

# AGREEMENT TO SALE

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Project Name	:41 COSMO
Project Type	:Residential + Commercial
Wing No.	: “A”
Floor No.	: “03rd Floor”
Apartment No.	: “A- 301”
Consideration	: Rs. 59,00,000.00.
Survey No.	: Survey No.149/1
Village	:TATHAWADE
Postal Code	:411033
MahaRERA Reg. No.	: P52100029844
Plan Sanction No.	:B.P./TATHAWADE/42/2021, DATED 28/06/2021
Date of Possession	:31 <sup>st</sup> December 2024
Annexure-A	: Certificate of Title
Annexure-B	: 7/12 Extract of Land
Annexure-C1	: Layout of the Project
Annexure-C2	: Sanction Building Plan
Annexure-C3	: Open Space of Project
Annexure-D	: Floor Plan of The Apartment
Annexure-E	: Specification & Amenities of Apartment
Annexure-F	: Certificate of Registration with MahaRERA
Annexure-G	: Commencement Certificate
Annexure-H	: Declaration
Annexure-I	:Certificate Of Incorporation Consequent Upon Change Of Name

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**THIS AGREEMENT MADE AT PUNE ON THIS .....DAY OF  
..... IN THE YEAR 2021.**

**BETWEEN**

**M/S. KRISALA ENTERPRISES LLP**  
**(Previously known as M/S. KRISALA NEST ENTERPRISES LLP)**  
**[PAN:AAVFK 1485E]**

A Partnership firm duly constitute under the relevant provisions of The Limited Liability Partnership Act, 2008 having its registered place of business at Survey No. 145/1B, Jeevan Nagar, Near Sharyu Toyota, Tathawade, Pune- 411033, *Through Its Partners:*

**1. M/S. KRISALA INFRACON LLP**

**[PAN: AASFK3579Q]**

*Through Its Authorized Partner;*

**MR. SAGAR OMPRAKASH AGARWAL**

Age: About 31 Years, Occupation: Business

AND / OR

**2. MR. MAHESH SHIVAJI RAUT**

Age: About 31 Years, Occupation: Business

**[PAN: BBFPR4294G]**

**RESIDING AT:** PATIL WASTI, GAHUNJE ROAD, MAMURDI, DEHUROAD  
CONTONMENT, PUNE-412101.

AND / OR

**3. MR. TULSIDAS RATANSHIBHAI PATEL**

Age: About 53 Years, Occupation: Business

**[PAN: ADEPP0370M]**

**RESIDING AT:** CELESTIAL CITY, PHASE-I, RAVET, PUNE-412101.

Hereinafter referred to as "**THE PROMOTER**" / "**DEVELOPER**" / "**BUILDER**" (Which the expression shall unless it be repugnant to the context or meaning thereof mean and include the said Partnership firm and its partners, their heirs, executors, administrators, agents and assignees) **OF THE FIRST PART**

**AND**

**1. MR. TUKARAM DNYANOBA PAWAR**

Age: 67 years, Occupation: Agriculture/Business,

**[PAN: BTPPP5832C]**

**2. MRS. SHARDA TUKARAM PAWAR**

Age: 55 years, Occupation: Housewife,

**3. MR. SUNIL TUKARAM PAWAR**

*(For self and as guardian father of no. 5 and 6)*

Age: 38 years, Occupation: Agriculture/Business,

**[PAN: AQGPP2827A]**

**4. MRS. SARITA SUNIL PAWAR**

Age: 35 years, Occupation: Housewife,

**[PAN: CAXPP5491B]**

**5. MASTER SIDDHESH SUNIL PAWAR**

Age: 15 years, Occupation: Student,

**6. MASTER VAIBHAV SUNIL PAWAR**

Age: 10 years, Occupation: Student,

**7. MR. ANIL TUKARAM PAWAR** *(For self and as guardian father of no. 9)*

Age: 37 years, Occupation: Agriculture/Business,  
**[PAN: AQYPP0679C]**

**8. MRS. SNEHAL ANIL PAWAR**

Age: 32 years, Occupation: Advocate,  
**[PAN: BTKPP9756J]**

**9. MASTER ARNAV ANIL PAWAR**

Age: 08 years, Occupation: Student,

**ABOVE ALL RESIDING AT:** 140/1, SOMESHWAR NIWAS,  
JEEVANNAGAR, VILLAGE: TATHAWADE, TALUKA: MULSHI, DISTRICT:  
PUNE, PIN CODE: 411033.

**10. MRS. ASHA SUBHASH THORAVE**

Age: 40 years, Occupation: Housewife,  
**[PAN: ASFPT7505C]**

**RESIDING AT:** VILLAGE: CHARHOLI BUDRUK, TALUKA: KHED,  
DISTRICT: PUNE.

**11. MR. SANDEEP SAHEBRAO PAWAR**

*(For self and as guardian father of no. 13, 14 and 15)*  
Age: 39 years, Occupation: Agriculture/Business,  
**[PAN: ATBPP1318G]**

**12. MRS. SHEELA SANDEEP PAWAR**

Age: 35 years, Occupation: Housewife,  
**[PAN: BKDPP7793K]**

**13. MASTER TANMAY SANDEEP PAWAR**

Age: 16 years, Occupation: Student,

**14. MISS SIDDHI SANDEEP PAWAR**

Age: 09 years, Occupation: Student,

**15. MASTER SHRAVAN SANDEEP PAWAR**

Age: 03 years, Occupation: Nil,

*Above All Through Their Development Rights Holders and Duly Appointed  
Power of Attorney Holder;*

**M/S. KRISALA ENTERPRISES LLP**

*(Previously known as M/S. KRISALA NEST ENTERPRISES LLP)*  
**[PAN: AAVFK 1485E]**

A Partnership firm duly constitute under the relevant provisions of The  
Limited Liability Partnership Act, 2008 having its registered place of  
business at Survey No. 145/1B, Jeevan Nagar, Near Sharyu Toyota,

Tathawade, Pune- 411033, *Through Its Partners:*

4. **M/S. KRISALA INFRACON LLP**  
[PAN: AASF3579Q]

*Through Its Authorized Partner;*  
**MR. SAGAR OMPRAKASH AGARWAL**  
Age: About 31 Years, Occupation: Business

AND / OR

5. **MR. MAHESH SHIVAJI RAUT**  
Age: About 31 Years, Occupation: Business  
[PAN: BBFPR4294G]

**RESIDING AT:** PATIL WASTI, GAHUNJE ROAD, MAMURDI, DEHUROAD  
CONTONMENT, PUNE-412101.

AND / OR

6. **MR. TULSIDAS RATANSHIBHAI PATEL**  
Age: About 53 Years, Occupation: Business  
[PAN: ADEPP0370M]

**RESIDING AT:** CELESTIAL CITY, PHASE-I, RAVET, PUNE-412101.

Hereinafter referred to as "**LAND OWNERS**" / "**CONSENTING PARTY**"(Which the expression shall unless it be repugnant to the context or meaning thereof mean and include the said Land Owners and their heirs, executors, administrators, agents and assignees) **OF THE SECOND PART**

**AND**

1. **MR.Ravikiran Jadhav.**  
Age: **32**Years, Occupation:  
[PAN: AQXPJ9120H] / [AADHAR:720198156082]

**RESIDING AT:**AMRUTDHARA SOCIETY, FLAT 204, D2 BUILDING,  
ALANDI ROAD, PUNE.

2. ..  
Age: Years, Occupation: ..  
[PAN: .] / [AADHAR:]

**RESIDING AT:**

Hereinafter referred to as "**THE ALLOTTEE**" / "**PURCHASER**"(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Allottee, his/her/their successors,



heirs and permitted assignees alone so far as the obligations on the part of the Promoter is concerned) **OF THE THIRD PART.**

**WHEREAS** Party of the Second Part i.e. Land Owners are the Owners of their respective share in all that piece and parcel of land admeasuring **00H 75.33R i.e. 7533 Square Meters** bearing **Survey No. 149/1** area admeasuring about 01H 04R + Potkharaba area admeasuring about 00H 02R, totally admeasuring about 01H 06R of Revenue Village:**Tathawade**, Taluka:**Mulshi**, Jillah: **Pune** and within the jurisdiction of Hon’ble Sub-Registrar, Haveli, Pune and within the limits of PimpriChinchwad Municipal Corporation(Herein after referred to as the **“said land/project land”** and is more particularly described in **SCHEDULE-A** written herein under) by virtue of the said land being their ancestral land and accordingly their names are mutated in the revenue records for their respective shares in the said Survey number 149/1.  
**AND**

**WHEREAS** the Party of the Second Part i.e. Land Owners thereafter entered into an agreement to develop the said land entrusting development rights in favour of the Party of the First Part i.e. Promoter/Developer herein in the following manner;

TYPE OF DOCUMENT	REG. NUMBER	DATE OF EXE./REG.	NAME OF LAND OWNER	AREA UNDER DA/PO A
Development Agreement	14942/2020	17/12/2020	Mr. TukaramDnyanobaPawar& Others	00H 05R
Irrevocable Power of Attorney	14943/2020			
Development Agreement	11062/2020	27/10/2020	Mr. Sunil TukaramPawar& Others	00H 05R
Irrevocable Power of Attorney	11063/2020			
Development Agreement	11590/2020	21/10/2020	Mr. Sunil TukaramPawar& Others	00H 05R
Irrevocable Power of Attorney	11591/2020			
Development Agreement	10476/2020	16/10/2020	Mr. Sunil TukaramPawar& Others	00H 05R
Irrevocable	10477/2020			

Power of Attorney				
Development Agreement	10792/2020	08/10/2020	Mr. Sunil Tukaram Pawar & Others	00H 05R
Irrevocable Power of Attorney	10794/2020			
Development Agreement	10767/2020	21/10/2020	Mr. Sunil Tukaram Pawar & Others	00H 05R
Irrevocable Power of Attorney	10768/2020			
Development Agreement	11272/2020	16/10/2020	Mr. Sunil Tukaram Pawar & Others	00H 05R
Irrevocable Power of Attorney	11273/2020			
Development Agreement	10238/2020	13/10/2020	Mr. Sunil Tukaram Pawar & Others	00H 05R
Irrevocable Power of Attorney	10239/2020			
Development Agreement	1915/2020	03/02/2020	Mr. Sandeep Sahebrao Pawar & Others	00H 35.33R
Irrevocable Power of Attorney	1916/2020			

**WHEREAS** for the purpose of getting the plan sanctioned from the PimpriChinchwad Municipal Corporation ('PCMC') for the said land, Promoter applied for sanction of layout to the PimpriChinchwad Municipal Corporation and accordingly PimpriChinchwad Municipal Corporation sanctioned layout plan for the said landvide sanctioned plan bearing No. **B.P./Tathawade/42/2021, Dated 28/06/2021**, thereby sanctioning building plan for the said land, which was also accompanied by the Work Commencement order bearing Commencement Certificate No. **B.P./Tathawade/42/2021, Dated 28/06/2021.AND**

**WHEREAS**The Promoter herein has applied to Hon'ble Collector, Pune /Hon'ble Tehsildar, Mulshi, Pune to grant permission to use the said land for non-agricultural purposes and the same is awaited.**AND**

**WHEREAS** the Promoter has proposed to construct on the project land a

scheme comprising of ownership Apartment (Residential), in the name of **“41 COSMO”**[Herein after referred to as the **“said project”**] consisting of Wing/floors/units as tabled hereinbelow;

TOTAL POTENTIAL OF PROJECT				
WING NUMBER	OCCUPATION TYPE	NUMBER OF FLOORS	TOTAL NUMBER OF UNITS IN THE WING	PHASE
A	Residential + Commercial	Ground + 18	17 Shops and Units/ Apartment 107 Flats/ Units/ Apartment	I
C	Residential	Ground + 18	106 Flats/Units/ Apartment	
B	Residential	Ground + 18	108 Flats/Units/ Apartment	II
D	Residential	Ground + 18	108 Flats/Units/ Apartment	

(hereinafter referred to as the **“Said Building/Wing/s”** for the sake of brevity).**AND**

**WHEREAS** the above-mentioned details in the tabular form are the total potential of the project. However, the Promoter/Developer shall be at his/their free will to construct or not construct/develop the said project utilising its full potential. However, the intent shall always be to develop the said project as per the total potential of the project.**AND**

**WHEREAS** the Real Estate Regulatory Authority, Pune has granted registration to the Project proposed on the said land, vide registration no. **P52100029844**, dated **08/07/2021**, authenticated copy of the said registration is attached to this agreement at **Annexure-F**.

**WHEREAS** the Promoter has entered into a standard Agreement with **Patil&Bugade Associates** an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects. However, the promoter herein has reserved the rights to change such Architect at any time if so desired by the promoter at its sole discretion.**AND**

**WHEREAS** the Promoter has appointed **Strudcom Consultants Pvt. Ltd.** structural Engineer for the preparation of the structural design and

drawings of the building/buildings and the Promoter accepts the professional supervision of the structural Engineer till the completion of the building/buildings. However, the promoter herein has reserved the rights to change such structural Engineer at any time if so desired by the promoter at its sole discretion.**AND**

**WHEREAS** the Promoter has accordingly commenced construction of the said building/s in accordance with the sanctioned plans. **AND**

**WHEREAS** by virtue of the recitals as mentioned herein above the Promoter has sole and exclusive right to sell the Apartment/s in the said building/s / said project constructed / to be constructed by the Promoter on the project land and to enter into Agreement/s with the allottee(s)/s of the Apartments and further to receive the sale consideration in respect thereof. **AND**

**WHEREAS** on demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title, Deeds and Documents, Orders, NA Orders, Sanctions, Registration Certificates, 7/12 Extracts, Title Search Report of the said land, commencement Certificate, Indemnity Bonds, Undertakings, relating to the project land and the plans, layouts, designs and specifications prepared by the Promoter's Architects, and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 and Maharashtra Ownership of Flats Act 1963 (hereinafter both the Acts together are to be referred to as "***the said Acts***") and the Rules and Regulations made thereunder. **AND**

**WHEREAS** the Promoter has decided to form an Association of Apartments under Maharashtra Co-operative Societies Act, 1960 of all Apartment allottees of the Wings/buildings/project and have specifically informed the Allottee about its intention to do so and the Allottee has raised no any objection to the same. **AND**

**WHEREAS** on the request of the Promoter, the Allottee has carried out independent necessary search by appointing his/her/their own Advocate regarding the title and the nature of the title of the said land / proposed project. The Allottee has further visited the online site of the Real Estate Regulatory Authority and has apprised himself /herself/themselves about the details of the said project as disclosed and declared by the Promoter therein. The Allottee has / have satisfied himself / herself / themselves in respect of the marketable title of the Promoter in respect of the said land and also have verified the correctness and lawfulness of all the other documents produced for their inspection by the Promoter and

thereafter have agreed to purchase the Apartment more particularly described in the **“SCHEDULE-B”** annexed herewith and delineated and demarcated in Red Colour in **Annexure- “D”** annexed hereto. **AND**

**WHEREAS** the Allottee has read and understood all the terms and conditions of the deeds and documents concerning the title of the said land so also the Allottee has read and understood all the contents of the indemnity bonds/Undertakings, etc. given by the Promoter to the Hon’ble Collector, Pimpri-Chinchwad Municipal Corporation or any other authority and terms and conditions mentioned in Commencement certificate, NA Order and also the allottee has read and understood the terms and conditions thereof. **AND**

**WHEREAS** the Allottee is aware of the fact that the present scheme is Phase-I of the said project and the all the phases after they are fully developed shall form one Association of Apartments. The Allottee is also aware that the Promoter has entered or will enter into similar and/or different and/or separate Agreements with several other intending allottees and/or Allottees, persons and parties in respect of other units in the said building/project. **AND**

**WHEREAS** the Allottee herein being desirous of purchasing an Apartment, applied to the Promoter for allotment of the **Apartment No. “A- 301”**, on the **03rd Floor** in the **Wing No. “A”** of the project called **“41 COSMO”** to be constructed on the said land. Accordingly, in response to the application of the Allottee, the Purchaser/Allottee is offered by the Promoter an **Apartment bearing No. “A- 301”**, on the **03rd Floor**, in the **Wing No. “A”** of the project called **“41 COSMO”** (hereinafter referred to as **“the said Apartment” / “the Said Flat”**) being constructed **AND**

**WHEREAS** the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, extract of Village Forms VI and VII and XII, layout of the project, sanctioned building plan, Open space of the project, Floor Plan of the Apartment, Specification and amenities of Apartment and certificate of registration with RERA showing the nature of the title of the Promoter to the project land on which the Apartments are constructed or are to be constructed, approvals and registrations obtained, open space and amenities of the project as well as the apartment under sale has been annexed to this agreement at **Annexure 'A' to Annexure 'I'**, respectively. **AND**

**WHEREAS** the Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are

now willing to enter into this Agreement on the terms and conditions appearing hereinafter. **AND**

**WHEREAS** prior to the execution of these presents the Allottee has paid to the Promoter a sum of **Rs. 7,03,500.00 (Rupees Seven Lakh Three Thousand Five Hundred only )**, including GST being part/advance payment of the sale consideration of the Apartment agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing. **AND**

**WHEREAS** under the said Acts the Promoter is required to execute a written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

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

1. The recitals mentioned herein above shall form part of this agreement and shall be binding upon the parties.
2. **Definitions:**In this agreement, unless the context otherwise requires the words:

**“carpet area”:** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment.

**“Common Area”:** means The land under the buildings/phase/project, all community and commercial facilities, play area, lift, lift lobby, stair case, fire escape, exit of building, common entrance, the footings, RCC structures and main

walls of the buildings, Staircase columns lift room in the building/s, Common sulage / Drainage / sumps, motors, fans, compressors, ducts, central services, Water, Electrical Lines, Power Backup / Common ground water storage tank and overhead tank, Electrical meters, wiring connected to common lights, lifts, pumps.

**“Limited Common area”:** means accommodation for watch and ward staff and for the lodging of community service personal, common top-terrace, common basement, common storage space, Partition walls between the two apartments shall be limited common property of the said two apartments.

#### **FLOOR SPACE INDEX (FSI)**

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 1.10 (ONE POINT TEN) i.e. 6897.00 Square Meters only and Promoter has planned to utilize Floor Space Index of 21954.2 Square Meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the total Floor Space Index of 28851.20 Square Meters as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only. Furthermore, it is made aware by the Promoter that the Promoter intends to amalgamate the adjacent land in future and that the same has also been specified at **‘Annexure H’** of these presents. Furthermore, after the said amalgamation, the FSI may vary and be increased and that the Allottee do not have any objection to the same and have duly granted valid consent to the same.

#### **CONSTRUCTION IN ACCORDANCE WITH PLAN**

4. The Promoter shall construct the said building/s / project in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Apartment of the Allottee

except any alteration or addition required by any Government authorities or due to change in law. Further, while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority. The Promoter shall obtain any further approvals as may be required under any law in force or any subsequent law affecting the development of the said project from the concerned authority, so also the Promoter shall obtain Building Completion Certificate or Occupancy Certificate of the said Building from the concerned authority after completion of the construction of the said building / said project.

#### **FULL AND TRUE DISCLOSURE**

5. The Promoter has made full and true disclosure about the title, proposed plans concerning the said land and the said project to the Allottee. The Allottee having acquainted and satisfied himself/herself/themselves with all the facts and nature of rights of the Promoter has/have entered into this Agreement. The Allottee herein after shall not be entitled to challenge or question the title of the owner and the right of the Promoter to enter into this Agreement under any circumstances whatsoever.

#### **NAME OF THE PROJECT**

6. The name of the Project shall be **“41 COSMO”**. The said name shall not be changed for any reason whatsoever without prior written consent of the promoter herein. However, the Promoter shall be at free will to change the name of the project if he/they intend to do so for any reason whatsoever.

#### **FUTURE SALE OF APARTMENT**

7. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee **Apartment No. “A- 301”**, admeasuring **72.94 Square Meters** of carpet area, and **Dry/Open Balcony** of **8.72 Square Meter** located on the **03rd Floor** in the **Wing No. “A”** of the project called **“41 COSMO”** for the agreed consideration of **Rs. 59,00,000.00 (Rupees Fifty Nine Lakh only )** which the price is with discount / anti profiteering benefit on GST (the discount is the full and final benefit being given to the Purchaser by the Promoter and in the event that the Promoter receives any set-back / claim as against the GST paid on the inputs, the same shall not be required to be passed to



the Purchaser and the same shall be considered to be part of the discount / anti profiteering benefit being offered by the Promoter to the Purchaser herein) and exclusive of stamp duty, LBT, registration fee and any other taxes levied by the Government. The Promoter and the Allottee have agreed that there shall be no any consideration payable by the Allottee to the Promoter on account of proportionate common areas and facilities so also limited common area appurtenant to the premises. The Promoter herein has allotted to the Allottee right of exclusive use of **One Parking Space** and the allottee agrees that if for any reason it be held that allotment of the said Parking Space herein to the allottee gets cancelled by the allottee, then the allottee shall not be entitled to ask for refund of any amount or compensation as price herein agreed is only for the said Apartment and allotment is made Ex-Gratia for beneficial enjoyment of the same. The Promoter and the Allottee have agreed that there shall be no any consideration payable by the Allottee to the Promoter on account of parking allotment so also proportionate common areas and facilities so also limited common area appurtenant to the premises. ***The sale of the said Apartment is on the basis of carpet area only.*** The Allottee is aware that due to the skirting and variation in plaster, the carpet area varies. The variation may be approximately two to three percent. The Allottee consents for the same and is aware that the consideration being lump sum will not change.

#### **DISCLOSURE REGARDING MANUFACTURER'S WARRANTY**

8. The Promoter specifically discloses that, the manufacturers of certain appliances, equipment's, standard fittings, machineries including generator set for backup, STP(if any), electric pumps, waste management plants(if any), lifts, Gas line if any, security equipment's if any, electronic equipment's if any, Solar System if any, Gym equipment's if any, Garbage Chute, etc will be as per the warranty provided by the respective manufacturer / Supplier. The only warranty on those items is of the manufacturer's warranty and the Promoter is in no way responsible for their performance or for any condition beyond the manufacturer's warranty.

#### **FIXTURES AND FITTINGS**

9. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities of a standard quality to be provided by the Promoter in the said building and the Apartment, the said fixtures and fittings are of a standard quality as are set out in **Annexure-'E'**, annexed hereto.

#### **PAYMENT PLAN**

10. The Promoter and the Allottee has mutually agreed to the present payment plan based upon the milestone table hereinbelow. The Allottee has agreed to pay the consideration of **Rs. 59,00,000.00(Rupees Fifty Nine Lakh only** , in following manner;

Sr.	Amount	Particulars
I	5,90,000.00	10% at the time of Booking ( <i>inclusive of part/advance payment as mentioned herein above</i> )
II	5,90,000.00	10% at the of execution of Agreement to Sale
III	1,77,000.00	3% at the time of completion of Basement Raft
IV	1,77,000.00	3% at the time of completion of Basement (Slab 1)
V	1,77,000.00	3% at the time of completion of Ground Parking (Slab 2)
VI	1,77,000.00	3% at the time of completion of Podium 1 (Slab 3)
VII	1,77,000.00	3% at the time of completion of Floor 1 (Slab 4)
VIII	1,77,000.00	3% at the time of completion of Floor 2 (Slab 5)
IX	1,77,000.00	3% at the time of completion of Floor 3 (Slab 6)
X	1,77,000.00	3% at the time of completion of Floor 4 (Slab 7)
XI	1,77,000.00	3% at the time of completion of Floor 5 (Slab 8)
XII	1,77,000.00	3% at the time of completion of Floor 6 (Slab 9)
XIII	1,77,000.00	3% at the time of completion of Floor 7 (Slab 10)
XIV	1,77,000.00	3% at the time of completion of Floor 8 (Slab 11)
XV	1,77,000.00	3% at the time of completion of Floor 9 (Slab 12)
XVI	1,77,000.00	3% at the time of completion of Floor 10 (Slab 13)
XVII	1,77,000.00	3% at the time of completion of Floor 11 (Slab 14)
XVIII	1,77,000.00	3% at the time of completion of Floor 12 (Slab 15)
XIX	1,77,000.00	3% at the time of completion of Floor 13 (Slab 16)
XX	1,77,000.00	3% at the time of completion of Floor 14 (Slab 17)
XXI	1,77,000.00	3% at the time of completion of Floor 15 (Slab

		18)
XXII	1,77,000.00	3% at the time of completion of Floor 16 (Slab 19)
XXIII	1,77,000.00	3% at the time of completion of Floor 17 (Slab 20)
XXIV	1,77,000.00	3% at the time of completion of Floor 18 (Slab 21)
XXV	1,77,000.00	3% at the time of completion of Brick Work
XXVI	1,18,000.00	2% at the time of completion of Internal Gypsum Work
XXVII	1,18,000.00	2% at the time of completion of Internal Dado Tile & Kitchen Otta
XXVII I	1,18,000.00	2% at the time of completion of Flooring Tiles
XXIX	2,95,000.00	5% at the time of Possession of the Flat/Unit
	<b>Rs. 59,00,000.00</b>	<b>TOTAL CONSIDERATION (100%)</b>

It is made clear and agreed by and between the parties hereto that the promoter shall not be bound to follow, chronological order of any of the stages of the above said construction stages/installments and that the Promoter shall be at complete liberty to choose the chronology of the respective stages of the construction. The Allottee agrees that the Promoter may merge or consolidate two or more installments in their discretion by simultaneously executing the contemplated work in the said installment. The consideration of the said Apartment is also arrived on the assurance of the Allottee to abide by the above payment schedule only and it will not be altered by the Allottee under any circumstances. The Allottee shall make all the payments to the Promoter by Demand Draft / Pay orders / Local Cheques payable at Pune only. If the Allottee makes the payment by outstation cheques then the date of payment shall be treated as and when the same is credited to the account of the Promoter and to the extent the said amount is credited by deducting the commission of the Bank/out station clearing charges. Payment of any installments if made in advance shall be adjusted to the installments as mentioned herein above. No interest shall be paid by the Promoter for such advance payments made by the Allottee or Housing Finance Companies/Banks, etc.

All payment under this agreement shall be made as per the demand note raised by the Promoter from time to time payable strictly in the name of

Promoter **M/S. KRISALA ENTERPRISES LLP.**

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

#### **TIME OF ESSENCE**

12. Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Apartment to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above which is herein after referred to as the ***“Payment Plan”***.

#### **INTEREST ON DELAYED PAYMENT**

13. It is hereby specifically agreed that the time for payment as specified above is of the utmost essence to this agreement and on failure of the Allottee to pay the same on due dates, it shall be deemed that the Allottee has committed breach of this agreement and the Promoter shall be entitled to take such action as they are entitled to take in case of breach/default of this agreement, including termination of this agreement. Without prejudice to the right of the Promoter to take action for breach arising out of delay in payment of the installments on the due date, the Allottee shall be bound and liable to pay interest as specified under the rules formed under the said Act, with quarterly rests on all amounts which become due and payable by the Allottee to the Promoter till the date of actual payment. Provided that tender of the principal amounts and interest or tender of the interest and expenses on delay thereof shall not itself be considered as waiver of the right of the Promoter under this Agreement, nor shall be construed as condonation by Promoter on such delay. The amount of interest shall be calculated after completion of the said apartment and the Allottee has agreed to pay the same before possession of the said apartment without fail. It is pertinent to mention that the payment shall be made within a period of 7 days from the date of receipt of demand letter. Furthermore, if the allottee fails to pay the amount within the specified time, then the

promoter shall be liable to claim 2% interest per month and/or an amount equivalent to 2 % above the existing S.B.I MCLR and 18% GST shall also be applicable upon the due payment from the date of demand letter till the actual payment.

### **TAXES AND ITS PAYMENT**

14. The Total Negotiated Price is with discount / anti profiteering benefit on GST (the discount is the full and final benefit being given to the Purchaser by the Promoter and in the event that the Promoter receives any set-back / claim as against the GST paid on the inputs, the same shall not be required to be passed to the Purchaser and the same shall be considered to be part of the discount / anti profiteering benefit being offered by the Promoter to the Purchaser herein) and excludes Taxes (consisting of tax paid or payable by the Promoter by way of stamp duty, LBT, registration fee and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Apartment. It is agreed between the Promoter and the Allottee that all such taxes/duties/registration fees shall be paid by the Allottee separately as and when demanded by the Promoter within 07 days of such demand being made in writing.
15. It is agreed by and between the Promoter and the Allottee that, in case of failure of the Allottee to pay the Government dues as mentioned hereinabove, if the Promoter is subjected to any penal interest by the concerned government authorities then the Allottee shall be duty bound to reimbursed the same to the Promoter. Further, the Allottee agrees to pay to the Promoter, interest as specified in the Rule, on the taxes and penalty, which become payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is paid by the Promoter to the concern government authorities. It is agreed that, the Promoter shall have the right to claim such amount along with other claims of compensation/losses/burden undergone/undertaken by the Promoter. It is further agreed that there shall always be a charge / lien on the said apartment in favour of the Promoter against the amount payable by the Allottee to the Promoter towards the Service Tax / VAT and / or any other tax, duty, charge, premium, levies, cess, surcharge, penalties etc. relating to this transaction.

### **ESCALATIONS**

16. The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the

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

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

#### **OBSERVATION OF CONDITIONS IMPOSED BY LOCAL AUTHORITY**

18. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Apartment.
19. It is hereby agreed that subject to the terms of this agreement, the Allottee shall observe and perform and comply with all terms and conditions, stipulations, restrictions, if any, which have been or which may be imposed by the local authority, State and/or Central government including Environment Department etc. at the time of sanctioning/revision of the plans or at the time of granting completion certificate. The Allottee shall not be entitled to claim possession of the said Apartment until the completion certificate in respect of the said apartment is received from the Pimpri-Chinchwad Municipal Corporation and the Allottee pays all dues, advances, deposits, etc. payable under

this agreement in respect of the said Apartment to the Promoter and has signed the possession documents, bonds, receipts, etc. After receipt of the completion certificate from Pimpri-Chinchwad Municipal Corporation the Promoter shall be absolved from or any liability in case any addition and/or alteration to the Apartment/building by the Allottee, any damage to the building by accident, any tampering with the geometrical sections of the building, lack of maintenance by the Allottee/association, any event of force majeure and any act of God.

### **TERMINATION OF AGREEMENT**

20. On the allottee committing three default in payment on the due dates, of the instalments or any other amounts due and payable of the Allottee committing breach of any terms and conditions of this agreement, the Promoter shall in its sole discretion be entitled to terminate this Agreement. Provided always that the power of termination herein before contained shall not be exercised by the Promoter unless and until the Promoter has given to the Allottee fifteen days prior notice in writing of the Promoter's intention to terminate this agreement and of the specific breach or breaches of the terms and conditions in respect whereof it is intended to terminate this agreement and default shall have been made by the Allottee in remedying such breach or breaches within fifteen days after such notice. After a period of fifteen days from the date of this notice, if even part of the dues remains unpaid, the agreement shall be terminated. The Allottee has irrevocably agreed to the same.
21. It is agreed between the parties that upon termination of this Agreement, the Promoter shall within 60 to 90 days of such termination make a demand Draft/Cheque of the balance amount, if any, out of the instalments of the consideration which the Allottee might have till then paid to the Promoter, without any interest and only after deducting agreed liquidated damages of Rs.1,00,000/- [Rupees One Lakh Only]. After making the Demand Draft/Cheque of the balance amount the Promoter shall inform the Allottee about the same calling upon him to collect the Demand Draft/Cheque from the Promoter. It is further agreed that the balance amount, if any, shall be paid by the promoter to the allottee after resale of the said Apartment in the manner of receipt of consideration from new allottee. The Allottee shall have no claim except for repayment of the amount payable as mentioned above. The Allottee hereby agrees that in that event all of his/her/their rights in the said Apartment shall stand extinguished and no separate cancellation deed, its execution and registration will be required. The information letter sent by the promoter calling upon the allottee to collect the Balance amount will in itself be considered as the cancellation of this agreement in toto.

The promoter shall be entitled to resale the said Apartment and/or dispose of or otherwise alienate the same in any other manner as the Promoter in its sole discretion thinks fit. The allottee agrees to the same.

22. The Allottee is also made aware that depending upon various promises and assurances given by the allottee, the promoter has incurred and shall incur the expenditure and will make commitments to the third parties. In event of cancellation of the agreements by the allottee for any reason whatsoever, the promoter in addition and without prejudice to other remedies and rights and towards reimbursements and damages, shall suffer great loss and hardship and work may be affected. Therefore, in the event of this agreement being cancelled by the allottee for any reason whatsoever, the promoter shall be entitled to retain, withhold and forfeit agreed liquidated damages of Rs. 1,00,000/-, from and out of the amount until then paid by the allottee to the promoter and then the promoter shall be liable to repay only the balance amount (if any) from the amount received by the promoter on resale of the said Apartment. In this case reduction in price of the Apartment will be considered as damages/loss of the promoter in addition to the loss and expenses.

### **POSSESSION**

23. The Promoter shall give possession of the Apartment to the Allottee on or before **31<sup>st</sup> December 2024** from the date of execution of these presents. If the Promoter fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the rules from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of wing / building in which the Apartment is to be situated is delayed on account of:
- a. war, civil commotion or act of God;
  - b. any notice, order, rule, notification of the Government and/or other public or competent authority/court or any Decree / Order of any Court/tribunal/authority.
  - c. Non-availability of steel, cement, other building material, water, electric supply or drainage line etc.



- d. Any stay or injunction order from any Court/forum/statutory body.
- e. Pendency of any litigation of any nature effecting the construction or furbishing.
- f. Delay due to Pandemic, Epidemic and/or Government, Semi Government Orders, Notifications, Resolutions, passed in accordance to control/limit the said Pandemic, Epidemic thereby putting restrictions, which shall further directly or indirectly affect the construction, development and/or allied activities.
- g. Delay or default in payment of any instalment or dues by the ApartmentAllottee. (This is without prejudice to the right of the Promoter under Clause 11, 12 & 13 above).
- h. Delay by Local Authority in issuing or granting necessary Completion Certificate or Occupation Certificate.
- i. Any other circumstances beyond the control of the Promoter or force majeure.
- j. Changes in any rules, regulations, bye laws of various statutory bodies and authorities from time to time affecting the development and the project.
- k. Delay in grant of Environment Clearance by the concerned authority.
- l. Delay in grant of any NOC/ permission/ license/ connection instalment of any services such as elevators, electricity and water connections and meters to the scheme/ Apartment/ road etc. or completion certificate from any appropriate authority.

#### **PROCEDURE FOR TAKING POSSESSION**

- 24. The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the Apartment to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The

Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

25. The Allottee shall take possession of the Apartment within 15 days of the written notice from the promotor to the Allottee intimating that the said Apartments are ready for use and occupancy:
26. Failure of Allottee to take Possession of Apartment: Upon receiving a written intimation from the Promoter, the Allottee shall take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee. In case the Allottee fails to take possession within the time provided herein the such Allottee shall continue to be liable to pay maintenance charges as applicable.
27. Furthermore, it is agreed by the Allottee that, once the notice is issued by the Promoter calling for taking possession, the Allottee shall come forward and take the possession, failing which, the Allottee shall be liable to pay the MSEB Bill, Property tax and Maintenance charges of the said Apartment from the date of issuance of such notice.

#### **FORMATION OF COOPERATIVE HOUSING SOCIETY AND CONVEYANCE**

28. The Promoter shall initiate the process of the submission of the application for formation of the Co-operative Housing Society, of the Allottee(s) in the building '**41 COSMO**' in within three months from the date on which 51% of the total allottee(s) in building '**41 COSMO**' have booked their flats. The Allottee along with other allottee(s) of Flats in the building '**41 COSMO**' shall join in forming and registering the Society to be known as '**41 COSMO**' or by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and the registration of the Society or and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.

29. In accordance with the provisions of Maharashtra Ownership of Flats Act, 1963, and Maharashtra Cooperative Societies Act 1960, a separate Co-operative Housing Society shall be formed and if required by the Promoter the Allottee shall sign all necessary documents. Further, no objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws if the same are required to be made by the Promoter as per their commitments to various persons, allottees and or any other competent authority as the case maybe. This condition is the essence of the agreement. It is communicated to and agreed by and between the parties that the Promoter shall form Co-operative Housing Society for the said project and the Allottee shall not raise any objection to the same on any ground whatsoever.
30. Unless prevented by the circumstances beyond the control of the Promoter, it is agreed that the said land along with the building/s constructed or to be constructed thereon, shall be subjected to the provisions of Maharashtra Cooperative Societies Act 1960, and the title of the said land shall be transferred in the name of the Cooperative Society on or before 31.12.2026, subject to receipt of entire amount and all dues from all allottees including maintenance charge, outgoing, stamp duty, registration fee, service tax, any other government dues.
31. At the time of registration of conveyance, of the structure of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable if any, by the said cooperative society on such conveyance or any document or instrument of transfer in respect of the structure of the said Building. At the time of registration of conveyance of the projectland, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said cooperative society on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the cooperative society.

#### **DEFECT LIABILITY**

32. If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Apartment or the wing/building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. The word defect here means only

defect on account of workmanship, quality or provision of service caused on account of willful neglect on part of the Promoter and shall not mean defects caused by normal wear and tear, negligent use of apartment by the allottee, vagaries of nature etc.

33. It is agreed that the described liability period under the Act shall be deemed to have commenced after expiry of 15 days from the date on which the Promoter has given the necessary intimation for possession to the Allottee or actual date of possession whichever is earlier. Provided further, it is agreed that the Allottee shall not carry out any alterations of whatsoever nature in the said apartment or in the fittings therein, in particular it is hereby agreed that the Allottee shall not make any alterations in any of the RCC structure, fittings, pipes, water supply connections or any other erection in the bathroom, kitchen, toilet, WC, terrace, etc. If any of such works are carried out or any heavy load are stored in the said Apartment, balcony, terrace etc., any liability including the defect liability automatically shall become void & the Allottee alone shall be responsible for it. Further the Allottee will be liable for paying damages, if any, to the Allottee/Owner/User of apartment below or any affected apartment. If due to the Allottees or any other Allottees act or negligence, the Allottees apartment is damaged, the repairs shall be carried out by the party responsible for such an act and the Promoter shall not be liable for the same.

#### **USE OF APARTMENT**

34. The Allottee shall use the Apartment or any part thereof or permit the same to be used for purpose of Residential and/or Commercial only, as per the nature of the said Apartment as per the sanctioned plans.

#### **MAINTAINENCE**

35. Within 15 days after notice in writing is given by the Promoter to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be

determined.

36. Furthermore, the Allottee agrees and confirms that, if the maintenance amount paid by the Allottee is used or utilised before the period of 24 months then the Allottee shall pay an additional maintenance amount as and which be decided by the Promoter. The Allottee shall pay the said additional maintenance amount to the Promoter within a period of 15 days from the date of notice of payment of additional maintenance amount. Failing which, the said additional maintenance amount shall be recoverable as dues from the Allottee.
37. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs.3.5/- + GST [Rupees Three Point Five Only Plus GST] per Square Feet per month of Saleable area including the balcony/terrace area towards one-time advance maintenance for **24 [Twenty-Four] Months** towards the outgoings at the time of possession. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as maintenance and shall utilize the amounts only for the purposes for which they have been received.
38. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the Apartment Condominium. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.
39. The Allottee has agreed that the monthly maintenance will start from the date of first intimation letter given to any of the Allottee in the said Scheme that the said apartment is ready for Possession.
40. The maintenance shall include the outgoings in respect of the said land and building/buildings namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, Water charges, Insurance, Common Lights, repairs, and salaries of clerks, bill collectors, Chowkidars, sweepers and all other expenses necessary and incidental to the Management and maintenance of the said land and building/s.
41. That after expiry of the initial period of **24 [Twenty Four] Months** and until the Association of Apartment Owners is formed and registered and

the said land and building/s or the administration of the building/s is handed over or transferred to it, the Apartment Allottee/s further agrees that till the Apartment Allottee's share is so determined the apartment Allottee herein shall pay to the Promoter or to such person as may be nominated by the Promoter provisional monthly contribution as decided by the promoter from time to time. The amounts so paid by the allottee/s shall not carry any interest and remain with the Promoter or the concerned person as the case may be until a conveyance is executed in favour of the unit allottees as aforesaid. During the continuance of the scheme the maintenance charges paid by the Allottee after occupying the apartment agreed to be sold to him or interest accrued from the deposit paid by him is never sufficient to cover the expenses of maintenance of the common areas and facilities since there are some unsold apartments from whom charges cannot be collected. If any dues or over expenses are incurred for aforesaid purposes, the same shall be proportionately paid by the Apartment Allottee/s to the Promoters or concerned person prior to the final conveyance deed as aforesaid. The Apartment Allottee/s undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever. The Apartment Allottee herein has specifically agreed to pay his contribution for running and maintaining the lifts/elevators (if provided in the said building) irrespective of the floor on which the Apartment is located and also irrespective of the use of the lifts/elevators by the Apartment Allottee. The Promoter is not liable to give any account of the expenses incurred for the aforesaid purposes.

42. The Promoter at its discretion and option shall be entitled to enter into agreement with any person / company / agency for maintenance of the common areas and facilities for months or years with a view to ensure cleanliness thereof. Even after formation of Association the Allottee and Association shall be bound by the said contract.

#### **REPRESENTATIONS AND WARRANTIES OF THE PROMOTER**

43. The Promoter to the best of his knowledge and information, hereby represents and warrants to the Allottee as follows:
- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
  - ii. The Promoter has lawful rights and requisite approvals from the

competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said [Apartment/Plot] to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to

the competent Authorities until the Completion of the said Apartment;

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

#### **REPRESENTATIONS AND WARRANTIES OF THE ALLOTTEE**

- 44. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows:
  - i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.
  - ii. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
  - iii. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible



and liable for the consequences thereof to the concerned local authority and/or other public authority.

- iv. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company.
- v. That the Allottee shall bear all the charges including but not limited to Water, Electricity, NA tax, Local Authority, Municipal Tax, Property Tax, etc., after the completion of the said Apartment.
- vi. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Apartment is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vii. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated.
- viii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.
- ix. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Apartment by the Allottee for any purposes other than for purpose for which it is sold.
- x. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter

under this Agreement are fully paid up.

- xii. The Allottee shall observe and perform all the rules and regulations which the Apartment Condominium may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xiii. Till a conveyance of the structure of the building in which Apartment is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xiv. Till a conveyance of the project land on which the building in which Apartment is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
- xv. Not to make any changes, in the elevation such as, enclosures and terraces, dry balconies, additions of grills, etc., except or without the prior permission of the project architect.
- xvi. The Allottee is hereby prohibited from altering, obstructing the external and internal structure of the building constructed as per the sanctioned plan.
- xvii. It is specifically understood that the matters related to service providers such as security services, managerial services & other service appointed by the Promoter for the Association of Owners is entirely the responsibility & liability of the Association. The Apartment Association has to handle all the financial and other matters with such service providers and the Promoter shall not be financially liable towards the

Association and/ or the service providers.

- xvii. As the Promoter will be applying to the concerned authorities for giving separate water connections for buildings and electricity meters and connections for the said Apartment of the Allottee, if there is delay in obtaining the water and electricity connections from the concerned department then in that case the Promoter may provide electrical connections / water supply /power supply/ generator supply through any other temporary arrangements because of which if there is any improper / in sufficient/ irregular supply of water / electricity the Promoter shall not be held responsible for the same and the Allottee hereby consents for any temporary arrangement that may be made in the said interim period. The Allottee shall pay for the proportionate charges as demanded, determined and decided by the promoter and service tax (as applicable) thereon. Until receipt of this amount from the Allottee, the Promoter shall be entitled to temporarily deduct any dues of such proportion or entire charges payable by the Allottee for the above from the outgoings/maintenance charges for which the Allottee hereby gives his consent. The Promoter is entitled to demand charges for such temporary arrangement in advance, for 12 months, before giving possession of the said Apartment.
- xviii. The Promoter further specifically discloses that, in case of delay or rejection for new separate water connection or improper/insufficient water supply, the Promoter shall organize a survey at the said land from an expert organization and shall construct bore wells, if possible, and install pumps and lay down a water pipeline up to the storage tanks provided and further from such storage tanks to each apartment/flat in the various buildings.
- xix. The Promoter has specifically disclosed that despite the aforesaid efforts on the part of the Promoter, if the water supply at the said project is found insufficient, additional required water will have to be procured by the occupants/Purchaser/Allottee/s at their own cost, collectively through the Association or the Apex Body as the case may be and shall not take any objection regarding this matter and shall keep Local Authority/Sanctioning Authority/ Promoter indemnified at all times. The Allottee/s further agrees to bear the costs so incurred proportionate to the water consumed by them or as may be decided by the Association or Apex Body from time to time. The Promoter further discloses that, the Promoter will only create suitable infrastructure for treatment of this raw water, which will treat the water as per domestic and drinking consumption standards.

- xx. Till a separate electric meter or a water meter is installed/allotted by the MSECDL and any other authority, the allottee herein hereby agrees to bear and pay punctually the amounts and charges of the common electric and water meter and also the expenses for the maintenance of the common areas and facilities in proportion to the area of his/her Apartment.

### **RESTRICTED AREAS AND FACILITIES**

45. The areas described in definition clause herein above state common areas and facilities and which shall be for the more beneficial use and enjoyment in common with other Allottee's. The Allottee shall have no exclusive claim whatsoever in the same including all lobbies, staircases, lifts, which will always remain the property of the association and the same shall be for the common use for of all the Apartmentallottees.
46. The areas described in definition clause herein above state limited common areas and facilities and which shall be for the purpose of facilitating services required for the common maintenance of the Apartment/building/scheme. The Allottee shall have no exclusive claim whatsoever in the same will always remain the property of the association and the same shall be used for of the purposes as decided by the Apartment Condominium from time to time.
47. The Allottee shall not raise any objection in the matter of allotment or sale or remaining Apartment etc. in the said land on the ground of nuisance, annoyance or inconvenience or any other reason what so ever from any profession, trade or business, etc. that has been or will be permitted by law or by local authority.
48. The Allottees shall have no claim save and except in respect of the said Apartment hereby agreed to be sold in to him/her/them and all common amenities, areas and facilities as described in Schedule-C herein below will remain the property of the Promoter until the said land and building/s is/are transferred to an Association of Apartment Owners. Significant risks and rewards of ownership and effective control of Apartment shall be deemed to have been transferred on delivery of possession though ownership and effective control of scheme shall remain with Promoter.
49. The Allottee hereby gives his consent and has no objection for the use of the remaining units wholly or in parts any other purpose as may be permitted by the Promoter in accordance with laws.

### **RIGHT OF ALLOTMENT OF CAR PARKING / GARAGES**

50. It is hereby agreed that the Promoter has the exclusive right of allotment of the different parking spaces or garages to one or more person/s of their choice and such person/s may not be the Apartment holders and realize sale and other proceeds there from to its benefits. Covered/Open Scooter and Car parks are not the common areas and each car/scooter park will be allotted to specific Allottee/s by the Promoter as per his choice and discretion.
51. The Allottee/s is given the right of exclusive use of one stilt/podium/basement/ Covered/Open car park and the Allottee/s also agrees that if for any reason it be held that allotment of the Car Park herein to the Allottee/s gets cancelled by the Allottee, then the Allottee/s shall not be entitled to ask for refund of any amount or compensation as price herein agreed is only for the Apartment and allotment is made ex-gracia for beneficial enjoyment of the same. The Allottee/s further agrees that he will not challenge any allotment of any parking space made by the Promoter to any other Allottee/s.

### **TRANSFER OF PROJECT**

52. The Promoter shall have right to transfer the project to any third party /entity subjected to due compliance of the conditions as laid down under Section 15 of The Real Estate Act, 2016.

### **SPECIAL COVENANTS**

53. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.
54. The Allottee is made aware of by the Promoter and the Allottee undertakes to maintain and run Sewage Treatment Plant (STP) / Waste Water Recycling Plant / Rain Water Harvesting / Solar Water Heating System / Water Pumps / Fire Fighting System / any other system, if provided, water recycling units located/or to be located in the present scheme from the date of handover of management of the Apartment

Condominium to the Managing committee thereof in conformity with the rules and regulation governing the operation of such plant. The Allottee together with the Apartment Condominium thus formed shall keep the Promoter/PCMC indemnified from any liability arising out of non-functioning or violation of law pertaining to the Sewage Treatment Plant/Waste Water Recycling Plant/Rain Water Harvesting located at the present scheme.

55. All rights of water, drainage, water course, light and other easement and quasi or reputed easements and rights of adjoining land Owner/s and their prospective members affecting the same and to any liability to repair or contribute to the repair of roads, ways, passages, sewers, drains, gutters, fences and other like matters. The Promoter shall not be required to show the creation of or define or apportion any burden.
56. All the covenants and conditions ensuring for the benefit of the said person / s as contained in the Agreement / s made between them and / or the Promoter, the said Order / s passed under the Ceiling Act, Order of Layout and / or sub-division relating to the said land, Order of conversion and all terms and conditions stipulated by the Promoter in respect of the common areas and facilities and amenities to be provided for the benefits of the said land or any part / s thereof.
57. For the aforesaid purpose and all purposes of and incidental thereto, and / or for the more beneficial and optimum use and enjoyment of the various portions of the said land and / or any part / s thereof of the Promoter in such manner as may be desired by the Promoter, the Promoter shall be entitled to grant, over, upon or in respect of any portion/s of the said land, all such rights, benefits, privileges, easements etc. including right of way, right of draw from or connect to all drains, sewers, water, electricity, telephone connections and/or installations and other service in the said land and/or any part/s thereof right of use and enjoyment of all amenities and facilities provided and/or agreed to be provided in the said land and/or any part/s thereof for the more beneficial and optimum use and enjoyment of the same in such manner as may be desired by the Promoter. The Promoter shall, if they so desires, be also at liberty to form and incorporate one ultimate body hereinafter referred to in respect of the said land and/or any part/s thereof subject to the same being permissible by the DEVELOPMENT CONTROLLING AUTHORITY and authorities concerned and the Allottee/s hereby irrevocably consent/s to the same. The term ultimate body shall be accordingly construed wherever such construction is permissible in relation to said term.
58. It being made expressly clear that the ultimate body's transfer deed/s in

respect of the said land viz. the said land and/or any part/s thereof with building thereon shall contain such provision which shall be accordingly framed and the burden thereof shall run with the said land shall be binding upon all the persons who are the holders of their respective Apartment/s comprised in the said land as the Promoter may reasonably require for giving effect to and/or enforcing the said restriction covenants and stipulations.

59. It is hereby recorded that the consideration factor arrived at between the parties hereto under these presents is suitably priced keeping into consideration the rights and obligations reserved and vested into each and therefore the Allottee/s shall have no right or remedy to defer or deny any obligation imposed on him/her/them since he/she/they has/have availed of the benefit factor of such obligation by reduction in the consideration hereunder.
60. Any natural calamity or manmade occurrences which could not have been envisaged while designing the building for which the building is not designed any act that is detrimental to the building as a whole.
61. The Promoter shall have a first charge and/lien on the said apartment in respect of any amount payable by the Allottee/s under the terms and conditions of this Agreement.
62. It is hereby made clear that the furniture layout, colour scheme, specifications, amenities and facilities, elevation treatment, trees, garden, lawns, etc. shown in the pamphlets, brochures, literature, films, hoardings, websites, and other promotional media are shown only for the sake of advertisement and the same are not binding on the Promoter to provide unless specifically mentioned and agreed in this agreement and subject to his right/s and discretion to make changes in the same. The balconies as shown in the sanctioned plan may be enclosed at the Promoter's discretion.
63. It is specifically agreed between the Promoter&Allottee/s that the Allottee/s has absolute right on the said apartment. The Allottee/s has limited/common rights on the amenities which are specifically mentioned in the Schedule-C of the said agreement. The Purchaser/s can be granted limited/ common rights (if any) other than that as mentioned in Schedule-C as and when decided by the Promoter from time to time.
64. The Allottee shall under no condition raise any objection/dispute or resort to any legal process to disrupt or stop right of way/easementary rights/ Right to share amenities of the scheme/any other privilege/rights

granted by the promoter herein to any individual/society/apartment condominium/partnership firm/proprietorship firm/company/body-corporate/sister concern.

65. That the Allottee confirms and declares that the Allottee herein shall not Rent, Lease or Let the said Apartment to any unmarried person/bachelor/college students without prior written consent of the Promoter/Builder and/or of the Co-operative Housing Society, if formed at that relevant time. However, even if the Allottee acts contrary to the same, then, the Allottee shall be solely responsible to bear the expenses, liability for the damages caused, occurred to any person/s, property of any person/s due to any act of such unmarried person/bachelor/college students.
66. The Party of the First has informed the Allottee and the Allottee herein is aware that this is the phase wise development of the project and that on the completion of the present Phase, the present scheme / project land / said land and shall form part of the final scheme / said project and shall be included/amalgamated with another the Phase of the present scheme. The Allottee herein has given its irrevocable consent for the same. There shall not be any requirements on part of the Promoter to seek any further consent from the Allottee with regards to the same and the consent given herein shall be treated as specific and informed consent.
67. Further, the Allottee is aware that the amenities as proposed in the scheme 41COSMO shall be treated in common with the additional units/ floors / wings / buildings so developed on the amalgamated land and the Allottee has understood the same and have given its irrevocable consent for such future amalgamation and development of additional structure and use of the amenities as proposed by the existing unit occupiers of other Phases of the present scheme or the future unit occupiers of the additional structure. The Allottee has also been informed that the number of floors in the existing building may vary by the way of addition of floors at the sole discretion of the Promoter herein. The Allottee herein has given its irrevocable consent for the same. There shall not be any requirements on part of the Promoter to seek any further consent from the Allottee with regards to the same and the consent given herein shall be treated as specific and informed consent.
68. The Party of the First herein is in talks and/or finalized negotiation with owners of land bearing Survey number 145, 149 and 150 located at Village: Tathawade, Taluka: Mulshi, District: Pune which the lands are located adjacent to the said land / project land. The said acquisition of land bearing Survey number 145, 149 and 150 could not be completed



at the time of sanction of the plans for the present project land and therefore is not included in the sanctioned plan and will be included in future in the present scheme / project land / said land and shall form part of the final scheme / said project. The final scheme / said project is planned considering the adjacent land which is to be incorporated in the sanctioned scheme once the acquisition thereof is complete. The present scheme / project land / said land is planned considering the adjacent land which is to be incorporated in the sanctioned scheme once the acquisition thereof is complete. The Party of the First Part specifically disclosed that the present project will be implemented in phases.

### **RIGHT TO MORTGAGE**

69. It is hereby expressly agreed between the parties hereto that the Promoter shall be entitled to borrow construction loan, at his own cost and risk, from any person or party including any banking/financial institutions and for that purpose to mortgage the said land/building/s and /or the entire construction work put up or to be put up (excluding the apartment under sale by these presents) thereon or any part thereof and such charge shall be cleared by the Promoter before conveyance to the allottee. However; it is clarified that after the Promoter executes this Agreement he/she/they/it shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

### **BINDING EFFECT**

70. Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without

any interest or compensation whatsoever.

#### **ENTIRE AGREEMENT**

71. This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes/annuls any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment/plot/building, as the case may be.

#### **RIGHT TO AMEND**

72. This Agreement may only be amended through written consent of the Parties.

#### **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES**

73. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

#### **SEVERABILITY**

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

#### **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

75. Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

### **FURTHER ASSURANCES**

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

### **PLACE OF EXECUTION**

77. The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in 04 months after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at **PUNE**.
78. The Allottee and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

### **SERVICE OF NOTICE**

79. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D **and** notified Email ID/Under Certificate of Posting at their respective as mentioned herein below

### **FOR PROMOTER:**

**M/S. KRISALA NEST ENTERPRISES LLP**

**(Previously known as M/S. KRISALA NEST ENTERPRISES LLP)**

Office at Survey No. 145/1B, Jeevan Nagar, Near Sharyu Toyota, Tathawade, Pune- 411033.

### **FOR ALLOTEE:**

- 1) **MR.Ravikiran Jadhav.**

**RESIDING AT:AMRUTDHARA SOCIETY, FLAT 204, D2 BUILDING, ALANDI ROAD, PUNE.**

2) ..

**RESIDING AT:**

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

**JOINT ALLOTTEES**

81. That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

**STAMP DUTY AND REGISTRATION**

82. The consideration of the said agreement between the Promoter and the Allottee/s herein is as per the prevailing market rate in the subject locality. This agreement is executed by the parties hereto under the Maharashtra Ownership Flats Act, 1963/, Maharashtra Co-operative Societies Act, 1960 and The Real Estate (Regulation and Development) Act, 2016 and the stamp duty for this transaction is payable as per the Bombay Stamp Act, 1958, Schedule-1, Article 25 (d). The Allottee herein has paid stamp duty at the rate of 5% of the agreed consideration and Allottee herein has paid 1% Levy Surcharge (LBT) under section 149A of the Maharashtra Municipal Corporation Act (Bom. LIX of 1949) and Allottee herein has agreed to pay 1% Levy Surcharge (Metro Rail) [under section 149B of the Maharashtra Municipal Corporation Act (Bom. LIX of 1949)] if applicable after execution this present and shall pay appropriate registration fees and expenses. The parties hereto shall be entitled to get the aforesaid stamp duty, adjusted, livable on the conveyance, which is to be executed by the Promoter/Owners herein in favor of the Allottee/s herein. If any additional stamp duty or other charges are required to be paid at the time of conveyance the same shall be paid by the Allottee alone. The parties are aware that the government of state of Maharashtra proposed to increase the stamp duty as levied on the registration of Agreement to Sale from current 6% of the value to 7% (5% stamp duty + 1% LBT +1% Metro Rail) or higher. In case there is any requirement to pay any additional stamp duty either at the time of registration of these presents or at the time of execution and registration of Deed of Apartment or conveyance deed in favour of apartment, the same shall be

borne by the Allottee herein. In case the Allottee failed to pay the same the Promoter and the third party shall be under no liability to execute the Deed of Apartment/conveyance and the Promoter/Third Party shall be absolved of all the liability as cast upon them under Maharashtra Ownership of Flats Act/ The Real Estate (Regulation and Development) Act, 2016. It is also agreed that in case there is any increase in the registration charges the same shall be borne by the Allottee herein.

83. The Allottee herein has agreed to purchase the said Apartment as on investor as laid down in Article 5(2) of the Bombay Stamp Act 1958 & hence it is entitled to adjust the stamp duty to the agreement against the duty payable to the agreement by the Allottee herein to the subsequent Allottee as per provision of the said clause Article 5(2).

#### **DISPUTE& JURISDICTION**

84. Any dispute between parties shall be settled amicably.
85. Further in case the dispute remains unresolved then in that case Parties to this agreement submit to the exclusive jurisdiction of Real Estate Regulatory Authority at Pune / Competent Authority as provided under The Real Estate Act 2016 / Maharashtra Ownership of Flats Act 1963 will have exclusive jurisdiction to try and entertain the dispute.

#### **GOVERNING LAW**

86. That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Real Estate Regulatory Authority will have the jurisdiction for this Agreement

#### **WAIVER**

87. Any delay tolerated or indulgence shown or omission on the part of the Promoter in enforcing the terms of this Agreement, or any forbearance or giving of time to the Allottee by the Promoter shall not be construed as the waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions, by the Allottee nor shall the same in any manner prejudice the rights of the Promoter.

#### **DECLARATION BY ALLOTTEE**

88. The Allottee/s declares hereby that he/ she/ they has/ have read and fully understood and agreed to the contents of this agreement and thereafter the same has been executed by the Allottee/s.

**INTERPRETATION:**

- 89. The section headings in this Agreement are for convenient reference only and shall be given no substantive or interpretive effect.
- 90. Use of singular shall include the plural and vice versa and any one gender includes the other gender.
- 91. All the dates and periods shall be determined by reference to the Gregorian calendar.
- 92. Reference to any party to this agreement includes his/her/its heirs, executors, administrators, successors and permitted assigns.

**SCHEDULE-A**

[DESCRIPTION OF THESAIDLAND]

**ALL THE PIECE AND PARCEL OF** land admeasuring about **00H 75.33R i.e. 7533 Square Meters** bearing **Survey No. 149/1** areaadmeasuring about 01H 04R + Potkharaba area admeasuring about 00H 02R, totally admeasuring about 01H 06R of Revenue Village:**Tathawade**, Taluka: **Mulshi**, Jillah: **Pune**within the local limits of PimpriChinchwad Municipal Corporation and within the jurisdiction of Ld. Sub-Registrar of Assurances at Haveli and which is bounded as under:

- On or towards East : By Part of Survey No.149/1
- On or towards West : By Part of Survey No.150
- On or towards North : By 18 Meter DP Road
- On or towards South : By Part of Survey No.149/3

Together with all rights, liberties, easements, privileges, hereditaments and appurtenances thereto.

**SCHEDULE-B**

[DESCRIPTION OF THE APARTMENT]

- Apartment No. : **“A- 301”**
- Floor No. : **“03rd Floor”**
- Wing No. : **“A”**
- Scheme/Project : **41 COSMO**
- Carpet Area : **72.94Square Meters**

## OTHERS

[EX GRATIA: AREA ALLOTTED FOR EXCLUSIVE USE]

Dry/Open Balcony Area : **8.72Square Meters**

Allotted Parking Space : **One Parking Space**

**IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO  
SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON  
THE DAY, MONTH AND THE YEARS HEREIN ABOVE WRITTEN.**

<p><u>PHOTO</u></p>	<p><u>Left Hand Thumb Impression</u></p>	<p><b><u>SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PROMOTERi.e.,M/S. KRISALA ENTERPRISES LLP (Previously known as M/S. KRISALA NEST ENTERPRISES LLP)[Also as Power of Attorney Holder of CONSENTING PARTY/LAND OWNERS] Through Its Partner;</u></b></p> <p>Sign.....</p> <p><b><u>M/S. KRISALA INFRACON LLP Through Its Authorized Partner; MR. SAGAR OMPRAKASH AGARWAL</u></b></p>
<p><u>PHOTO</u></p>	<p><u>Left Hand Thumb Impression</u></p>	<p><b><u>SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED ALLOTTEE/S</u></b></p> <p>Sign.....</p> <p><b>Ravikiran Jadhav</b></p> <p>Sign.....</p> <p>.</p>

<p><b><u>WITNESS NO. 01;</u></b></p> <p><b>Sign</b>_____</p> <p><b>Mr.</b> .....</p> <p><b>R/at:</b> .....</p>	<p><b><u>WITNESS NO. 02;</u></b></p> <p><b>Sign</b>_____</p> <p><b>Mr.</b> .....</p> <p><b>R/at:</b> .....</p>
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**SCHEDULE-C**  
**COMMON AREAS AND FACILITIES**

**(a) COMMON AREAS**

1. The land under the buildings.
2. The footings, RCC structures and main walls of the buildings.
3. Staircase, columns and lift as with lift room in/on/above the building/s.
4. Common ground, water storage tank and overhead tank.
5. Electrical meters, wiring connected to common lights, lifts, pumps, solar water heating system.

**(b) LIMITED COMMON AREAS AND FACILITIES:**

1. Partition walls between the two tenements/flats/units shall be limited common property of the said two tenements/flats/units.
2. The parking areas on/under stilts/ marginal open spaces/ side margins/podium/ basements and portions thereof may be allotted for exclusive use of the specific tenements/flats/units by the Promoter as per his discretion or retained by it.
3. Other exclusive and limited common area and facilities as mentioned in the agreement.
4. All areas which are not covered under aforesaid head common areas and facilities are restricted areas and facilities.
5. Land around building and open areas.
6. Terrace on the top of Building including the self-contained lift room
7. Passage leading to top terrace from the last floor.
- 1.

**ANNEXURE-A**  
**[CERTIFICATE OF TITLE]**



**Rakesh D Jain**

**Survey No.271/47, Shridharnagar  
Behind Ramkrishna More Auditorium  
Chinchwad Pune 411033**

To whom so ever it may concern

The land owners i.e., a)Sandeep Sahebrao Pawar, b)Sunil Tukaram Pawar c)Anil Tukaram Pawar have assigned the development rights in respect of their share in land bearing Survey no.149/1, admeasuring 00Hector 75.33Aare out of 01Hector 06Aare situated at Village Tathwade, Taluka Mulshi within local limits Pimpri Chinchwad Municipal Corporation and the Registration limits of Sub Registrar Haveli District Pune., by executing various Development Agreements to and in favor of M/s Krisala Nest Enterprises LLP Developer herein. Thus the developer is entitled to develop the aforesaid land by constructing building/s comprising of various flats/Shops/Units/ Apartments /Parking -Space/ Open-Space/ Terrace, etc., and selling/disposing the same to prospective purchasers for consideration and retain the sale proceeds thereof

Thus M/s Krisala Nest Enterprises LLP i.e., Developer herein, have a clean, clear and marketable title and are entitled to deal and develop the captioned properties and there are no hurdle and impediment, or any restrictive clause, or any other clause which impairs the right of, the Developer herein i.e., M/s Krisala Nest Enterprises LLP i.e., Developer herein, has the right to develop/sell/ transfer the captioned properties and to reap/avail the maximum benefits out of the captioned properties

31/12/2020

Advocate  
Rakesh Jain



## ANNEXURE-B

[7/12 EXTRACT OF LAND]

महाराष्ट्र शासन

गाव नमुना सात  
अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३.५.६ आणि ७ ]

गाव :- तासवडे

तालुका :- मुळशी

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग  
१४५१

भुधारणा पद्धती भोगवटादार वर्ग - १

क्षेत्राचे स्थानीय नाव	भोगवटादाराचे नाव	क्षेत्र	आकार	चौ.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकाक हे.आर.मौ.मी	सविप साहेबराव पवार	०.३५.३३	०.७७	(५५२३)	२३४३, २५१०, ३०२७	बुकाचे गाव
विरावात १.०४.००						हवर अधिकार
बागावात -	अमिल तुकाराम पवार			(५८८८)		
तरी -	सुमिल तुकाराम पवार			(५८८८)		
वरकत -	-----तामाईक क्षेत्र-----	०.३५.३३	०.७७			
इतर -						
-----	तुकाराम झानोबा पवार			(२९३४)		
एकुण क्षेत्र १.०४.००	साहेबराव झानोबा पवार			(२९३४)		
-----	-----तामाईक क्षेत्र-----	०.३३.३४	०.७३	०.०२.००		
मोट-खराब (लगवडीस अयोग्य)						
वर्ग (अ) ०.०२.००						
वर्ग (ब) -						
एकुण चौ.ख ०.०२.००						
-----						
आकारमी २.८७						
-----						
जुमी किंवा विशेष -						
आकारमी						

जुने फेरफार क्र १८८८,१९९७,४७७१,२९३७,२९२८,३४७१,३८९८,४०३७,४१९२,४८८८,४३९८

सीमा आणि भुमापन विधे मोहोर



हा ७/१२ अभिलेख (दि. ०४/०१/२०११, ०४:५६:११ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. १ / २

सूचना : सदर W/12 डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अद्यतन झाली असल्याने सद्यस्थिती <https://chulakh.mahabhumi.gov.in> या संकेत स्थळावर पहावी

७/१२ डाउनलोड व वैध दि. : ०८/१०/२०२० : ११:२९:३५ AM. वैधता प्रस्तावणीसाठी <https://digitalsabara.mahachurni.gov.in/dsr/> या संकेत स्थळावर जाऊन 2506100001075560 हा क्रमांक वापरावा

गाव नमुना बारा पिकांची नोंदवही [ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदपद्धती (तयार करणे व सुविधेसाठी ठेवणे) नियम १९७१ यातील नियम २९ ] गाव :- तासवडे तालुका :- मुळशी जिल्हा :- पुणे प्रमाणन क्रमांक व उपविभाग १४९/१														
		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र						
		घटक पिके व प्रत्येकाखालील क्षेत्र												
वर्षे	हंगाम	मिश्रपिका संकेत क्र.	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			ह.आर.पी.सी	ह.आर.पी.सी		ह.आर.पी.सी	ह.आर.पी.सी		ह.आर.पी.सी	ह.आर.पी.सी		ह.आर.पी.सी		
२०१७-१८	खरीप				जुईमुग	०.७०००		घोवडा	०.३४००				बोरवेल	
२०१८-१९	खरीप				जुईमुग	०.७०००		घोवडा	०.३४००				बोरवेल	
२०१९-२०	खरीप				जुईमुग	०.७०००		घोवडा	०.३४००				बोरवेल	



हा ७/१२ अभिलेख दि. २४/०९/२०१९, २०१६-१७ तेजीव निर्मितल स्वक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-सिक्क्याची आवश्यकता नाही.  
सुचना : सार ७/१२ निर्मितल स्वक्षरीत झाल्यानंतर या न.नं. १२ मध्ये पिकांची भरिती अद्यापत झाली असल्याने सारखिती <https://bzuhkh.mahabhumi.gov.in> या संकेत स्वक्षारल पदवी.  
७/१२ वलनलरीत व वेळ वी. : ०८/११/२०२० : ११:२९:२५ AM. वेळल पडललकीरलीती <https://digitalabara.mahabhumi.gov.in/dar/> या संकेत स्वक्षारल ललन 2296300000875560 हा क्रमल वलरलल.

**ANNEXURE-C1**  
[LAY OUT OF THE PROJECT]

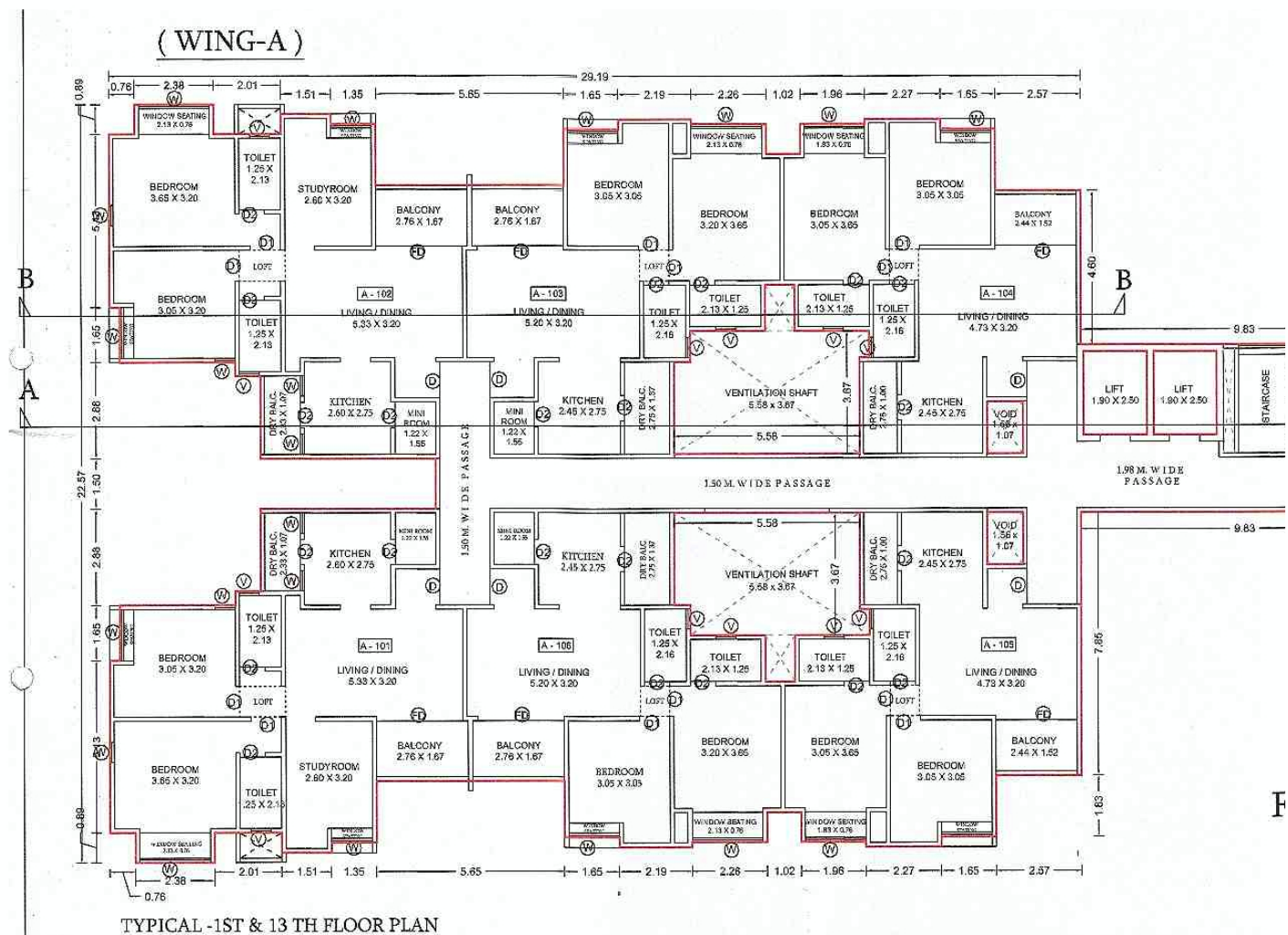
[illegible]

## [BUILDING PLAN MAP + OPEN SPACE MAP OF PROJECT]

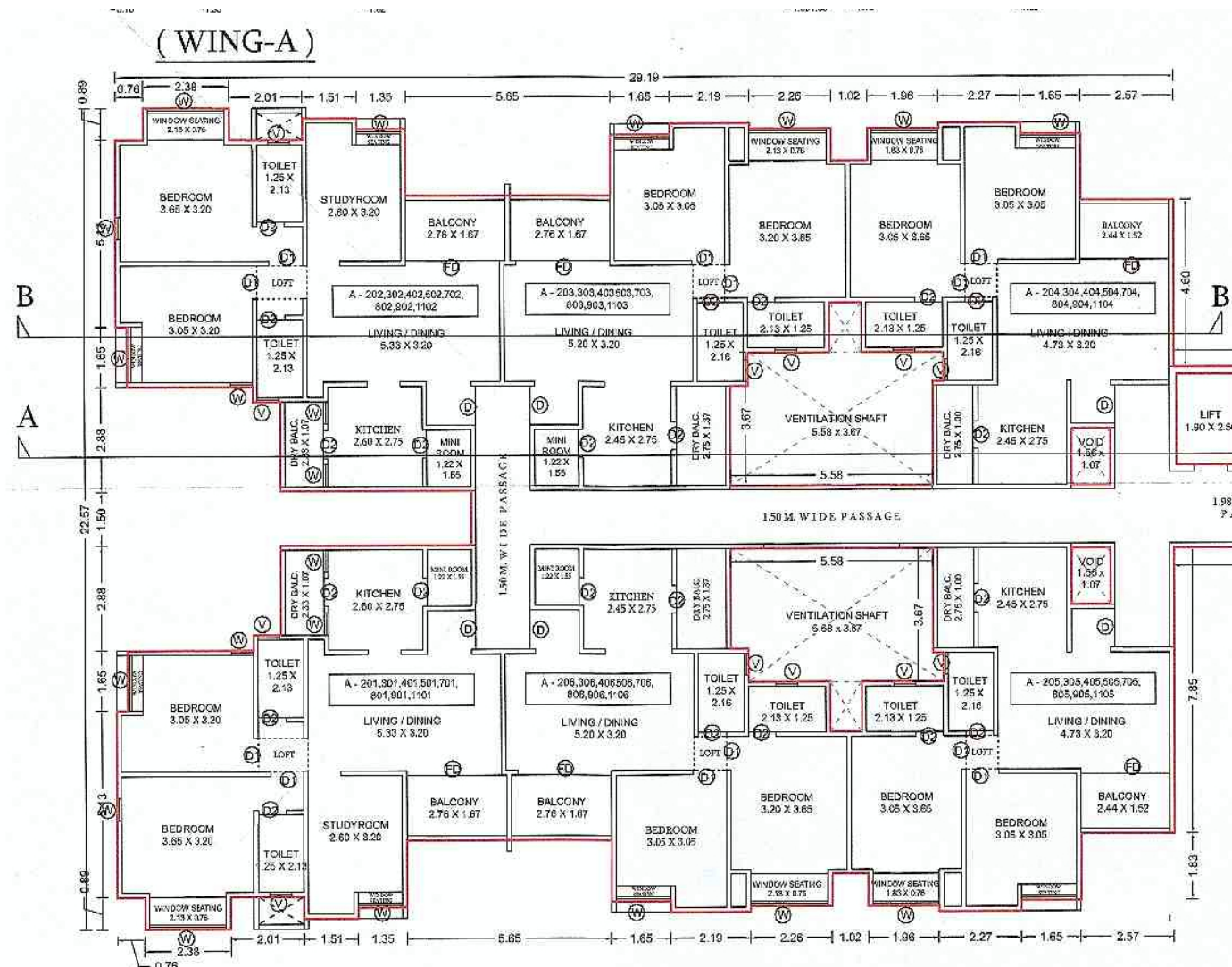




**ANNEXURE-D**  
**[FLOOR PLAN OF THE APARTMENT]**



**WING- A      FLOOR- 1ST      FLAT NO. \_\_\_\_\_**



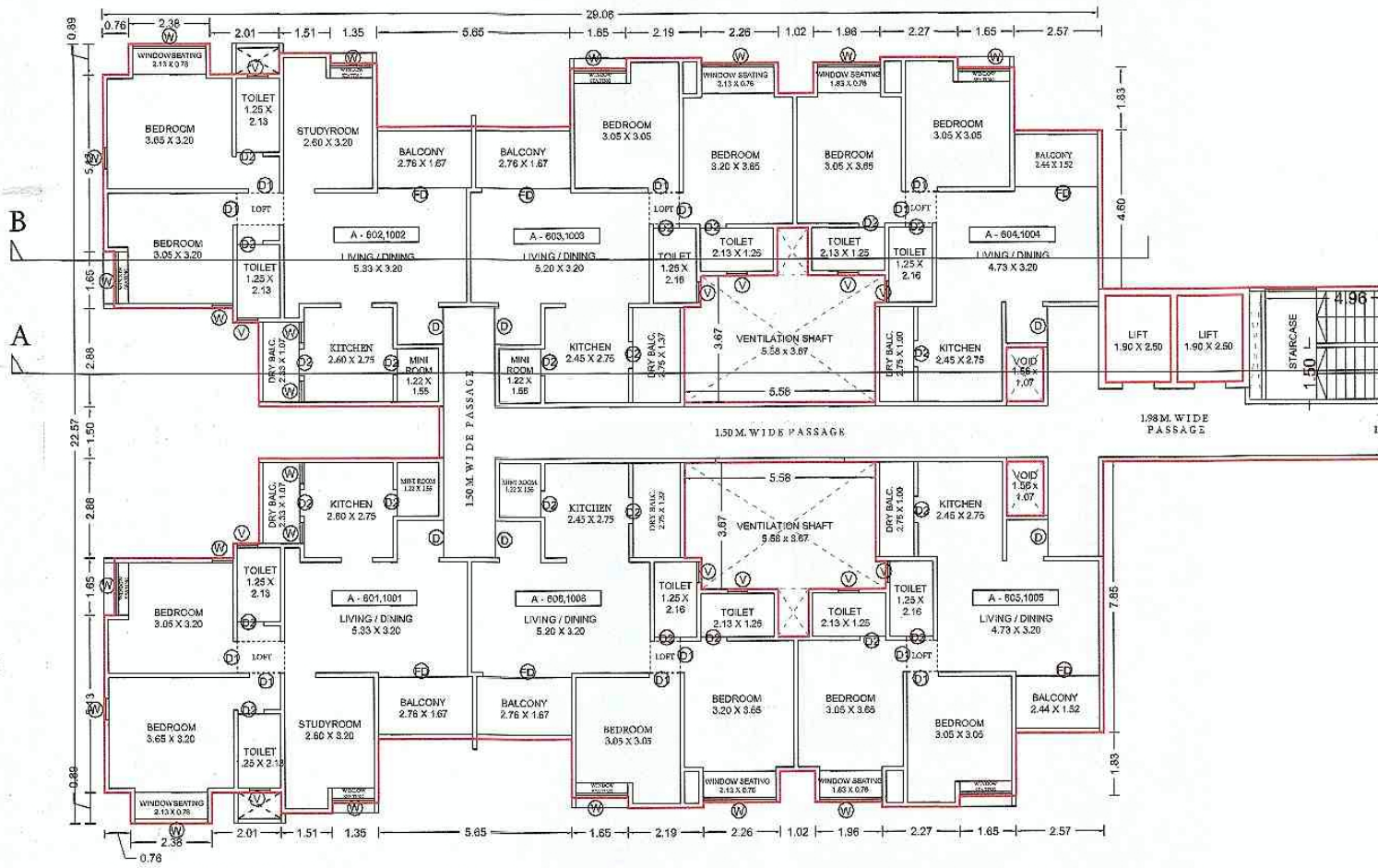
TYPICAL - 2, 3, 4, 5, 7,  
8, 9, 11 FLOOR PLAN

WING- A

FLAT NO.



( WING-A )

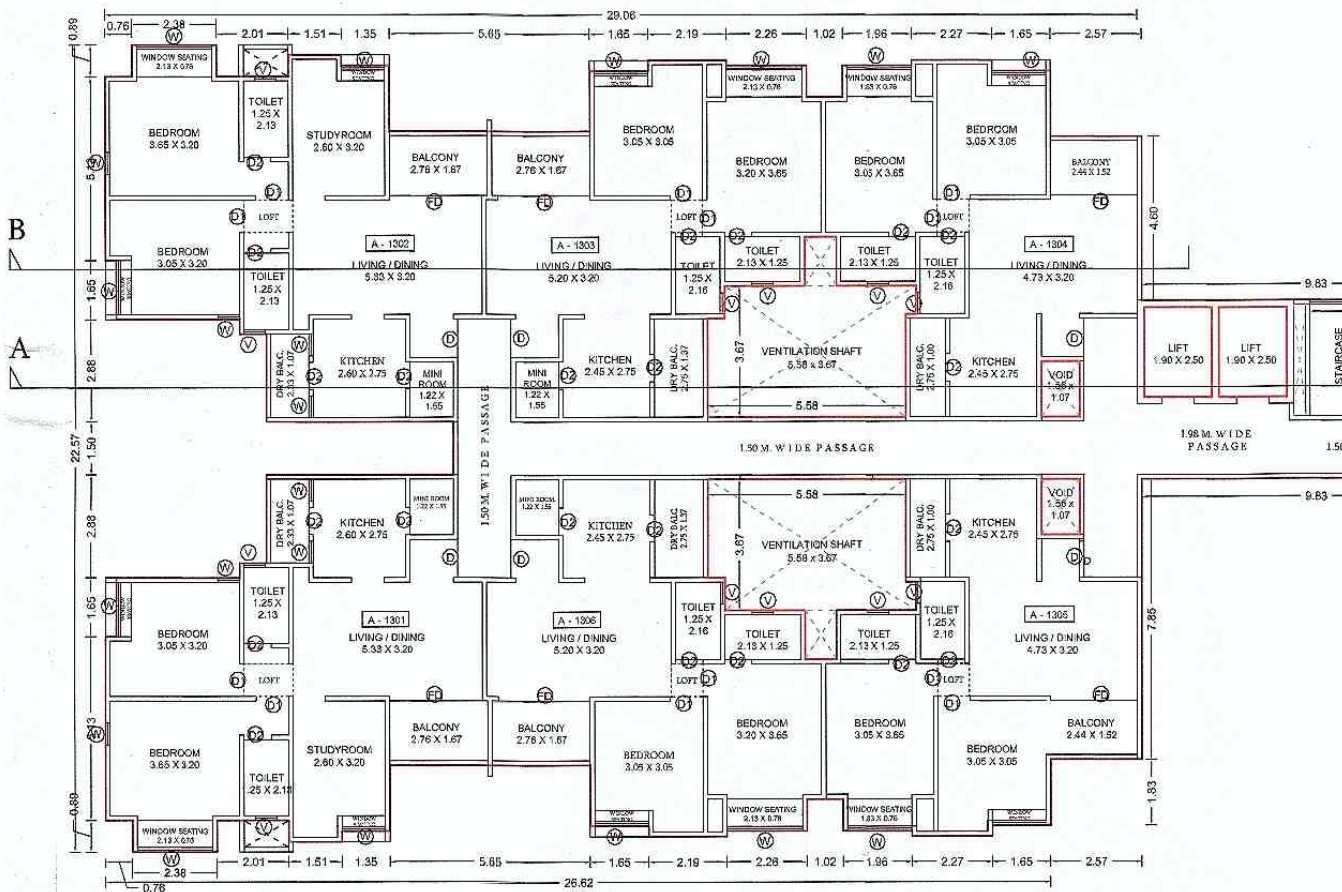


TYPICAL - 6 & 10 FLOOR PLAN      WING- A      FLAT NO.-\_\_\_\_\_

[illegible]

**FLAT NO.**

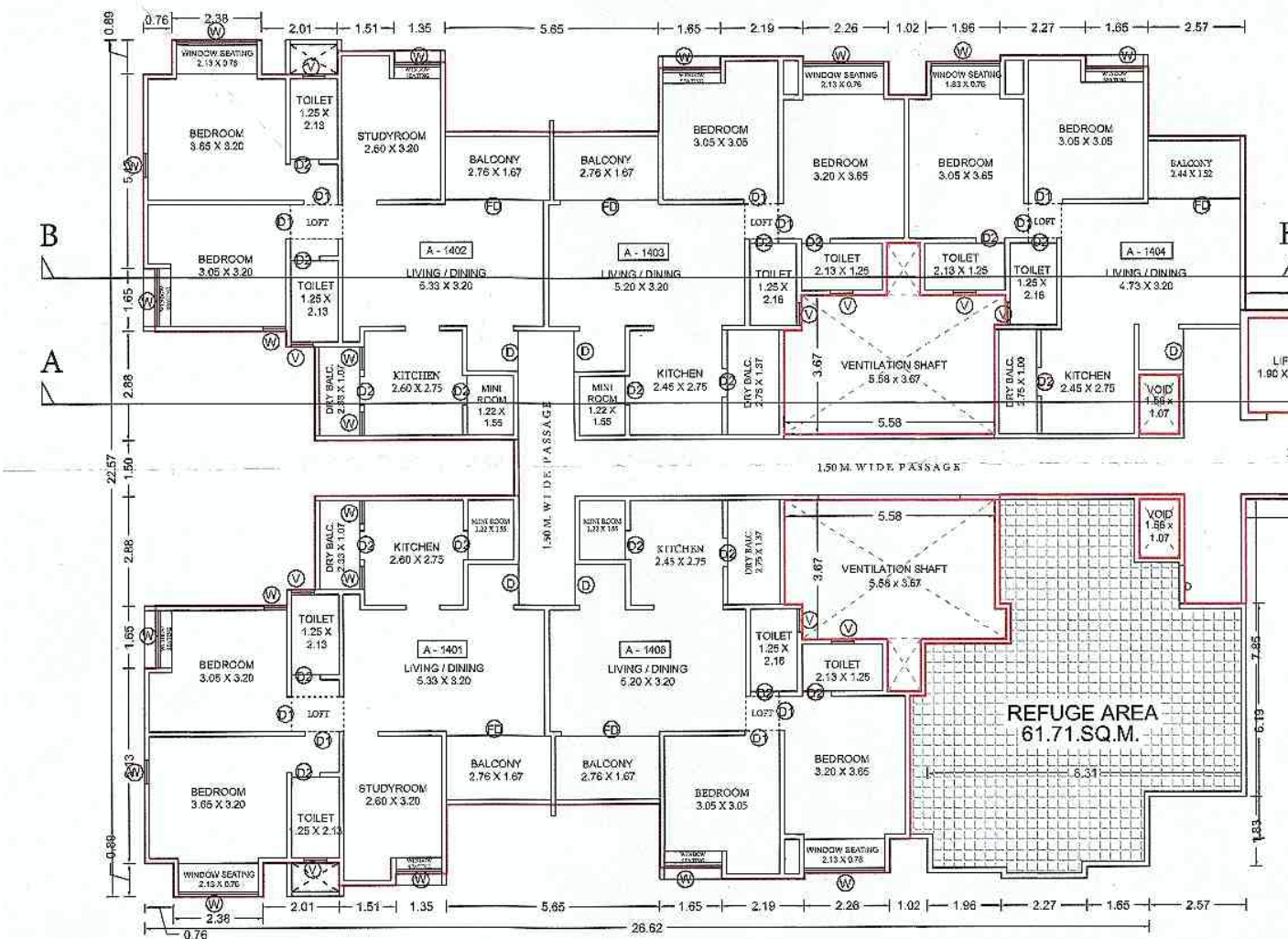
( WING-A )

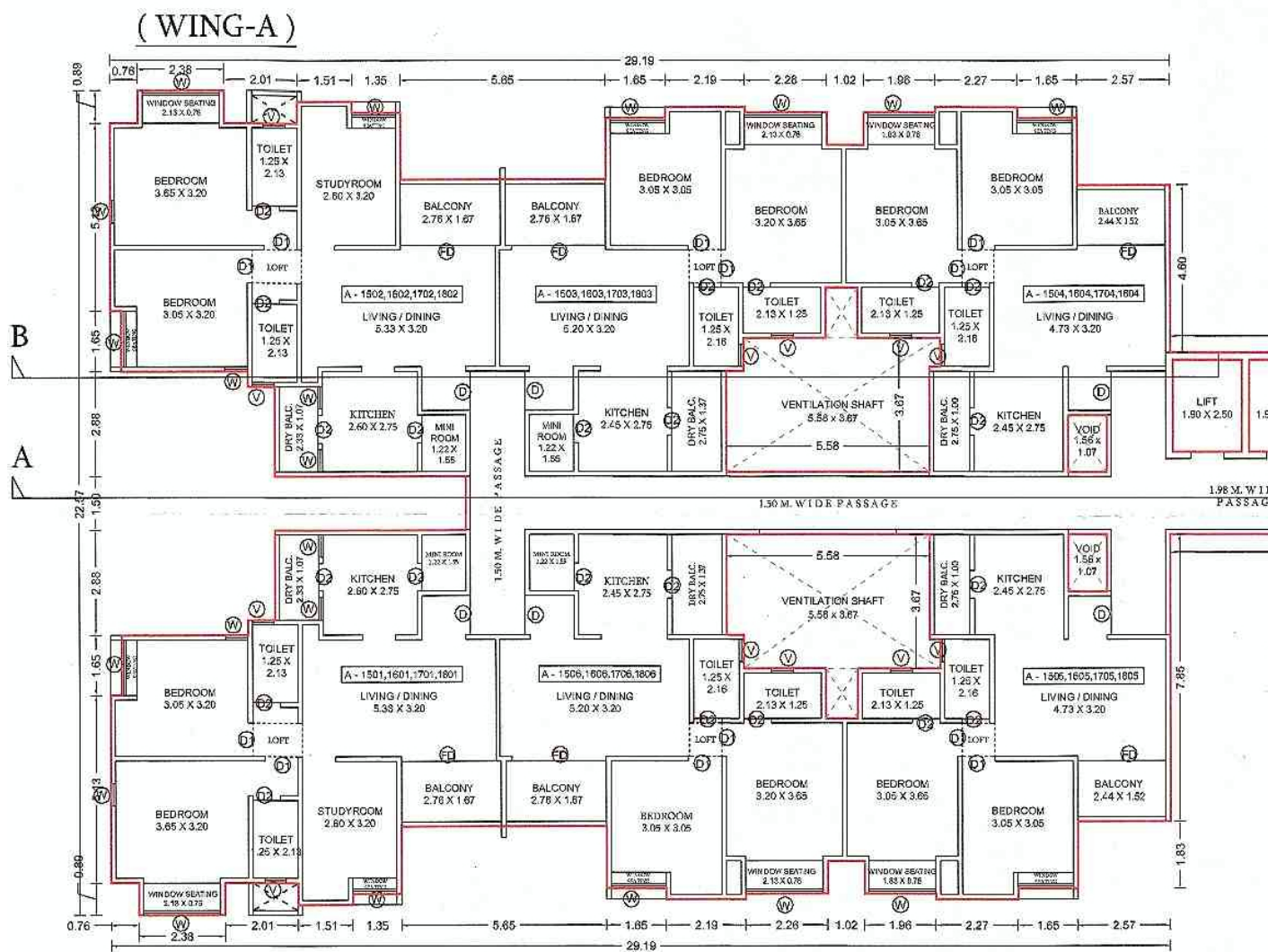


THIRTEENTH FLOOR PLAN      WING- A      FLAT NO.- \_\_\_\_\_



( WING-A )





TYPICAL - 15, 16, 17 & 18 FLOOR PLAN

WING- A      FLAT NO.- \_\_\_\_\_

This architectural floor plan illustrates a multi-story residential building with units C-101 through C-106. The plan is symmetrical, with units C-101 and C-102 on the top half, and C-106, C-105, and C-104 on the bottom half. Each unit is a two-bedroom configuration. Unit C-101 includes a living area, kitchen, study, and balcony. Unit C-102 features a living/dining area, kitchen, and balcony. Unit C-106 has a living area, kitchen, study, and balcony. Unit C-105 includes a living/dining area, kitchen, and balcony. Unit C-104 features a living/dining area, kitchen, and balcony. The plan also shows common areas, including a 1.98 M. WIDE PASSAGE, a 1.50 M. WIDE PASSAGE, and a 10.02 M. WIDE PASSAGE. A central ventilation shaft is located between units C-101 and C-106. The plan includes dimensions for all rooms and common areas, as well as a north arrow pointing towards the top right.

**Unit C-101:** Living 4.27 X 3.20, Kitchen 2.45 X 2.45, Study 2.45 X 3.05, Bedroom 3.05 X 3.65, Bedroom 3.20 X 3.65, Bedroom 3.05 X 3.05, Balcony 2.58 X 1.37, Toilet 1.25 X 2.15, Toilet 2.13 X 1.25, Toilet 2.13 X 1.25, Toilet 1.25 X 2.16, Dry Balc. 2.45 X 1.11, Dry Balc. 2.15 X 1.01, Mini Room 1.22 X 1.55, Living/Dining 5.20 X 3.20, Kitchen 2.45 X 2.75, Mini Room 1.22 X 1.55, Balcony 2.76 X 1.67, Balcony 2.76 X 1.67, Study 2.60 X 3.20, Bedroom 3.85 X 3.20, Bedroom 3.05 X 3.20, Toilet 1.25 X 2.13, Window Seating 2.13 X 0.75.

**Unit C-102:** Living/Dining 5.20 X 3.20, Kitchen 2.45 X 2.75, Mini Room 1.22 X 1.55, Balcony 2.76 X 1.67, Balcony 2.76 X 1.67, Study 2.60 X 3.20, Bedroom 3.85 X 3.20, Bedroom 3.05 X 3.20, Toilet 1.25 X 2.13, Window Seating 2.13 X 0.75.

**Unit C-106:** Living 4.27 X 3.20, Kitchen 2.45 X 2.45, Study 2.45 X 3.05, Bedroom 3.05 X 3.65, Bedroom 3.20 X 3.65, Bedroom 3.05 X 3.05, Balcony 2.58 X 1.37, Toilet 1.25 X 2.15, Toilet 2.13 X 1.25, Toilet 2.13 X 1.25, Toilet 1.25 X 2.16, Dry Balc. 2.45 X 1.11, Dry Balc. 2.15 X 1.01, Mini Room 1.22 X 1.55, Living/Dining 5.20 X 3.20, Kitchen 2.45 X 2.75, Mini Room 1.22 X 1.55, Balcony 2.76 X 1.67, Balcony 2.76 X 1.67, Study 2.60 X 3.20, Bedroom 3.85 X 3.20, Bedroom 3.05 X 3.20, Toilet 1.25 X 2.13, Window Seating 2.13 X 0.75.

**Unit C-105:** Living/Dining 5.20 X 3.20, Kitchen 2.45 X 2.75, Mini Room 1.22 X 1.55, Balcony 2.76 X 1.67, Balcony 2.76 X 1.67, Study 2.60 X 3.20, Bedroom 3.85 X 3.20, Bedroom 3.05 X 3.20, Toilet 1.25 X 2.13, Window Seating 2.13 X 0.75.

**Unit C-104:** Living/Dining 5.20 X 3.20, Kitchen 2.45 X 2.75, Mini Room 1.22 X 1.55, Balcony 2.76 X 1.67, Balcony 2.76 X 1.67, Study 2.60 X 3.20, Bedroom 3.85 X 3.20, Bedroom 3.05 X 3.20, Toilet 1.25 X 2.13, Window Seating 2.13 X 0.75.

**Common Areas:** 1.98 M. WIDE PASSAGE, 1.50 M. WIDE PASSAGE, 10.02 M. WIDE PASSAGE, Ventilation Shaft 5.01 X 3.67, Dry Balc. 2.45 X 1.11, Dry Balc. 2.15 X 1.01, Mini Room 1.22 X 1.55, Balcony 2.76 X 1.67, Balcony 2.76 X 1.67, Study 2.60 X 3.20, Bedroom 3.85 X 3.20, Bedroom 3.05 X 3.20, Toilet 1.25 X 2.13, Window Seating 2.13 X 0.75.

WING- C

**FLAT NO.-**\_\_\_\_\_





## **ANNEXURE-E**

### **(SPECIFICATION OF THE APARTMENT AND COMMON AMENITIES)**

#### **ECO Features / Green Practices**

- Rain Water Harvesting
- Sewage Treatment Plant
- Solar Water Heater
- Solid Waste Management System
- Wet and Dry Garbage Management System on each floor
- Provision for electrical CAR charging point

#### **Automation**

- Panic button in Kids Bedroom
- Motion Sensor Lights in Bathroom
- Gas Leak Detector in kitchen
- Main entrance guard phone
- Electromagnetic lobby door lock system

#### **Fact File**

##### **Comfort and Convenience**

- Passenger and Freight lift with DG Backup
- Wide passage for easy movement

##### **LivingRoom**

- Videodoorphonefor security
- DecorativeNameplateatthe maindoor
- Designermaindoor with latch to ensuresafety
- Entrancelobbytoavoiddirectviewinto theflat
- ProvisionforTV andinternetpoints
- Two-way switchesfor lightandFanfor livingroomrightattheentrance

##### **Bedroom**

- Window in the direction opposite to the entrance
- Bedrooms are clubbed together and located in more private area
- Side walls for flexibility in arrangements of furniture
- Two-way switch for light and fan
- Provision for AC point in master bedroom
- Provision for TV & Internet points
- Charging point near bed
- Window seating area in Kids bedroom
- Wardrobe niche in Kids bedroom

##### **Common Areas**



- Rectangular flat layout for maximum space utilization
- Lead free, non-flammable water-based paint
- Branded electric cables for safety
  - Elongated passage area to avoid congestion at the bedroom entrance
- Safety grills for all windows from outside
- Provision for Light Inverter System
- Provision for Internet points
- Three phase meter for common area

### **Kitchen**

- Closed kitchen for better storage space
- Granite kitchen counter top for more elegant look
- Separate electrical points for fridge and washing machine
  - Additional SS sink in the dry balcony for dry and clean kitchen platform
- Wall between kitchen and dry balcony

### **Terrace/Balcony**

- French door to save and add more space to the living room
- MS railing for safety and easy maintenance
- Anti-skid Tiles for safety in the rainy seasons
- Charging points for laptop and mobile with granite counter
- Natural Sunlight in every corner of the flat

## **FLAT SPECIFICATION**

### **Structure**

- Earthquake resistance, RCC Frame structure

### **Tiles**

- Dado Tile in washrooms and above kitchen platform

### **Paint**

- Superior quality internal paint
- Superior quality external paint

### **Flooring**

- Anti-skid flooring for Toilet, Bath and Attached terrace area

- Wooden texture vitrified tiles in master bedroom
- Vitrified Tile Flooring

### **Kitchen**

- Closed kitchen for better storage space
- Granite kitchen counter top for more elegant look with SS sink
- Separate electrical points as per electrical layout
- Additional SS sink in the dry balcony for dry and clean kitchen platform
- Service Counter with granite top to avoid congestion
- Additional counter for chopping / oven / toaster
- Provision for Water purifier
- Provision for exhaust fan with electric point
- Glaze tile above the platform
- Windows for natural sunlight and air ventilation

### **Bedroom**

- Both side laminated flush door
- AC provision in master bedroom
- All electric points as per electrical layout

### **Terrace**

- Antiskid flooring
- MS safety railing
- Granite counter with charging points for laptop/mobile etc.
- Fully openable French door for living room
- Three track sliding doors for Master Bedroom

### **Dry Balcony**

- Anti-skid tile
- Electrical point for washing machine
- Additional SS sink with granite top

### **Plumbing**

- Plumbing with concealed pipes
- Branded Sanitary and Bath fittings
- Geyser provision in one washroom

### **Doors**

- Both side laminated flush door

- Wooden laminated door frames on Main door and Bedroom door
- All doors fitting with Brass / Stainless Finish

### **Window**

- 3 track powder coated Aluminium window with Mosquito Net and M S Grill for additional Safety
- Window Seal with granite finish
- Lowered ventilator in bathrooms

### **Washroom**

- Granite door frame with both sides laminated flush doors
- CPVC plumbing and sanitary ware
- Glaze tile up to lintel level height
- Solar water heater connection in Master toilet
- Exhaust fan provision and electric boiler point

### **Electrical**

- Concealed Fire-Retardant Low Smoke Copper Wires
- Circuit Breaker
- TV and Telephone points in living and one bedroom
- Modular Switches
- Split AC Point provision in one Bedroom
- Fridge / Oven and food processor point in kitchen
- Provision for exhaust fan in kitchen and washrooms

### **Common area**

- Entrance lobby for privacy
- Loft for the provision of inverter in the lobby area
- Three dedicated light points with DG backup
- All common area with DG backup
-

**ANNEXURE-F**  
**Certificate of Registration with MahaRERA**  
**(WING – A & C)**



**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 :  
**P52100029844**

Project: **41COSMO** , Plot Bearing / CTS / Survey / Final Plot No.: **149/1** at **Tathwade, Mulshi, Pune, 411033**;

1. **Krisala Enterprises Lip** having its registered office / principal place of business at **Tehsil: Mulshi, District: Pune, Pin: 411033**.
2. This registration is granted subject to the following conditions, namely:-
  - ◊ The promoter shall enter into an agreement for sale with the allottees;
  - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - ◊ The Registration shall be valid for a period commencing from **08/07/2021** and ending with **31/12/2024** 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:08-07-2021 17:48:16

Dated: **08/07/2021**  
Place: **Mumbai**

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

**ANNEXURE-G**  
**COMMENCEMENT CERTIFICATE**

**पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.**



**परिशिष्ट डी - १**

**बांधकाम चालू करणेकरिता दाखला**

पिंपरी चिंचवड महानगरपालिका, पिंपरी - १८.

क्रमांक - बी.पी./ लायवुडे / ४२ / २०२७

दिनांक : २८ / ०६ / २०२७.

श्री./श्रीमती/मे. संदीप पवार व सुनिल पवार व इतर लगे मे क्रिसाला एंक्ट्रप्रायजेस  
LLP लगे मे क्रिसाला इन्फ्रास्ट्रक्चर LLP लगे कार्यावाही वी. सागर सागरपुल व  
व्दारा : ला. आ. / ला. स. श्री. पाटील बुगुडे एसो. इतर

यांना

पिंपरी चिंचवड महानगरपालिका बांधकाम महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे.....लायवुडे.....येथील सर्व्हे नं/ सिटी सर्व्हे नं.....१४६१.२८९..... (ये) प्लॉट नं..... मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक २३/०७/२०२७ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमुद अटीवर व जादा अट क्र १ ते ४० नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

- १) सेट बॅकच्या अल्लबजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनवेल.
- २) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी मिळणार नाही किंवा भेगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.
- ३) सदर प्रारंभ प्रमाणपत्र / बांधकाम चालू करणेच्या तारखेपासून सुरू होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहील.
- ४) ही परवानगी आपल्या मालकीच्या जामिनी नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत - १ ते ४० अटी व नकाशा प्रती.

उप-अभियंता  
पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता  
पिंपरी चिंचवड महानगरपालिका

सह शहर अभियंता  
पिंपरी चिंचवड महानगरपालिका

प्रत महितीसाठी : १) सहा. मंडलअधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी वाघेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुर्डी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलाख / पिंपळे सौदागर / चाकड / रावेत / रहाटणी / थेरगांव.  
२) करसंकलन विभाग मुख्यकार्यालय, पिंपरी, पुणे - १८.  
३) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे - ४११ ००१. (MAHADA)



**पिंपरी चिंचवड महानगरपालिका, पिंपरी - ४११ ०१८.**  
**बांधकाम चालू करणेकरिता महत्वाच्या सुचना / अटी**

- १) सोबतच्या संजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकाम करणे बंधनकारक आहे.
- २) जोत्यापर्यंत काम आल्यानंतर नगररचना व विकास विभागाकडून सेटबॅक तापासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरू करू नये. ज्योत्यापर्यंतच्या कामाचे विभागस लेखी स्वरूपात कळवावे.
- ३) सोबतच्या नकाशावर नमूद करण्यात आलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
- ४) ज्या भूखंडावर नवीन इमारत बांधकाम करण्यात आले आहे. त्या इमारतीचा भोगवटा दाखला मागण्यापुर्वी विकसकाने इमारतीसमोर कंपाउंड वॉलच्या आत झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुंपन विकसकाने करावयाचे आहे. तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अनामत रक्कम कोषागारात भरणे बंधनकारक आहे.
- ५) नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अॅथोरिटीची पूर्व परवानगी घेतल्या शिवाय तोडू नयेत. अन्यथा कायदेशीर कारवाई करण्यात येते याची नोंद घ्यावी.
- ६) बांधकाम परवानगी करिता ' बांधकाम राडारोडा व्यवस्थापन' (C&D Waste Management Plan) बाबत पर्यावरण विभागकडील ना हरकत प्रमाणपत्र जोडणे आवश्यक आहे. तसेच बांधकाम पूर्णत्वाचा दाखला देताना विकसकाने C&D Waste Processing Plan वर टाकलेल्या राडारोड्याचा रिपोर्ट तसेच प्रक्रियेतून पुर्ननिर्मित झालेले कमीत-कमी २०% बांधकाम साहित्य वापरलेचे प्रमाणपत्र प्राप्त झालेनंतर संबंधितांना पूर्णत्वाचा दाखला देण्यात येईल.
- ७) इमारतीच्या तळमजल्यावरील गाळेधारकांच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहिल.
- ८) विकास आराखड्यातील रस्ता रूंदीने बाधित क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक राहिल. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ९) भूखंडाच्या संबंधित मिळकत कर भरल्याचा करसंकलन विभाग मनपा यांचेकडील दाखला/पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १०) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे विकसीत करणे बंधनकारक आहे. त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- ११) विकास आराखड्यातील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रूंदीने बाधित क्षेत्र म.पा.चे. नाव लागून ७/१२ चा उतारा/सुधारित मालमत्तापत्रक व मोजणी नकाशा सादर जागेचे FSI / DR अनुज्ञेय करणेपुर्वी या कार्यालयाकडे सादर करणेपुर्वी या कार्यालयाकडे सादर करणे आवश्यक आहे. तसेच सदरहू रस्ता रूंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकसक यांनी स्वतः करणे आवश्यक आहे. अथवा मनपाच्या त्यावेळच्या प्रचलित दराने विकास खर्च भरणे आवश्यक आहे.
- १२) प्रस्तुत प्रकरणातील जागेचा मोजणी नकाशा वहिवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. नगरभूमापन कार्यालयाकडील सुधारित मोजणी नकाशा/मालमत्तापत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- १३) प्रस्तुत प्रकरणातील भूखंडाचे एकत्रीकरण नगर भूमापन कार्यालयकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रके घेण्यापुर्वी या विभागाला सादर करणे आवश्यक आहे.
- १४) इमारतीसाठी नियमानुसार रेन वॉटर हार्वेस्टिंग व्यवस्था करणे बंधनकारक आहे.
- १५) भूखंडालगतचे पोहोच रस्ता व आसपासचे क्षेत्रातील सर्व प्रकारच्या प्राण्यांचा निचरा होणे सार्वजनिक आरोग्याच्या दृष्टीने आवश्यक आहे. त्यासाठी योग्य ती उपाययोजना करण्याची सर्वस्वी जबाबदारी विकसक / अर्जदार यांचेवर राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार/हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करण्याची जबाबदारी विकसक/अर्जदार यांचेवर राहिल. त्याची मनपास कोणत्याही प्रकारे तोषीस लागू देणार नाही.



- १६) मा. उपविभागीय अधिकारी/तहसिलदार यांचेकडून वर्ग १ साठी जमीनीची विनिश्चीता दाखल आवश्यक राहिल. तसेच वर्ग २ साठी आवश्यक तो ना हरकत दाखला महानगरपालिकेस सादर केल्याशिवाय बांधकाम परवानगी देणेत येणार नाही.
- १७) म्हाडास द्यावयाच्या सदनिका, पुर्णत्वांतर इतर इमारतींना भाग/संपूर्ण भोगवटा दाखला देण्यात येईल.
- १८) यु.एल.सी. बाबत विकसक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- १९) सर्व बांधकाम व्यवसायिक / विकसक / जागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेवा शर्ती) अधिनियम १९९६ व कंत्राटी कामगार नियम आणि निर्मुलन) अधिनियम १९७० अनुषंगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण विषयक कायद्यातील तरतुदींची पूर्तता करून घेणे बंधनकारक आहे.
- २०) मा. जिल्हाधिकारी, पुणे यांची खनिकर्म शाखा द्वारे निर्गमित केलेल्या परिपत्रक क्र. खनिकर्म/कावि/८७७/२०१६ दि. ३१/०३/२०१६ नुसार विकासकाने बांधकामसाठी लागणारे गौण खनिज हे अधिकृतारित्या जाहिर केलेल्या परवानगी दिलेल्या दगड, खडी, मुरूम, माती, वाळू परवानाधारक यांचेकडून खरेदी करणे बंधनकारक राहिल.
- २१) सदरची परवानगी ही संबंधित विकसकाने रियल इस्टेट रेग्युलेशन ॲक्ट डेव्हलपमेंट ॲक्ट २०१६ (RERA) अंतर्गत विहित मुदतीत नोंदणी करणे विकसकावर बंधनकारक राहिल.
- २२) WATER RECYCLE UNIT / STP हे जलनिःसारण ना हरकत प्रमाणपत्राप्रमाणे उभारून कार्यन्वित करणे विकासकावर बंधनकारक राहिल.
- २३) महाराष्ट्र महानगरपालिका अधिनियमातील १६३ अन्वये विकसकाने बांधकाम पुर्ण होताच महानगरपालिकेच्या कार्यालयामध्ये बांधकाम भोगवटापत्रक मिळण्याबद्दल अर्ज करणे आवश्यक आहे. म्हणजे मा. शहर अभियंता अगर त्यांनी नेमलेल्या अधिकाऱ्याच्या जागेची तपासणी करता येईल व जागा वापरण्यास संमती देता येईल. या विरुद्ध वर्तन करणारा संबंधित विकसक, महानगरपालिकेच्या दंडात्मक धोरणानुसार दंडास पात्र होईल.
- २४) प्लॉटमधून जाणऱ्या पाण्याच्या (विशेषतः पावसाच्या पाण्याचा) नैसर्गिक प्रवाहाचा मार्ग कोणत्याही परिस्थितीत बंद वा कमी करण्याची संमती या दाखल्याने दिलेली नाही.
- २५) शेजारच्या लोकांना अथवा इतरांना कामपासून उपसर्ग किंवा कोणत्याही प्रकारचा त्रास पोहचू नये. त्याविषयी जबाबदारी विकसकावर आहे. या संमतीपत्राने दुसऱ्या कोणत्याही अधिकारास बाधा येत नाही आणि तुम्ही आपल्या अधिकाराबाहेर कोणतेही काम केल्यास त्याची जबाबदारी विकसकावर राहिल.
- २६) हा दाखला महानगरपालिकेच्या सेवकांनी अथवा संरक्षकाने (पोलिसाने) पाहण्यास मागितला असता दाखविला पाहिजे अन्यथा संमतीपत्राविना बांधकाम चालू आहे, असे समजण्यात येईल. विशेष प्रसंगी महानगरपालिकेची लेखी आज्ञा दिली तर ती पुन्हा मान्य केली पाहिजे त्यात या संमतीवरून बाधा येत नाही.
- २७) पाणीपुरवठा नाहरकत दाखल्यामध्ये नमूद केलेले अटी प्रमाणे आवश्यकती व्यवस्था करावी.
- २८) महानगरपालिकेच्या लेखी संमतीपत्राशिवाय नवीन विहीर, तलाव किंवा डबके, हौद, अगर कारंजे खोदण्याचा अगर बांधण्याचे काम करू नये. गलीट्रॅप्स, उघडी गटारे, यांना मच्छर प्रतिबंधक व्यवस्था केली पाहिजे, हौदात केकचरा न जाईल अशी झाकणे व्यवस्थितपणे बसवावीत. त्यात सुलभपणे काढत येईल असे मजबूत कुलूप व किल्ली तसेच ओव्हरफ्लो (वर्किंग) पाईपला चांगल्यापैकी वायरगेजचे संरक्षण असावे. हद्दीवरील भिंतीवरील फुटक्या बाटल्यांचे तुकडे बसवू नयेत. फ्लशिंग संड्याचे जोते नजिकच्या रस्त्याच्या मध्यबिंदूपासून अगर मालकाच्या इमारती भोवतालच्या जागेपासून ०.५ मी उंचीचे असावे.
- २९) संबंधित भूखंडाबाबतचा रस्ता, वीज, ड्रेनेज इ. विकासकाने महानगरपालिकेच्या स्पेसिफिकेशनप्रमाणेच करणे बंधनकारक आहे.
- ३०) इमारतीच्या उद्वाहकाबाबत सक्षम अधिकारी यांचेकडील चालविण्यासाठी अनुज्ञाप्ती, संपूर्ण भोगवटापत्रक घेणेपूर्वी सादर करणे आवश्यक राहिल. त्याखेरीज लिफ्टचा वापर करून नये.

- ३१) नियमावलीनुसार सौर उर्जेवर चालणारी व उष्णजल (Solar Water Heating System) बसविणे बंधनकारक आहे.
- ३२) डॅम्यू, चिकनगुन्या, मलेरिया इ. डासांचे वाढीवर नियंत्रण ठेवणेसाठी बांधकामाचे साईटवर साठवलेले पाण्याचे टाक्यांवर झाकण असणे बंधनकारक आहे. तसेच साठविलेले पाण्याचे टाकीचे परिसरात साचलेल्या पाण्याचा निचरा नियमितपणे करणे विकसकावर बंधनकारक राहील. तसेच सदर ठिकाणी नियमितपणे मलेरिया ऑईल, एंबेंट फवारणी इ. डास प्रतिबंधक फवारणी नियमितपणे करणेची जबाबदारी विकसकावर राहील.
- ३३) बांधकास / व्यवसायिक / विकसक / जागा मालक यांनी बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विमा काढणे बंधनकारक आहे.
- ३४) साईटवरील सर्व बांधकाम मजुरांसाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय करणे विकसक यांचेवर बंधनकारक राहील.
- ३५) अंतर्गत व वहिवाटीच्या रस्त्याबाबत क्षेत्र मनापचे ताब्यात देऊन ७/१२ उतान्यावर पिंपरी चिंचवड महानगरपालिकेच्या नावाची नोंद केलेनंतर क्षेत्राचा मोबदला देण्यात येईल.
- ३६) बांधकाम साईटवरील बसाहतीत विद्युति वाहिनी (इलेक्ट्रीसिटी व आग यांपासून धोका निर्माण होऊ नये. यांची विशेष काळजी घेण्यात यावी.
- ३७) महाराष्ट्र शासनाचे मेमोरंडम नं. टीपीसी/४३९८/१५०४/सीआर २८७/९४/युडी११/आरडीपी दि. १९ जुलै १९९४ नुसार संबंधित जागामालक / जागेचा विकास करणार त्यांनी (बांधकाम/विकास करावयाच्या) जागेवर सर्वांना सहजरित्या दिलेल आशा रितीने "डिस्टले बोर्ड (माहिती फलक)" बसविणे आवश्यक आहे. या फलकावर (मालकाचे नाव, आर्किटेक्टचे नाव व इतर अनुषंगिक) माहिती असणे आवश्यक आहे.
- ३८) कामाच्या ठिकाणी अपघात झाल्यास कामगारांना मिळणाऱ्या लाभांपासून हे वंचित राहु नये या करिता विकसकाने कामगाराचा अपघात विमा काढणे बंधनकारक राहील.
- ३९) जागेच्या वा इमारतीच्या कायदेशीर मालकी हक्काचे संदर्भ लक्षात घेता अर्जदारास हा दाखला देणेत येत आहे.
- ४०) RERA रजिस्ट्रेशन क्रमांक

अट क्र. ८१ यथार्थ बांधकाम नकाशा/ बांधकाम चालू करणेचा दाखला हा पर्यावरण ना-हुरकत प्रमाणपत्र (Environmental Clearance) मिळवणे अधिन राहून मंजूर करणेत शक्य आहेत. प्रत्यक्षात जागेथर पर्यावरण ना-हुरकत प्रमाणपत्र (Environmental Clearance) मिळवलेशिवाय बांधकाम/विकास न करणेच्या अटीवर सदरची बांधकाम परवानगीची अंमली देणेत येत आहे.

अ) विकसकाचा मालकाचा पत्ता

ब) बांधकामाच्या साईटचा पत्ता

मोबाईल क्र.

ई-मेल

पत्ता : स.न. ७४५१७४ सुपरभा  
७४५१७४ सुपरभा  
पुणे

स.न. ७४५१७४ सु  
माथळडे पुणे.



## **DECLARATION**

**ANNEXURE-I**  
**CERTIFICATE OF INCORPORATION CONSEQUENT UPON CHANGE**  
**OF NAME**



सत्यमेव जयते  
**GOVERNMENT OF INDIA**  
**MINISTRY OF CORPORATE AFFAIRS**  
Central Registration Centre

[Refer Rule 20 of the LLP Rules, 2009]

**FRESH CERTIFICATE OF INCORPORATION CONSEQUENT UPON CHANGE OF NAME**

LLP Identification Number: AAP-7714

In the matter of KRISALA NEST ENTERPRISES LLP

I hereby certify that KRISALA NEST ENTERPRISES LLP which was originally incorporated on Twenty seventh day of June Two thousand nineteen under the LLP Act, 2008 as KRISALA NEST ENTERPRISES LLP having duly passed the necessary resolution in terms of Rule 20(1) of the LLP Rules, 2009. The name of the said Limited Liability Partnership (LLP) is this day changed to KRISALA ENTERPRISES LLP and this certificate is issued pursuant to Rule 20(3) of the said Rules.

Given under my hand at Manesar this Twenty first day of June Two thousand twenty-one.



Susmitha Selvaraj



For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Mailing Address as per record available in Registrar office:  
**KRISALA ENTERPRISES LLP**  
**145/1B 41, ELITE PUNE CITY, PUNE, Pune,**  
**Maharashtra, 411033, India.**

PAN CARD OF THE PROMOTER/ALLOTTEE

