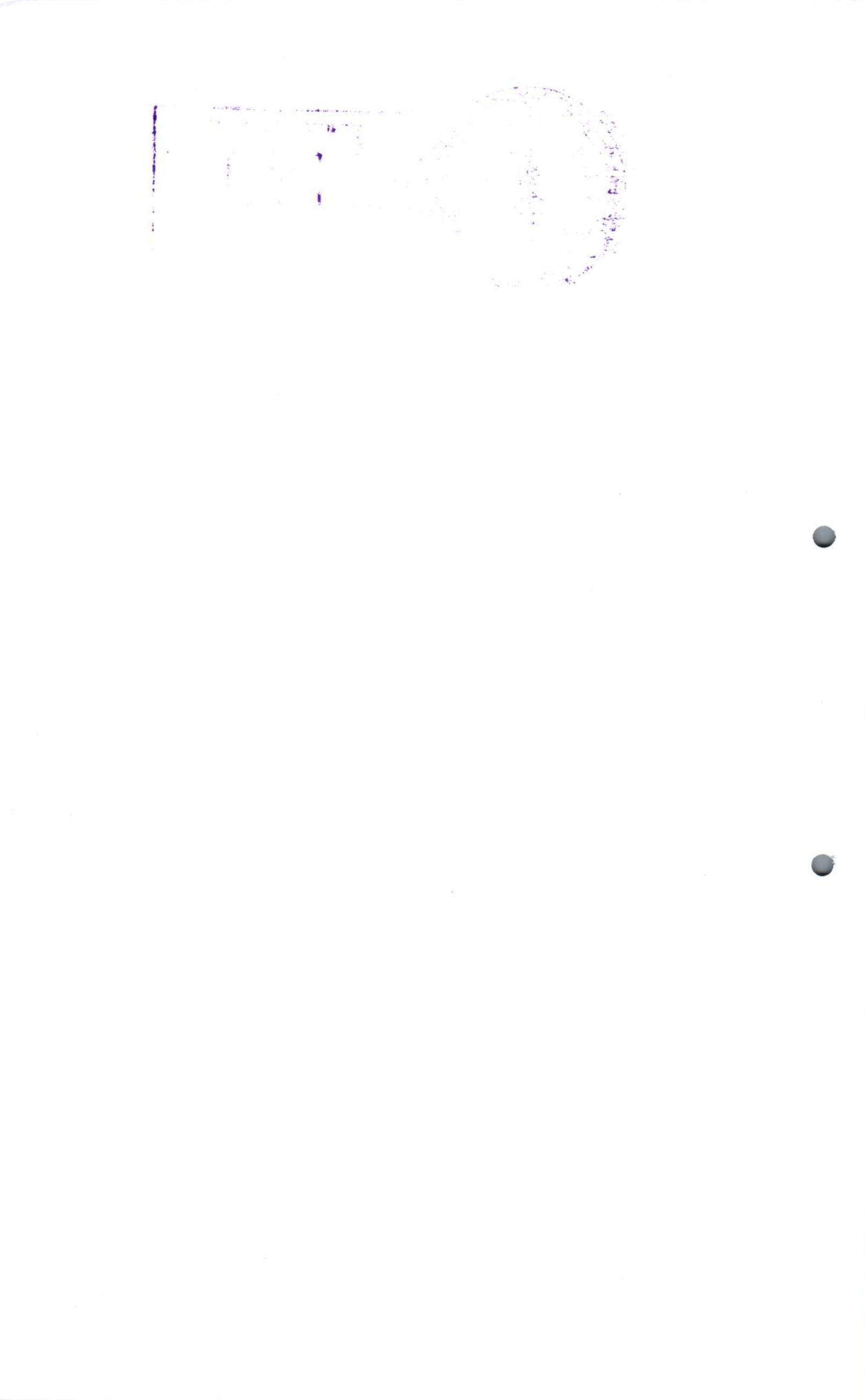
NORTH	CARPET AREA	P R A K A S H KULKARNI
	EBVI	Z

PROPOSED LAYOUT OF BUILDING ON
GAT NO. 1287/2 (NEW), 2273 P (OLD),
AT-WAGHOLI, TAL.- HAVELI,
DIST.-PUNE.

DEVELOPERS:
MACROTECH DEVELOPERS LIMITED,
412, Floor-4, 17G Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai-400001

LODHA
BUILDING A BETTER LIFE

NOTE: PLAN NOT TO THE SCALE. FOR ACCURATE MEASUREMENT OF CARPET AREA,
PLEASE FOLLOW POLYLINE METHOD. THE CARPET AREA IS CALCULATED ASSUMING
UNFINISHED SURFACES AND ANY FINISHES MAY REDUCE THE PHYSICAL AREA ACCORDINGLY.
CARPET AREA MAY VARY BY 4-5% ON ACCOUNT OF CONSTRUCTION OR DESIGN TOLERANCES.





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Anneexure 6

(Unit and Project Details)

(I) CUSTOMER ID

2225675

(II) Correspondence Address of Purchaser: 31 A, SANTAJI NAGAR NEAR SHANKAR NAGAR AMRAVATI 444606 MAHARASHTRA INDIA

(III) Email ID of Purchaser: ajinkya.bijwe@gmail.com

(IV) Unit Details:

- (i) Development/Project : Kharadi Pune Phase I - Tower 1 to 4
- (ii) Building Name : Tower 1
- (iii) Wing : T1
- (iv) Unit No. : T1-701
- (v) Area :

	Sq. Ft.	Sq. Mtrs.
Carpet Area	1,021	94.85
EBVT Area	87	8.08
Net Area (Carpet Area +EBVT Area)	1,108	102.93

(vi) Car Parking Space Allotted: 1

(V) Consideration Value (CV): Rs. 127,76,527/- (Rupees One Crore Twenty-Seven Lakh Seventy-Six Thousand Five Hundred Twenty-Seven Only)

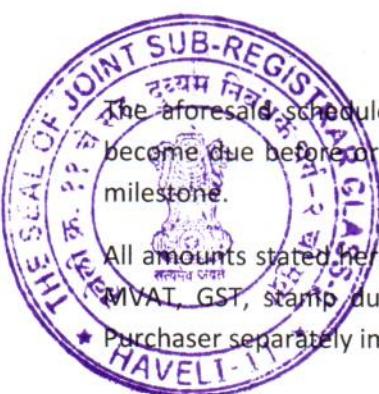
(VI) Payment Schedule for the Consideration Value (CV):

Sr. no.	On Initiation of below milestones	Amount (In Rs.)	Due Date
1	Booking Amount I	2,07,000	29-12-2022
2	Booking Amount II	10,70,653	29-12-2022
3	Booking Amount III	12,77,652	22-01-2023
4	On initiation of Excavation	13,41,535	Due As Per Construction
5	On initiation of RCC works for Level 01	15,33,183	Due As Per Construction
6	On initiation of RCC works for Level 06	15,33,183	Due As Per Construction
7	On initiation of RCC works for Level 11	15,33,183	Due As Per Construction
8	On initiation of RCC works for Level 16	15,33,183	Due As Per Construction
9	On initiation of RCC works for Level 20	13,41,535	Due As Per Construction
10	On initiation of Brick work	5,11,061	Due As Per Construction
11	On date of offer of Possession	3,83,298	Due As Per Construction
12	On initiation of Internal Plumbing Works	5,11,061	Due As Per Construction

6

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5X



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The aforesaid schedule is not chronological and payment for any of the aforesaid milestones may become due before or after the other milestones, depending on the date of initiation of the relevant milestone.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the

* Purchaser separately immediately upon the same being demanded by the Company.

(VII) **Club Eligibility:**

The number of family members eligible for club membership are:

Configuration of Unit	No. of members
1 BHK	-
2 BHK	5
3 BHK	5
Larger than 3 BHK	6

(VIII) **Date of Offer of Possession:** 15-04-2025, subject to additional grace period of 18 Months and any extension as may be applicable on account of the provisions of Clause 10.4.

(IX) **Project Details:**

- 1) Project Name: Kharadi Pune Phase I - Tower 1 to 4
- 2) RERA Registration Number: P52100047587
- 3) No. of Buildings: 4

[Handwritten signatures]



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Annexure 6A (Other Amount Payable before DOP)		
२०२३		

(I) **Reimbursements:** Payable on/before the Date of Offer of Possession*(If Any):

1. Land Under Construction (LUC) Reimbursement: Rs. 84,234/- (Rupees Eighty-Four Thousand Two Hundred Thirty-Four Only) towards reimbursement of LUC from the start of construction till the Date of Offer of Possession.
2. Electricity Deposit Reimbursement: Rs. 22,000/- (Rupees Twenty-Two Thousand Only) towards provisional amount of reimbursement of deposit paid to Electricity Supply company on the Purchaser's behalf. The benefit of the said deposit shall stand transferred to the Purchaser when meter is transferred to the Purchaser's name.
3. Connection and related expenses: Rs. 1,15,000/- (Rupees One lakh Fifteen Thousand Only).
4. Pipes Gas connection and related expenses (if applicable): Rs. 40,000/- (Rupees Forty Thousand Only).
5. Share Money: Rs. 1,400/- (Rupees One Thousand Four Hundred Only).

(II) **Maintenance Related Amounts:** Provisional amounts (subject to actuals) covering period of months from Date of Offer of Possession. Payable on/before the Date of Offer of Possession:

1. **BCAM Charges:**
Rs. 1,04,706/- (Rupees One Lakh Four Thousand Seven Hundred Six Only)
covering period of 18 months from DOP.
2. **FCAM Charges (if applicable):** Rs. 2,42,652/- (Rupees Two Lakh Forty-Two Thousand Six Hundred Fifty-Two Only) covering period of 60 months from DOP.
3. **Property Tax (Estimated):** Rs. 51,854/- (Rupees Fifty-One Thousand Eight Hundred Fifty-Four Only) covering period of 18 months from DOP.
4. Building Protection Deposit: Undated cheque of Rs. 55,400/- (Rupees Fifty Five Thousand Four Hundred Only) towards Building Protection Deposit which shall be encashed only if there is violation of guidelines in respect of execution of fit outs/interior works.

All amounts stated hereinabove are exclusive of Indirect Taxes (including but not limited to service tax, MVAT, GST, stamp duty etc.) and all such Indirect Taxes/levies have to be borne and paid by the Purchaser separately immediately upon the same being demanded by the Company.

08/12/2022

Agreement Amenity List:

LODHA GIARDINO @ Kharadi, Pune

Unit Amenities:



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९२९८	५०	०४
२०२३		

Revision 00

1. Air conditioned Bedrooms for all apartments (excluding Living -Dining, kitchen, toilets and any service areas)
2. Marble flooring in living, dining & passage area
3. Balcony in living room.
4. Full height windows.
5. Toilets with designer tiles/ marble and good quality fitments.
6. Vitrified tiles flooring in bedroom and Kitchen
7. Granite Kitchen platform with service platform and stainless steel sink.
8. Inverter provision in the residence for select emergency use.

Building Amenities:

1. Grand entrance lobby
2. Well finished floor lobbies
3. Firefighting system with sprinkler network in all residences
4. 2 Passenger Lifts plus service/ fire lift
5. Advanced Security System with CCTV monitoring and video door phone.
6. D.G power backup for lifts & common area lighting.

Development Amenities:

1. Temple
2. Party Lawn
3. Themed Gardens
4. Outdoor children's play area
5. Multipurpose sports court
6. Swimming Pools
7. Gymnasium
8. Party Hall
9. Indoor Games area

(Handwritten signatures and initials PB, SK)

Annexure 8

(*Special Conditions*)

--NIL---



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2023		

[Handwritten signatures and initials AB, SK]



Annexure 9

(Purchaser Notice of Termination)

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To,

[dated]

[Name and address of the Company]

Sub: Notice of Termination

Dear Sir,

We refer to the Agreement to Sell dated [date of execution] (**ATS**) executed in respect of Unit [unit number] (**Unit**) on the [floor number] floor of the building known as [building name] at [address].

All capitalised terms used in this Letter but expressly defined shall bear the meaning assigned to the term in the ATS.

As estimated DOP as set out at **Annexure 6** (*Unit and Project Details*) of the ATS and the Extended DOP have passed and the Unit has not been offered for possession, I / we would like to exercise my/our right to terminate the ATS pursuant to Clause 11.3.1.b of the ATS.

I / we agree and acknowledge that, pursuant to the provisions of the ATS:

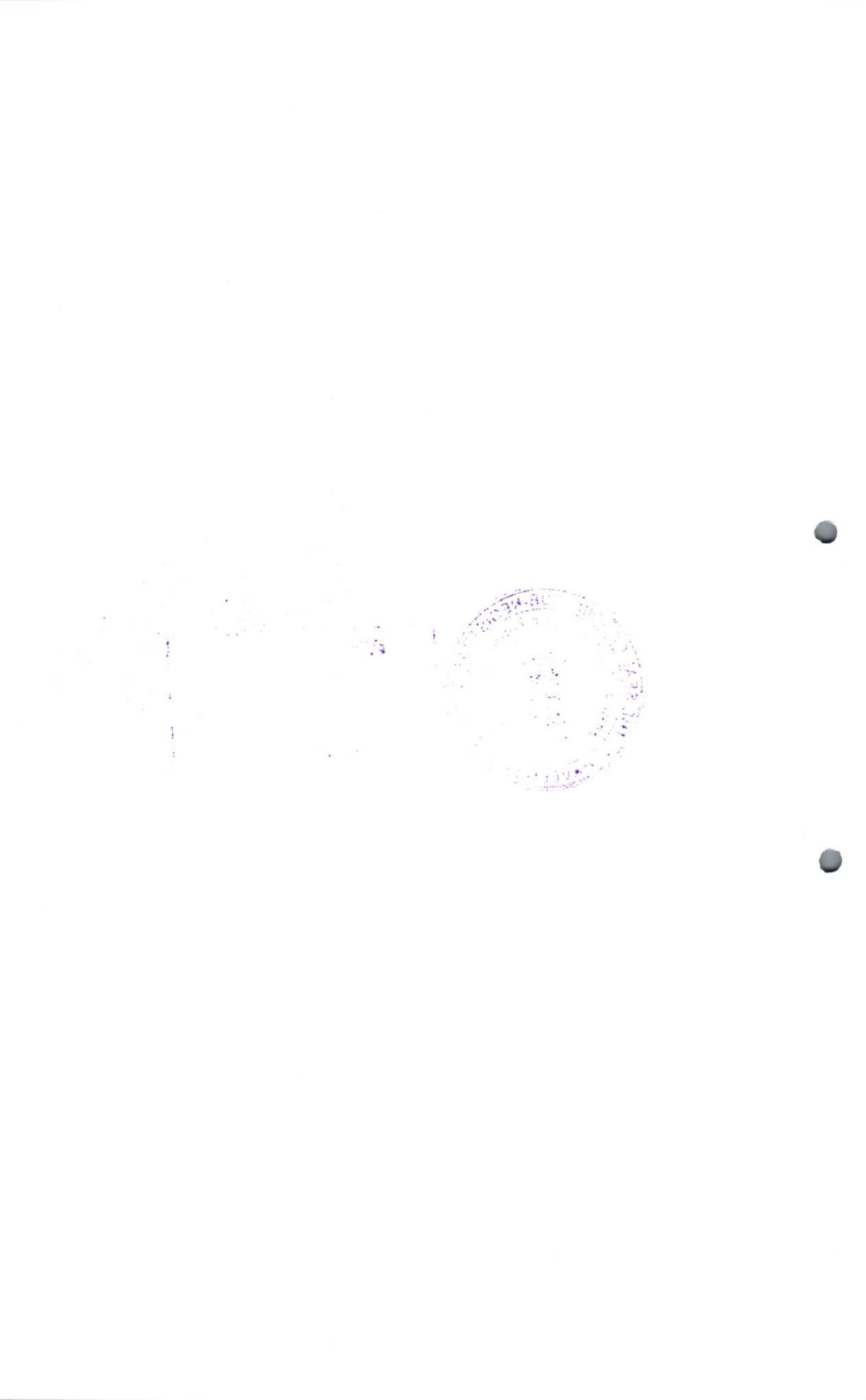
1. This Notice of Termination shall be valid and binding on the Company only if it is received by the Company prior to the expiry of 30 days from the Extended DOP;
2. On and from the receipt of the Notice of Termination by the Company, the ATS shall stand terminated and I / we shall have no further right, title or interest in the Unit except in relation to the Refund Amount;
3. The Refund Amount is to be determined and paid to me/us in accordance with the provisions of the ATS.; and
4. On the receipt of the Refund Amount in accordance with the ATS, I / we shall have no claim of any sort whatsoever against the Company in respect of the Unit or otherwise.

Please treat this as the Notice of Termination referred to at Clause 11.3.1.b of the ATS and proceed with the termination of the ATS in accordance with Clause 11 of the ATS.

Yours sincerely,

[name of customer]

AK PB SP



मौजे- बांधोली, तालुका- हवेली, जिल्हा- पुणे, वेशील ग.न.- १२८७/२, लोन- ६५९००० चौ.मी. सेवावरील "समुह गृहवासी" प्रकल्पमधील रेखांकन/ इमारत बांधकाम प्रस्ताव

- २२) ओंता व तुकुपा कृष्णाकरिता सदर कागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहील, विटन होण्याचा कैवळ्या कृष्णाकरिता सदर कागेत स्वतंत्र कंटेनरची सोय करणे आवश्यक राहील.
- २३) सदर अभिनीते अंत्रकाळ ५०० चौ.मी. वेशील जात आहे, त्यामुळे प्रवेक ८० चौ.मी. शेवातांती एक आहे याप्राप्ते वृत्त नामवड करणे व ट्याची जोपासणा करणे अंबेडार विकासक/ अभिनमालक यांचे वंधनकारक राहील.
- २४) शासन निवेशानुसार बांधकाम कराऱ्याना पंचयत ३०० चौ.मी. वेशील करणे वंधनकारक राहील.
- २५) सौर उंचवर पाणी तापव्याप्तीसाठीची वंधणा अंबेडार/ विकासक/ अभिनमालक यांनी इमारतीचे वापरापूर्वी स्वतंत्रतेने कराऱ्याची आहे.
- २६) वेस्ट वॉटर ट्रिवर्ट घ्लेट उपरांगे अंबेडार/ विकासक/ अभिनमालक/ वांचेवट/ वंधनकारक असून पाण्याचा कैवळ्या कृष्णाकरिता, शावाती जोपासणा यासाठी करणे आवश्यक आहे.
- २७) रेस्ट वॉटर हांडिटंग वाबतीची वंधणा अंबेडार/ विकासक/ अभिनमालक/ वांचेवट/ वंधनकारक राहील याप्राप्ते वंधनकारक राहील.
- २८) केंद्र शासनाच्या MINISTRY OF CIVIL AVIATION ची अधिसूचना क. G.S.R ७५१ (E) दि. ३०/०५/२०१५, अंबेडार इमारतीचा उंचीवर वंधने वालण्यात आलेली आहेत. AVIATION विभागाच्या CCZM नुसार प्रतिवाचारील जागा P९ झोन मध्ये तमाविष्य आहे, सदर नकाशानुसार करीत करी अनुजेव उंचीचा विचार कराऱ्या महसूस अनुजेव होणारी उंची-५६०.० मी. इतकी आहे, तसेच कार्यालयात उपलब्ध बसलेला अधिवेकातील नकाशानुसार AMLS ५५०.० मी. आहे, इमारतीची उंची-५६०.५ मी. +५५०.० मी.=५६०.५ मी. इतकी येते. त्यामुळे AVIATION विभागाकीली ना-हरकत प्रमाणपत्र सदर करणे अंबेडार/ वास्तुविशारद यांचेवर वंधनकारक राहील. तथापि, अंबेडार यांनी AVIATION विभागाकीली पत्र वाचा. Air HQS/१७७२६/१/ATC(Ty BM-MMCMXLIII), दिनांक- २७/०९/२०१९ अंबेडार प्राप्त उंची ६१ M AGL or 625 M AMLS याची ना-हरकत सादर केलेले असून याचीत अटी / याची अंबेडार/ विकासक/ अभिनमालक यांचेवर वंधनकारक राहील.
- २९) प्रारंभ प्रमाणपत्र विलेल्या कोणत्याही इमारतीचे बांधकाम पूर्ण झाल्यानंतर मंजूर विकास निवेशव व शोलाहन नियमावलीतील नियम क. ६.५ नुसार पुरवावे अंबेडार/ विकासक/ अभिनमालक यांनी शोलाहन नियम क.

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- ३.६ नुसार भोगवटा प्रमाणपत्र प्राप्त करणे वेतन्यांजेटीव कोणत्याही इमारतीचा भागाचा / पुरातः बापर सुरु केल्यात अंबेडार/ विकासक/ अभिनमालक यांचावाईस पाणे राहील.
- ३.७) प्रमाणित विकास निवेशव के शोलाहन नियमावलीमधील तरतुद क. २.७७, १३ नुसार विशेष इमारतीचा सभोवताली ६०० मी लेली पायवे किमान ४५ टक्के वजनावे फायर इंजिनचा भार पेतु शेकेत या प्रमाणे विळाईन कठन विकासीत करते अंबेडार/ विकासक/ अभिनमालक यांचेवर वंधनकारक आहे.
- b) अंबेडार/ विकासक/ अभिनमालक यांनी प्रस्ताविल्यानुसार सर्व उंच इमारती स्टिट्ट बर असेच आवश्यक राहील त्याचाचीरो बाबनतळ सुविधा प्रमाणित विकास निवेशव आणि शोलाहन नियमावलीमधील तरतुद क. १८.८५ नुसार प्रतिवित करणे आवश्यक राहील.
- c) नगर विकास विभागाच्या दि. २८.८.२०१९ दोजीच्या अधिसूचना प्रमाणे नियम क. ४ मध्यील टिप - II प्रमाणे पुणे महानगर प्रदेश विकास प्राथिकरण यांनी ५५ मी रेशा उंच इमारतीच्या नियोजनात वरल करणे आवश्यक आस्यास पुण्या सुविधा प्रमाणित करावारी यांची मंजूरी घावी लागेल, तसेच प्रत्येक इमारतीमधील एक स्टेपेकेस व एक लिफ्ट NBC मधील तरतुदी प्रमाणे लाग प्रतिरोधक वसेच आवश्यक आहे तसेच उंच इमारतीचे नियोजनापूर्वीने पुणे महानगर प्रदेश विकास प्राथिकरण यांनी पत्र क. FPH/२४५७/२०२२, दि. १८/१०/२०२२ ने दिलेला Provisional Fire N.O.C. मधील अटी/ शर्टीची पूर्वता करणे अंबेडार/ विकासक/ अभिनमालक यांचेवर वंधनकारक राहील.
- d) प्रमाणित विकास निवेशव आणि शोलाहन नियमावलीमधील तरतुद क. २.७५.१३ नुसार बांधीची पुराता तसेच अधिग्राहितवृक्ष उपायोजनाबाबत भाग- VI मध्यील बांधीची पुराता करणे अंबेडार/ विकासक/ अभिनमालक यांचेवर वंधनकारक राहील.
- e) नेहमीच्या बापरातांतीच्या पाणी पुरवळाशीच्या अधिग्राहितवृक्ष अववस्थेकीटी, पाणीपुरवळा वाबतीची पुराता अंबेडार/ विकासक/ अभिनमालक यांनी स्वच्छता, स्पृजदावदारीवर करणे आवश्यक राहील.
- f) प्रमाणित विकास निवेशव आणि शोलाहन नियमावलीमधील तरतुद क. १.८.२८.८ नुसार विफली मुख्या उपलब्ध करणे आणे आवश्यक राहील.
- g) बाया इमारतीचे Structural Design हे मुर्के प्रतिबंधक असणे आवश्यक राहील, अंबेडाराने/ विकासक/ अभिनमालकाने इमारतीचे Structural Stability बाबत नोंदवीकृत Structural Stability Check व प्रमाणपत्र संबंधित अधिकारी यांचेकडे व या प्राधिकरणाकडे दाखल करावार आवश्यक राहील.



हवल-१२

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मौजे- बांधोली, तालुका- हवेली, जिल्हा- पुणे, वेशील ग.न.- १२८७/२, लोन- ६५९००० चौ.मी. सेवावरील "समुह गृहवासी" प्रकल्पमधील रेखांकन/ इमारत बांधकाम प्रस्ताव.

- h) भोगवटा प्रमाणपत्र देण्यापूर्वी सर्व अंदिशेवात अंदिशेवात विचाराकील अंदिशेवात प्रमाणपत्र साप्रत करणे अंबेडार/ विकासक/ अभिनमालक यांचेवर वंधनकारक राहील.
- i) पुणे महानगर प्रदेश विकास प्राथिकरण यांनी पत्र क. FPH/२४५७/२०२२, दि. १८/१०/२०२२ बाबते Provisional Fire N.O.C. मधील अटी व शटीस बाबिन राहून दिले आहे, हे ना हरकत प्रमाणपत्र देताना कैरबदल झाल्यास असा नियोजनात संबंधित पुर्ण अंदिशेवात अंदिशेवात संबंधित यांचेवर वंधनकारक राहील.
- j) विषयांकित प्रकल्पामध्ये प्रमाणातित FSI/NON FSI बांधकाम येते हे २००००.०० चौ.मी. वेशील अंदिशेवात असल्याने जावेवर विकास करणेवी पर्यावरण विचाराकील ना-हरकत प्रमाणपत्र येणे अंबेडार/ विकासक/ अभिनमालक यांचेवर वंधनकारक राहील.
- k) विकास निवेशव नियमावलीतील नियम क. ३७.८(B) मध्ये नमूद केलेल्यानुसार Inclusive housing अंतर्गत येणाऱ्या सदलावाची बांधकाम पूर्ण झाल्याशिवाय इतर कोणत्याही इमारतीचे भोगवटा प्रमाणपत्र प्राप्त होणार नाही. याची अंबेडार/ विकासक/ अभिनमालक/ वास्तुविशारद यांनी नोंद देते.
- l) भोगवटा इमारत बांधकामाच्या डिगारी काम करणाऱ्या नमूदमधील गटीदर मात्रा, स्वतंत्रा मात्रा असि त्यांचावर असल्याचा ० ते ६ वर्ष येण्यांतील मुलाकारिता शेत बांधणे, शीताळांचे विषयांच्या पाण्याची अववस्था, पाळाळावर इ. तालुक्याच्या सुविधाकील कंडांदार येण्यांकाम विचाराकील यांनी करणे आवश्यक आहे.
- m) उद्योग, उर्बन व कामगार विचाराकील यांचांनी नियम क. बीमीए-२००९/ए.क. १०८/कामगार-५-व, दिनांक- १७.०५.२०१० नुसार प्रस्तुत बांधकाम/विकास प्रकल्पावाबत कामगार कल्याण उपकर व दूसर तुकांबाबतचा रळमेंदी वाची उद्योगात्मक सदर रळमेंदी प्रतिक्रियाकाढे जमा करणे अंबेडार यांचेवर वंधनकारक राहील.
- n) अंबेडार यांनी सादर केलेली होणीही माहिती अववस्था कागदपत्रे ही तुळीची/दिशाभूत कल्याणी आवल्यास प्रस्तुतीची विकास परवानगी व प्रारंभ प्रमाणपत्र रह असलजागत देवेल.
- o) प्रस्तुतावासीवरत्या रेखांकन/बांधकाम नवातासी दोन संच स्वाक्षरीकृत भूक्त दोबत जोडते प्रस्तुतावासीवरत्या अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिनेकार्य राहून ठेवण्यात येत आहेत.

मौजे- बांधोली, तालुका- हवेली, जिल्हा- पुणे, वेशील ग.न.- १२८७/२, लोन- ६५९००० चौ.मी. सेवावरील "समुह गृहवासी" प्रकल्पमधील रेखांकन/ इमारत बांधकाम प्रस्ताव.

- ३८) प्रस्तुत अभिनवात अलानी शुल्क, श्रीमीय मुक्त, विकास मुक्त व कामगार कल्याण उपकर व दूसर तुकांबाबतचा रळमेंदी वाची उद्योगात्मक सदर रळमेंदी प्रतिक्रियाकाढे जमा करणे अंबेडार यांचेवर वंधनकारक राहील.

- ३९) अंबेडार यांनी सादर केलेली होणीही माहिती अववस्था कागदपत्रे ही तुळीची/दिशाभूत कल्याणी आवल्यास प्रस्तुतीची विकास परवानगी व प्रारंभ प्रमाणपत्र रह असलजागत देवेल.

प्रस्तुतावासीवरत्या रेखांकन/बांधकाम नवातासी दोन संच स्वाक्षरीकृत भूक्त दोबत जोडते प्रस्तुतावासीवरत्या अन्य सर्व कागदपत्रे प्राधिकरणाच्या अभिनेकार्य राहून ठेवण्यात येत आहेत.



(मा. महानगर आपूरक तथा मुख्य कामगारी अधिकारी यांच्यांनी)

मुख्य कामगारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांच्यांनी करिता.



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हवल - ११
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गाव नमूना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नावदव्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- वाघोली (५५६३२७)

तालुका :- हवेली

जिल्हा :- पुणे



ULPIN : 33626105441 भुमापन क्रमांक व उपविभाग १२८७/२

33626105441

भुद्धारणा पद्धती भोगवटादार वर्ग - १

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.बी.मी	१३२८	सुभाष सिताराम गोयल	६.५९.००	६.२५		(३६९३)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	१२५३१	अंकीत उमेश गोयल				(१२९७०)	इतर अधिकार
जिरायत ६.५९.००		अनुज उमेश गोयल				(१२९७०)	
त -		[सीमा अंगुल गार्ड]				(१३५०७)	प्रलंबित फेरफार : नाही.
एकूण		[सीमा अंगुल गोयल]				(१३५०७)	
ला.यो. क्षेत्र ६.५९.००		----- सामाईक क्षेत्र -----	०.००००	०.००			शेवटचा फेरफार क्रमांक : १३५०७ व दिनांक : ०६/०२/२०१९
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	१२५६४	राजेंद्र सिताराम गोयल				(३६९३)	
वर्ग (अ) -		----- सामाईक क्षेत्र -----	०.००००	०.००			
वर्ग (ब) -							
एकूण							
पो.ख.क्षेत्र ०.००.००							
एकूण क्षेत्र ६.५९.०० (अ+ब)							
आकारणी ६.२५							
उडी किंवा विशेष आकारणी							
जुने फेरफार क्र : (२१७४) (३६९१) (३६९२) (१२९७०)							सीमा आणि भुमापन चिन्हे

ई महा भूमि



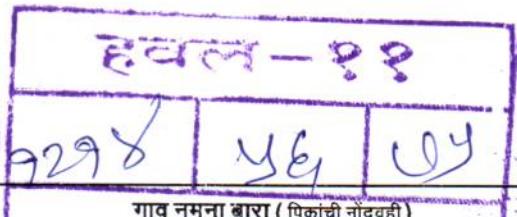
हा गाव नमूना क्रमांक ७ दिनांक २७/०६/२०१९; ०७:३६:३४ AM रोजी डिजिटल रवाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १/२

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर पेण्यात आलेल्या प्रलंबित फेरफार क्र. १८२३६, ९८२३७, ९८३९६ ची सदर्शिती <http://mahabumi.gov.in/aaplichawad> या संकेत स्थळावर पहावी.

Digitalized

७/१२ डाउनलोड दि. : ०७/०६/२०२२ : १२:३०:५३ PM. वैधता पडताळणीसाठी <https://digitalsatbara.mahabumi.gov.in/dsl/> या संकेत स्थळावर जाऊन 2507100001093417 हा क्रमांक जागावा.



गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन सहसूल अधिकार अभिलेख आणि नोंदवणा (तस्वीर करण्यात सुस्थितीत ठेवणे) नियम १९७७ यातील नियम २१]

गाव :- वाराळा (क्रमांक १८५३२०)

तालुका :- हवेली

जिल्हा :- पुणे

भुमापन क्रमांक व उपविभाग १२८७/२

पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	
२०१९	खरीप					०.०		पड	६.५९००		
२०२१	संपूर्ण वर्ष	-१				०.०		गवत पड	३.००००		

टीप : ** सदरची नोंद मोबाइल अँप द्वारे घेणेत आलेली आहे

ई महा भूमि

Pre-Registration Summary (नावर्णी पूर्व निबंधन)



25/11/2022

हवेली - ११

7298 ५० ०४

सूची क्र. २

दुर्यम निबंधक : सह. हु. नि. हवेली ११

पत्र क्रमांक : 24654/2022

नोटरी

Regn. 63m

गावाचे नाव : वाघोली (आकाळवाडी)

(1) विलेकारा प्रकार विकासनकारारनामा

(2) मोबदला 492648287

(3) वाजारभाव(भाडेपट्टवाढा) 344203402
वावतितपट्टाकार आकारणी देतो की पट्टेवाढ
ते नमुद करावे)

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

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : , इतर माहिती: हा दस्त जॉर्डन डेव्हलपमेंट बैंग्रीमेंटचा दस्त आहे.
जमीन क्षेत्र 43,933 चौरस मीटर, नवीन गट क्र. 1287/2 (जुना गट क्र. 2273) गाव वाघोली, तालुका हवेली आणि
जिल्हा पुणे, या दस्तानुसार जमीन मालक यांना 24.30% उत्प्रभावी विभागणी प्राप्त होत आहे व विकासक
मॅक्सिटेक डेव्हलपर्स लिमिटेड यांना 75.70% उत्प्रभावी विभागणी प्राप्त होत आहे. हा दस्त एडीजे
क्र. 969/2022 दिनांक 21/11/2022 द्वारे अभिनिर्णित झाले बद्दल हया दस्तावर महाराष्ट्र स्टेम बैंक 1958
च्या अनुच्छेद क्र. 5(जी-ए)प्रमाणे मुद्रांक शुल्क रु. 2,46,32,500/- भरण्यात आले आहे व इतर माहिती दस्तात
नमूद केल्याप्रमाणे. (GAT NUMBER : 1287/2 ;)

(5) लेनफक्ट 1) 43933 चौ.मीटर

(6) आकारणी किंवा चुदी देण्यात असेल तेज्ज्ञा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या
पक्काकाराचे नाव किंवा विकारी न्यायालयाचा
हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे
नाव व पत्रा.

1): नाव:-अंकित उमेश गोवल तरफे कबुलीजवाबाबासाठी मुख्यायारपत्रधारक ईलेन्ड शशिकांत चाडी वयः-41;
पता:-प्लॉट नं: सदानिका क्र. ७०२, माळा नं: -, इमारतीचे नाव: कोणार्क ए प्लस को-ओप. हौ. सो. लि., ब्लॉक नं:
सोपान बाग, रोड नं: चोरपवी, महाराष्ट्र, पुणे. पिन कोड: -411001 पैन नं: ASOPG2722P
2): नाव:-वनुज उमेश गोवल तरफे कबुलीजवाबाबासाठी मुख्यायारपत्रधारक ईलेन्ड शशिकांत चाडी वयः-41;
पता:-प्लॉट नं: सदानिका क्र. ७०१, माळा नं: -, इमारतीचे नाव: कोणार्क ए प्लस को-ओप. हौ. सो. लि., ब्लॉक नं:
सोपान बाग, रोड नं: चोरपवी, महाराष्ट्र, पुणे. पिन कोड: -411001 पैन नं: AHCPG8733F
3): नाव:-राजेंद्र सिताराम गोवल तरफे कबुलीजवाबाबासाठी मुख्यायारपत्रधारक ईलेन्ड शशिकांत कदम वयः-54;
पता:-प्लॉट नं: सदानिका क्र. 1301, माळा नं: -, इमारतीचे नाव: कोणार्क ए प्लस को-ओप. हौ. सो. लि., ब्लॉक नं:
सोपान बाग, रोड नं: चोरपवी, महाराष्ट्र, पुणे. पिन कोड: -411001 पैन नं: AAWPG2105J
4): नाव:-संजय माणिकलाल पालेश वयः-50; पता:-प्लॉट नं: सदानिका क्र. ६०१, माळा नं: -, इमारतीचे नाव:
हायदे पार्क, ब्लॉक नं: टॉवर ई, सर्वहृ क्रमांक ५८७, रोड नं: मार्केट याई, महाराष्ट्र, पुणे. पिन
कोड: -411037 पैन नं: AATPP9290J
5): नाव:-कविता संजय पालेश तरफे कबुलीजवाबाबासाठी मुख्यायारपत्रधारक संजय माणिकलाल
पालेश वयः-50; पता:-प्लॉट नं: सदानिका क्र. ६०१, माळा नं: -, इमारतीचे नाव: हायदे पार्क, टॉवर ई, ब्लॉक
नं: सर्वहृ क्रमांक ५८७, रोड नं: मार्केट याई, महाराष्ट्र, पुणे. पिन कोड: -411037 पैन नं: ABIPP4151G

(8) दस्तऐवज करून देणा-या पक्काकाराचे व
किंवा विकारी न्यायालयाचा हुक्मनामा किंवा
आदेश असल्यास, प्रतिवादिचे नाव व पत्रा

1): नाव:-मॅक्सिटेक डेव्हलपर्स लिमिटेड तरफे अंगिकृतहस्ताकरक्त टीकम जैन वयः-56; पता:-प्लॉट नं: 412,
माळा नं: ४ वा मजला, इमारतीचे नाव: १७जी वर्षभान बेबर, ब्लॉक नं: कावसरी पटेल रोड, हार्मिनन सर्कल,
रोड नं: फोर्ट, महाराष्ट्र, मुंबई. पिन कोड: -400001 पैन नं: AAACL1490J

(9) दस्तऐवज करून विस्थावा दिनांक 21/11/2022

(10) दस्त नोंदवणी केल्याचा दिनांक 25/11/2022

(11) अनुच्छेद, वृद्ध व पृष्ठ 24654/2022

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क 24632500

(13) वाजारभावाप्रमाणे नोंदवणी शुल्क 30000

सह. दुर्यम निबंधक (वर्ग-२) हवेली क्र. ११

(14) तेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही काऱण अभिनिर्णित दस्त काऱणाचा तपशील अभिनिर्णित प्र.क्र. 969/2022

मुद्रांक शुल्क आकाराताना निवडलेला

अनुच्छेद :- :

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

मी नक्कल घावली
रुजवात घेतसी

अस्सलवर हुक्म नक्कल

दस्त द्वारा दिला नक्कल
श्री. टोळून जी.११

यांना दिली २०११

दिनांक - ०५/१२/२०२२

सह दुर्यम निबंधक (वर्ग-२) हवेली क्र. ११





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 :
P52100047587

Project: Kharadi Pune Phase I - Tower 1 to 4 , Plot Bearing / CTS / Survey / Final Plot No.:1287/2 at WAGHOLI, Havelli, Pune, 412207;

1. **Macrotech Developers Limited** having its registered office / principal place of business at **Tehsil: Mumbai City, District: Mumbai City, Pin: 400001.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) 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 **14/11/2022** and ending with **31/10/2026** 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.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 15-11-2022 13:09:56

Dated: 14/11/2022

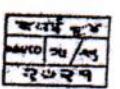
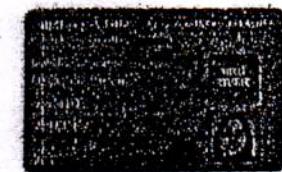
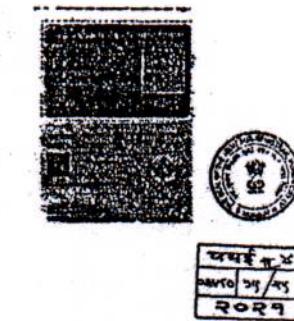
Place: Mumbai

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



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२०२९		

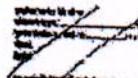
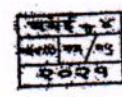
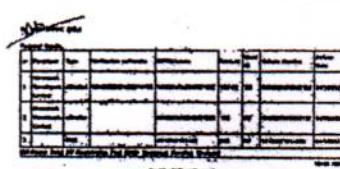
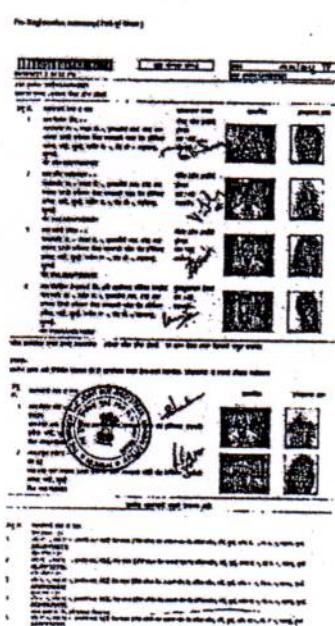
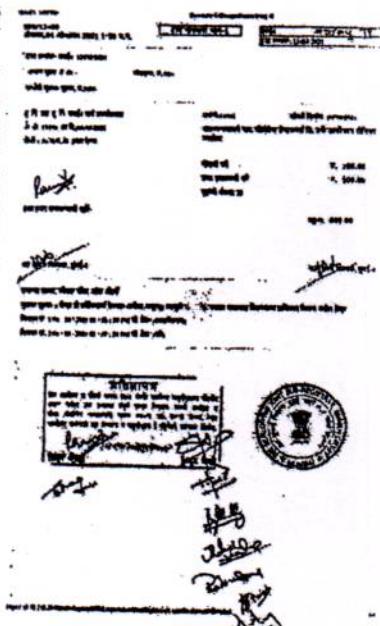
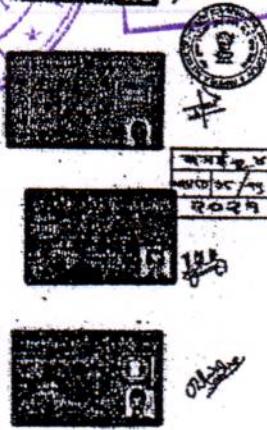
checked	२०२९
२०२९	२०२९
२०२९	





हवल-११

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EX 2023		





हवल-११		
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२०२३		

This image shows a document page with a grid of 24 small rectangular boxes arranged in four rows of six. A large, irregular oval-shaped area has been redacted with a thick black marker, covering the center of the page. Within this large redacted area is a smaller, faint circular emblem or seal.



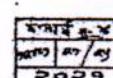
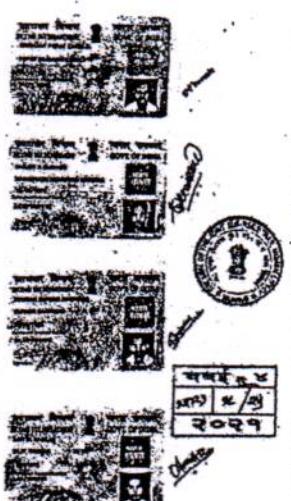
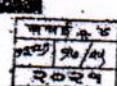
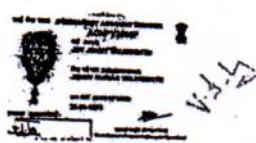
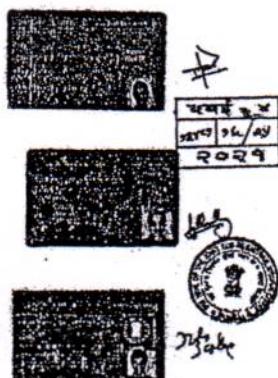
D D Document H Document of Registration & Control	
Receipt of Document Handling Charges	
From:	Mr. John Doe
To:	Mr. John Doe
Received from Document Management Ltd. (Mobile Document Management) as payment of \$1,000.00 for mobile document handling charges for our document to be registered at the Ontario Ministry of Transportation under license number 1234567890. Received at my branch office on June 1, 2002.	
This document is valid until July 1, 2002.	
 VALID UNTIL 1 JULY 2002	
Payment Details	
Bank Name:	Scotiabank
Bank Branch:	Scotiabank
Bank Address:	1234567890-1234567890
Bank Phone:	555-1234567890
Bank Fax:	555-1234567890
Bank Email:	info@scotiabank.com
This document is valid until July 1, 2002.	





हवल - १२

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2023		





हवल - ११

9298 86 09

This image shows a document page that has been heavily redacted with black ink. A large, circular, embossed-style stamp is visible on the left side. The stamp contains some illegible text or markings. The rest of the page is filled with numerous rectangular redaction boxes covering almost the entire area.

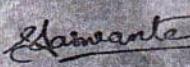
Per Registration Information of User	
Name and Address : 10/2200 G-10, 10th Main Street, Bangalore 10/2200 G-10, 10th Main Street, Bangalore	
<input checked="" type="checkbox"/> I am a User <input type="checkbox"/> I am a Company	
1. First Name	Surajit
2. Middle Name	
3. Last Name	
4. Date of Birth	1980-01-01
5. Gender	Male
6. Address	10/2200 G-10, 10th Main Street, Bangalore
7. City	Bangalore
8. State	Karnataka
9. Zip Code	560001
10. Country	India
<input type="checkbox"/> I agree to the terms and conditions of the User Agreement	





हवल - ११	
आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
92081104	16032013
AJINKYA BIJWE	RAJIV LAXMANRAO BIJWE
26/03/1991	
Permanent Account Number	
BTPPB2507A	
 Signature	
 16032013	

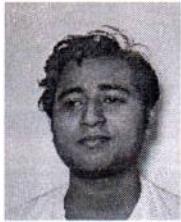
R. Bijwe

आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
	
SNEHA A JASWANTE	भारत सरकार
ASHOK MADHUKARRAO JASWANTE	GOVT. OF INDIA
13/12/1988	भारत सरकार
Permanent Account Number	भारत सरकार
ALRPJ0248D	02042009
 Signature	

S. Jaswante



भारत सरकार
Government of India



अजिंक्य राजीव बिज्वे
Ajinkya Rajiv Bijwe
जन्म तिथि / DOB : 26/03/1991
पुरुष / MALE

5183 4770 6574

VID : 9124 2146 3293 9771

मेरा आधार, मेरी पहचान

हस्तल - ११

9298 ५० ८५



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता :

S/O: राजीव बिज्वे, शंकर नगर जवळ, ३१ए संताजी नगर,
रुखमीणी नगर, अमरावती,
महाराष्ट्र - 444606

Address :

S/O: Rajiv Bijwe, Near Shankar Nagar, 31A
Santaji Nagar, Rukhmini Nagar, Amaravati
Maharashtra - 444606



5183 4770 6574

VID : 9124 2146 3293 9771

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अजिंक्य राजीव बिज्वे



भारत सरकार
GOVERNMENT OF INDIA



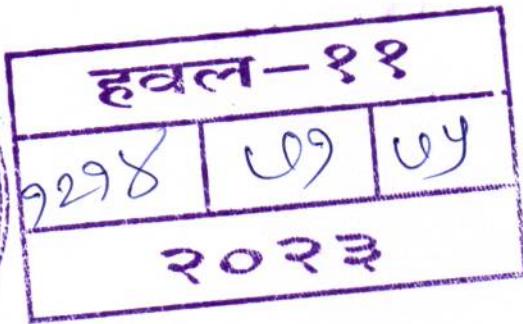
स्नेहा अशोकराव जसवंते
Sneha Ashokrao Jaswante
जन्म वर्ष / Year of Birth : 1988
स्त्री / Female



6353 3883 2955

आधार — सामाज्य माणसाचा अधिकार

S. Jaswante



भारतीय विशिष्ट औळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता D/O अशोकराव जसवंते, कालाराम
मंदिर जवळ, मच्छिसाठ सराफा बाजार रोड,
अमरावती, महाराष्ट्र, 444601
Address: D/O Ashokrao Jaswante,
NEAR KALARAM MANDIR,
MACHHISATH SARAFABA BAZAAR
ROAD, Amravati, Amravati,
Maharashtra, 444601

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

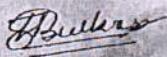


हच्छत - ११		
9298	02	04

आयकर विभाग
INCOME TAX DEPARTMENT
SACHIN BETKAR

HIMAHAT MAHADEO BETKAR

08/09/1987
Permanent Account Number
AUVPB6183A


Signature



भारत सरकार
GOVT OF INDIA



28/09/2009



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

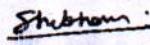
BOBPN4407E

नाम / Name

SHUBHAM MOHAN NIGHOKAR

पिता का नाम / Father's Name
MOHAN NIGHOKAR

जन्म की तारीख / Date of Birth
07/03/1997


हस्ताक्षर / Signature

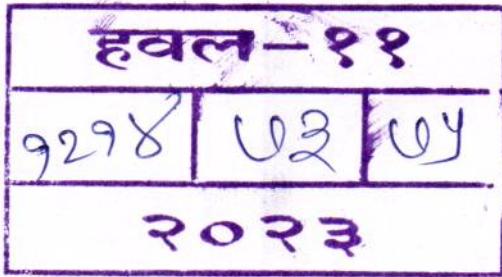


17/01/2018



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202301195316		19 January 2023, 03:15:45 PM		
मूल्यांकनाचे वर्ष	2022				
जिल्हा	पुणे				
मूल्य विभाग	तालुका : हवेली विभागाचे नाव : (वि.क्र.86) वाघोली नव्याने समाविष्ट (पुणे महानगरपालिका)				
उप मूल्य विभाग	86/12-हायवेसन्मुख व्यतीरीतक्त प्रसिद्ध प्रारूप विभाग				
क्षेत्राचे नांव	Pune Municipal Corporation	सर्वे नंबर /न. भू. क्रमांक :	गट नंबर#1287		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
7720	55120	66100	83710	0	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	113.223 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्ष	बांधकामाचा दर-	Rs.26620/-
उद्वाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	102.93 चौ. मीटर
प्रकल्पाचे क्षेत्र -	Above 2 hector				
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
(सूत्र) प्रकल्पाचे क्षेत्रानुसार दर	= ((मिळकतीचा प्रति चौ. मीटर मूल्यदर) * 105 %)				
प्रकल्पाचे क्षेत्रानुसार	निवासी सदनिका करीता प्रती चौ. मीटर दर = Rs. 57876/-				
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.60770/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)				
	= (((60770-7720) * (100 / 100)) + 7720)				
	= Rs.60770/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 60770 * 113.223				
	= Rs.6880561.71/-				
E) बंदिस्त वाहन तळाचे क्षेत्र	13.75 चौ. मीटर				
बंदिस्त वाहन तळाचे मूल्य	= 13.75 * (57876 * 25/100)				
	= Rs.198949/-				
Applicable Rules	= 3, 5 अ, 9, 18, 19, 15				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळधराचे मूल्य + मेझेनाईन मजला क्षेत्र मूल्य + लगतच्या गच्छीचे मूल्य(खुली बाल्कनी) + वरील गच्छीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागाचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 6880561.71 + 0 + 0 + 0 + 198949 + 0 + 0 + 0 + 0 + 0 =Rs.7079511/- = ₹ सत्तर लाख एकोण ऐशी हजार पाच शे अकरा/-				

[Home](#) [Print](#)



329/1214

गुरुवार, 19 जानेवारी 2023 3:56 म.नं.

दस्त गोपवारा भाग-1

हवल 11

दस्त क्रमांक: 1214/2023

५४१०५

दस्त क्रमांक: हवल 11 / 1214/2023

बाजार मुल्य: रु. 70,79,511/-

मोबदला: रु. 1,27,76,527/-

भरलेले मुद्रांक शुल्क: रु. 8,94,500/-

द. नि. सह. द. नि. हवल 11 यांचे कार्यालयात

अ. क्र. 1214 वर दि. 19-01-2023

रोजी 3:54 म.नं. वा. हजर केला.

पावती: 1373

पावती दिनांक: 19/01/2023

मादरकरणाराचे नाव: अंजिंक्य विजय - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1500.00

पृष्ठांची संख्या: 75

एकूण: 31500.00

दस्त हजर करणाऱ्याची सही:

मह. दुर्घाम निवंधक, हवेली-11
सह. दुर्घाम निवंधक (वर्ग-२) हवेली क्र. ११

मह. दुर्घाम निवंधक, हवेली-11
सह. दुर्घाम निवंधक (वर्ग-२) हवेली क्र. ११

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 19 / 01 / 2023 03 : 54 : 33 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 19 / 01 / 2023 03 : 55 : 23 PM ची वेळ: (फी)

प्रतिज्ञाप्रत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर लिहून देतो की, सदर दस्तास जोडलेली पूरक कागदपत्रे ही अस्सल व खरी असून ती खोटी व बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कार्यवाहीस आम्ही जबाबदार राहूत.

Bijur
लिहून घेणार
Samevita

Peterella
लिहून घेणार



दस्त गोपवारा भाग-2

हवल 11

५५१०५

दस्त क्रमांक: 1214/2023

19/01/2023 3:58:47 PM

दस्त क्रमांक: हवल 11/1214/2023

दस्ताचा प्रकार: - करारनामा

अनु. क्र. पक्षकाराचे नाव व पत्ता

1 नाव: अजिंक्य विजय --

पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 31 ए, मंताजी नगर
शंकर नगर जवळ अमगवती, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र,
अमगवती.

पैन नंबर: BTPPB2507A

पक्षकाराचा प्रकार

लिहन घेणार

वय: 31

स्वाक्षरी:-

Ajinkya

द्यायाचित्र



अंगठ्याचा ठमा



2 नाव: संदेश ग. जास्वंते --

पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 31 ए, मंताजी नगर
शंकर नगर जवळ अमगवती, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र,
अमगवती.

पैन नंबर: ALRPJ0248D

लिहन घेणार

वय: 34

स्वाक्षरी:-

Savante

3 नाव: मंकोटेक डेव्हलपमेंट्स लि. टर्फ कु. मु. विवीन सेम टर्फ कु. मु. संजय लिहन घेणार

हरिहर --

पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला,
17जी वर्धमान चेवर, कावसजी पटेल रोड, हॉर्निमन सर्कल, फोर्ट,
मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई.

पैन नंबर: AACL1490J

वय: 47

स्वाक्षरी:-

Mankotek

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र. 3 ची वेळ: 19 / 01 / 2023 03 : 56 : 45 PM

ओळखः-

खालील इमम असे निवेदीत करतात की ने दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु. क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मचिन वेटकर --

वय: 35

पत्ता: मांजरी पुणे

पैन कोड: 412207

Machin
स्वाक्षरी

द्यायाचित्र



अंगठ्याचा ठमा



2 नाव: शुभम निघोजकर -

वय: 26

पत्ता: तळेगाव पुणे

पैन कोड: 410506

Shubham
स्वाक्षरी

शिक्का क्र. 4 ची वेळ: 19 / 01 / 2023 03 : 57 : 42 PM

सह दुर्घाम निवंधक, हवेली-11

सह. दुर्घाम निवंधक (वर्ग-२) हवेली क्र. ११

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ajinkya Bijwe	eChallan	69103332023011814607	MH013874554202223E	894500.00	SD	0006941886202223	19/01/2023
2		DHC	1901202300727		1500	RF	1901202300727D	19/01/2023
3	Ajinkya Bijwe	eChallan		MH013874554202223E	30000		प्रमाणित करण्यात येते की, या दस्तऐवजात एकूण ५५ पृष्ठ आहेत. पहिले नंबराले ००४६३४४८६६२०२२२३	19/01/2023

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



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सह. दुर्घाम निवंधक (वर्ग-२) हवेली क्र. ११

दिनांक १०/०१/२०२३

For feedback, please write to us at feedback.isarita@gmail.com

1214 / 2023

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
 2. Get print immediately after registration.