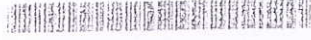


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दस्तावेज क्र. 5758/2005

Thursday, September 08, 2005

10:38:33 AM

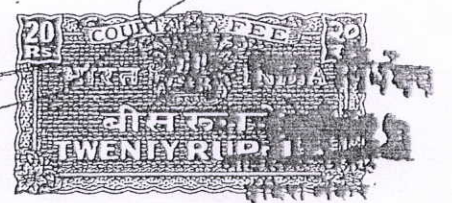
दुय्यम निबंधक: हवेली - 5 (दिघी)

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बालेवाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 3,499,510.00
बा.मा. रु. 1,460,760.00

- (2) भू-मापन, पोटहिस्सा व परकमांक (असल्यास) (1) सर्वे क्र.: 33/1/41/33/1/42 वर्णन: विभागाचे नाव - विभागाचे नाव : (वि.क्र.56) बालेवाडी (पुणे महानगरपालिका), उपविभागाचे नाव - 58/679 - उर्वरीत क्षेत्रातील भालमत्ता स.नं. 33/1/41 यासी क्षेत्र हे 05.49 आर म्हणजेच 549 चौ.मी. व स.नं. 33/1/42 यासी क्षेत्र 0 हे 03.79 आर म्हणजेच 379 चौ.मी. व स.नं. 33/(1पैकी)/4पैकी एकुण क्षेत्र 0 हे 53.82 आर म्हणजेच क्षेत्र 0 हे 3.69 आर म्हणजेच 369 चौ.मी. असे एकुण क्षेत्र 1297 चौ.मी. म्हणजेच 13955.72 चौ.फूट
- (3) क्षेत्रफल (1) मिळकतीचे एकुण क्षेत्रफल 1297 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे मिटकॉन कन्सल्टन्सी सर्वीसेस ली. तर्फे मॅनेजिंग डायरेक्टर प्रदिप रघुनाथ बाबडेकर: घर/फ्लॅट नं: बी/2/101; गल्ली/रस्ता: सेनापती बापट रोड; ईमारतीचे नाव: कुमार प्राईड पार्क; ईमारत नं: -; पेठ/वसाहत: पुणे; शहर/गाव: पुणे; तालुका: -; पिन: 411016; पॅन नम्बर: AGDPB2630C.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे मिटकॉन फॉण्डेशन रजिस्टर्ड ट्रस्ट तर्फे रजिस्ट्रार सतोष यशवंत महाजन; घर/फ्लॅट नं: 204; गल्ली/रस्ता: रामयानगरी; ईमारतीचे नाव: के; ईमारत नं: -; पेठ/वसाहत: विबवेवाडी; शहर/गाव: पुणे; तालुका: -; पिन: 411037; पॅन नम्बर: ABEP6579P.
- (7) दिनांक करून दिल्याचा 05/09/2005
- (8) नोंदणीचा 08/09/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 5758 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 175000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 30000.00
- (12) शोरा



मी वाचली

मी रुजवात घेता/घेता

दस्तऐवज वरहुकुम नमूद करून दिल्याचा

सदर नाकल करून घेतो/घेता

यास त्याचे तारीख 07/09/05

अर्जावरून समर्थ

तारीख 07/09/05



दुय्यम निबंधक, हवेली नं. १५

Principal
MIS International School



हवेल - १५		
५०५८	१	३९
२००५		

Customer Copy	
Scroll No.	000024 Date
Franking Value	Rs. 175000/-
Service Charges	Rs. 11/-
Total	Rs. 175011/-
Name of the stamp duty paying party: MITON FOUNDATION	
Cash / DD* / Pay Order (PAN No. if Cash above Rs. 10,000/-) W.M.D.C. LTD. 05 SEP 2005	
Date :	05 SEP 2005
Bank / Branch	ICICI BANK Shivajinagar
Through Name :	Kiran
Signature	
(for WMDC Office Use Only)	
Tran. ID	
Franking Sr. No.	
*Subject to realisation	Authorized Signatory

WMDC Ltd. Pune, Franking Deposit Slip

SALE DEED

This Sale Deed made & executed at Pune on this the 5th day of
September, in the year 2005.

...2

Reshika Chohan
Principal
MIS International School

Rs. 275000/-

Western Maharashtra
Development Corporation
Ltd., 2nd Floor, Kubera
Chambers
Shivajinagar, Pune 411 005.
D-5/STP(V)/C.R.1034/
7360-63/03

भारत 56220
104031

सहारा
SEP 05 2005



11:52

R.0175000/- PB5000

INDIA STAMP DUTY MAHARASHTRA

NAME : *Mitcon Foundation*
ADDRESS : *Pune*
THROUGH : *Kubera*
SIGNATURE : *[Signature]*
RECEIPT No. : *2*

FOR W.M.D.C. LTD.
AUTHORISED SIGNATORY
: 2 :

M/s. MITCON CONSULTANCY SERVICES LTD.

A Company Registered under Indian Companies Act, 1956,
having its Registered Office at - Kubera Chambers,

Shivajinagar, Pune 411 005.

through its Managing Director -

Dr. PRADEEP RAGHUNATH BAVADEKAR

Age 49 years, Occ. Service,

(PAN NO. AGDPB 2630C)

R/at. B/2/101, Kumar Pride Park,
Senapati Bapat Road, Pune 411 016.

Hereinafter referred to as 'THE VENDOR/S' (Which expression shall unless repugnant to the context or meaning shall mean & include all their legal heirs, executors, administrators and assignees etc.) of the FIRST PART.

M/s. MITCON FOUNDATION

A Trust registered under Societies Registration Act,
And the Bombay Public Trust Act, 1950,

having its registered office at : Kubera Chambers,
Shivajinagar, Pune 411 005.

Through its Registrar,

Mr. SANTOSH YESHWANT MAHAJAN

Age 36 years, Occupation : Service,

(PAN No. ABEPM 6579P)

R/at. 204, K Building, Ramyanagari,
Bibwewadi, Pune 411 037.

Hereinafter referred to as 'THE PURCHASER/S' (Which expression shall unless repugnant to the context or meaning shall mean & include all their legal heirs, executors, administrators and assignees etc.) of the SECOND PART.

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५०५८	३	३९
२००७		

WHEREAS the Vendor/s are the absolute owners and well sufficiently entitled to the properties bearing Survey No.33/1/41 admeasuring area 549 Sq.mtrs., Survey No.33/1/42 - admeasuring area 379 Sq.mtrs., Survey No.33/1(Part)/4(Part) - admeasuring area 369 Sq. mtrs., i.e. totally admeasuring area about 1297 Sq.mtrs. situated at Village Balewadi, Taluka - Haveli, Dist. Pune and more particularly described in the schedule hereunder written (Hereinafter for the sake of brevity referred to as 'the said properties')

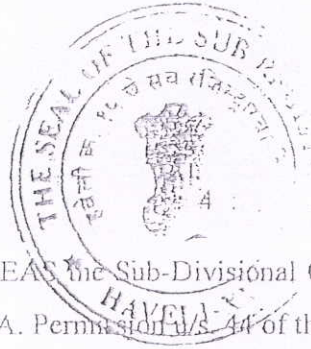
AND WHEREAS Vendor/s herein had purchased the said properties from its respective landowners as mentioned below by various Sale Deeds which are duly registered in the Office of concerned Sub-Registrar. The details of same are as under :

Sr.No.	Name of Landowner/s	Survey No.	Document No.
1.	Soniya Gil Alias Soniya Nitin Prasad Yadav, Varsha Madhukar Khanwalkar.	33/1/41	2603/2004
2.	Soniya Gil Alias Soniya Nitin Prasad Yadav, Varsha Madhukar Khanwalkar.3.	33/1/42	2604/2004
3.	Akash Saxena alias Akash Adasrsh Saxena Devendersingh Gill	33/1 (Part)/ 4 (Part)	2605/2004

AND WHEREAS as per the development plan, the said properties are shown in "Residential Zone" & hence the Vendor/s herein submitted return u/s.6(1) as per the provisions of Urban Land (Ceiling and Regulation) Act, 1976 before the Competent Authority Pune Urban Agglomeration, Pune under ULC Case No.1667-M.Co. wherein the Competent Authority, Pune Urban Agglomeration, Pune exempted the Vendor/s herein from chapter III as per provisions of Section 19(2) (iii) of the said Act & accordingly issued order u/s.8(4) of the said Act on 18/10/2004.

Monika Chhabra
Principal
MIS International School

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AND WHEREAS the Sub-Divisional Officer, Pune, Sub-Division, Pune has granted N.A. Permission u/s 44 of the M.L.R.C. 1966 regarding the said properties in the following manner :

Sr.No.	N.A. Order No.	Date	Survey No.
1.	NA/SR/II/82/2004	13.04.2004	33/1/41
2.	NA/SR/II/83/2004	13.04.2004	33/1/42
3.	NA/SR/II/42/2004	16.03.2004	33/1(Part)/4(Part)

AND WHEREAS the Vendor/s herein got the said properties amalgamated & measured/ demarcated from the Taluka Inspector and Land Records, Haveli under No. 66 on dated 8.12.2004 and accordingly the said authority has issued Demarcation Certificate on 15.12.2004.

AND WHEREAS the Vendor/s where desirous of disposing off said properties and knowing the intention of the Vendor/s, the Purchaser/s herein approach the Vendor/s and offer to purchase and acquire the said properties for the total consideration of Rs.34,99,510/- (Rupees Thirty Four lakhs Ninety Nine thousand Five hundred Ten Only) and after negotiations between the parties hereto, the Vendor/s ascertained that the offer given by the Purchaser is true and correct as per the prevailing market rate and hence decided to sell/transfer/assign/convey the said properties on ownership in favour of the Purchaser /s for the abovesaid total consideration.

AND WHEREAS, the Vendor/s & Purchaser/s herein submitted notice u/s 26 of Urban Land (Ceiling & Regulation) Act, 1976 to the Competent Authority, Pune Urban Agglomeration, Pune on 22.11.2004 which has been duly acknowledged by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune vide No.ULC/D-1/T-12/SR-189/2004 dated 22.11.2004.

AND WHEREAS the Vendor/s have received the total consideration of the said properties from the Purchaser/s as mentioned in

Monika Chhabra
Principal
MIS International School
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Schedule of Payment herewith written and hence execute this final deed of sale in favour of the Purchaser/s by paying necessary Stamp Duty and Registration charges herewith as per the prevailing law :

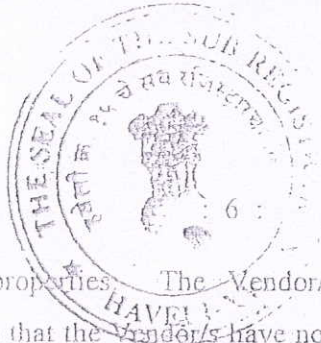
NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. The Vendor/s hereby sold, transferred, conveyed & assigned and the Purchaser/s herein have purchased and acquired the said properties (more particularly described in the Schedule hereunder written) for the total consideration of Rs.34,99,510/- (Rupees Thirty Four lakhs Ninety Nine thousand Five hundred Ten Only) which the Purchaser/s have paid to the Vendor/s in the following manner :

Rs.5,000/-	Paid by Cheque No.263820 dated 01.09.2005 drawn on Bank of Baroda, Shivajinagar Br.Pune
Rs.34,94,510/-	The Purchaser/s shall pay the said amount on the demand and request of Vendor/s from time to time.
<u>Rs.34,99,510/-</u>	(Rupees Thirty Four lakhs Ninety Nine thousand Five hundred Ten Only)

The Payment & Receipt of Rs.34,99,510/- (Rupees Thirty Four lakhs Ninety Nine thousand Five hundred Ten Only) the Vendor/s hereby admit and acknowledge and of and from the same and every part thereof & do hereby forever acquit, release and discharge the Purchaser/s from the same and every part thereof.

2. For the said consideration of Rs.34,99,510/- (Rupees Thirty Four lakhs Ninety Nine thousand Five hundred Ten Only) the Vendor/s do hereby transfer the said properties unto the Purchaser/s TO HAVE AND TO HOLD absolutely and forever free from any encumbrances whatsoever. The Vendor/s do hereby assure unto the Purchaser/s that the Vendor/s are the sole and absolute owners of the said properties and that no other person except the Vendor/s have got any right, title, claim or interest of whatsoever nature in



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the said properties. The Vendor/s further assured unto the Purchaser/s that the Vendor/s have not on or before the date of this deed sold, transferred, assigned or in any other way encumbered or alienated their rights, title, claim and interest in respect of the said properties in favour of any person whatsoever, nor the Vendor/s have mortgaged, leased out or charged with the said properties and that the said properties are free from all encumbrances, charges, loans, liabilities, mortgages, lease, lien etc. and the title of the Vendor/s to the said properties is good, clear and marketable.

3. The Vendor/s do hereby handover the vacant, peaceful and physical possession of the said properties under the Purchaser/s and the Purchaser/s are assured of their peaceable enjoyment of the said properties and the Vendor/s do hereby undertake to remove any obstruction or objection to such enjoyment of the Purchaser/s by any person whatsoever.
4. The Vendor/s had paid all the cesses, taxes and assessments, Govt. Semi-Govt., Local and Municipal taxes in respect of the said properties and taxes, assessments and cesses that may accrue and become payable hereinafter shall be paid and borne out by the Purchaser/s.
5. And the Vendor/s doth hereby declare that the said properties hereby granted, assured, and conveyed are not subject matter of any revenue court, acquisition or municipal proceeding and the Vendor/s are the sole and absolute owners of the said properties and no other person have any right, title or interest of any kind whatsoever in the said properties.
6. The Vendor/s covenant unto the Purchaser/s that the said properties have not been shown as reserved for any public purpose and no reservation or restriction have been imposed of the construction thereon.

Monika Chandel
Principal
MIS International School



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7. The Vendor/s hereby Covenant unto the Purchaser/s that all necessary consents, signatures, statements etc. as may be required for the purpose of getting Purchaser/s names entered into the records of rights or for the better enjoyment of the said properties by the Purchaser/s shall be given by the Vendor/s without charging any fees or remuneration from the Purchaser/s.
8. That the Purchaser/s shall be free to use the said properties for any purpose as may be permitted by the authorities concerned.
9. That the expenses such as stamp duty, registration charges, advocate fees and all other incidental charges of these presents are borne and paid by the Purchaser/s.
10. That the parties hereto have obtained acknowledgement of notice u/s. 26 of Urban Land (Ceiling and Regulation) Act, 1976 from the Competent Authority, Pune Urban Agglomeration Pune vide No.ULC/D-1/T-12/SR-189, dated 22.11.2004 for the transfer of the said properties in the name of the Purchaser/s herein.

11. STAMP DUTY :

Location : Vibhag No.58/679 (उर्वरित क्षेत्रातील मालमत्ता)
(Rate as per T.P.V.D. is Rs.1,200/Sq.mtr.)

The property is situated at Balewadi correct and true market value of the said land is prescribed by T.P.V.D. Pune at the rate of Rs.1,200/- per sq.meter. Therefore valuation of the land comes to Rs.15,56,400/- for the purpose of the Stamp Duty. The amount of consideration is Rs.34,99,510/- paid by Purchaser to Vendor. Therefore requisite stamp duty of Rs.1,75,000/- have been paid on the amount of Rs. 34,99,510/- On execution of this Sale Deed.

Agreed Consideration Price Rs. 34,99,510/-
Prescribed Valuation Rs.15,56,400/-
Stamp duty of Rs.1,75,000/-

Monika Chhabra
Principal
MIS International School
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SCHEDULE OF THE SAID PROPERTIES

All that pieces and parcels of the properties lying and situate at Village Balewadi, Taluka - Haveli, District - Pune, within the local limits of Pune Municipal Corporation and also within the Jurisdiction of the Sub-Registrar, Haveli No.15, Pune bearing Survey Nos. its respective area as follows :

1. Survey No.33/1/41 area admeasuring 0 H.05-49 R i.e. 549 Sq.mtrs. Assessment Rs. 00-20 is bounded as under :

East : Common Road
South : Balewadi Mahalunge Road
West : Common Road and Survey No.31 beyond Road.
North : Plot No.2 of the same property bearing S.No.33/1/42

2. Survey No.33/1/42 area admeasuring 0 H. 03-79 R i.e. 379 Sq.mtrs. Assessment Rs. 00-15 is bounded as under :

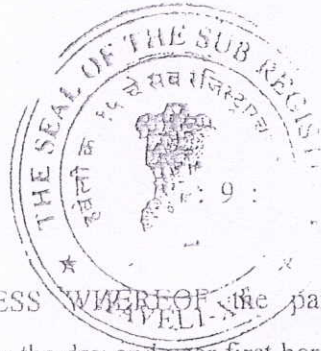
East : Common Road of the same property
South : Plot No.1 of the same property bearing S.No.33/1/41
West : Common Road and S.No.31 beyond Road
North : Plot No.3 of the same property bearing S.No.33/1(Part)/4 (Part)

3. Survey No.33/1(Part)/4 (Part) Total area 0 H.53-82 R out of the said area, area admeasuring 0 H. 3-69 R i.e. 369 Sq.mtrs. Assessment Rs. 1-69 is bounded as under :

East : Common Road of the same property
South : Plot No.2 of the same property bearing S.No.33/1/42
West : Common Road and S.No.31 beyond road.
North : Plot No.4 of the same property

i.e. totally area admeasuring about 1297 Sq.mtrs. (equivalent to 13955.72 Sq.fts)

Monika Chhabra
Principal
MIS International School
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५७५८	E	39
२००५		

IN WITNESS WHEREOF the parties hereto have set their respective hands on the day and year first hereinabove mentioned.

In the presence of

WITNESSES :

1) P. R. Chabuleswar
Name : P. R. Chabuleswar
Address : Koregaon muf
Haveli Pune.

For Mitcon Consultancy Services Ltd.

2) S. V. Yarkule
Name : S. V. Yarkule
Address : Ghisipudi Gaon,
Pune - 2.

Dr. Pradeep Raghunath Bavadekar
Managing Director,
Vendor/s

For M/s. MITCON Foundation

Mr. Santosh Yeshwant Mahajan
Registrar
Purchaser/s

Principal
Principal
MIS International School

द्विवक्ता

भुमापन क्रमांक गट क्रमांक	हि. क्र.	धारणा क्रमांक	हस्ताक्षर
33/18/18			404/97/3
भु. मा. क्रमांकाचे स्थानिक नांव			2004
लागवडी योग्य क्षेत्र	एकर हेक्टर	गुंटे आर	कुळ्याचे नांव
जिरायत	0-43-12		2323
बागायत	0-41-12		2324
भातशेती	0-41-12		2325
एकूण	0-41-12		2326
पो. ख.	0-13		2327
वर्ग (अ)			2328
वर्ग (ब)			2329
एकूण	0-41-12		2330
आकार रुपये	9-30		2331
जूडी अथवा विशेष आकार पाण्याबाबत	9-4		2332
एकूण			2333

गा. न. क्र. ७ अ				गा. न. १२										पडीत व पिकास निरोपयोगी अशा जमिनीचा तपशील		पणी पुराव्याची साधने	शेरा
वर्षे	जमीन करणाराचे नांव	रीत	हंगाम	पिकाखाली क्षेत्र									प्रकार	क्षेत्र			
				मिश्र पिकाचे एकुण क्षेत्र			मिश्र पिकातील प्रत्येक पिकाचे क्षेत्र			अमिश्र पिकांचे क्षेत्र							
१	२	३	४	मिश्र पिकाचे सांकेतिक	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	पिकांचे नांव	जल सिंचित	अजल सिंचित	१४	१५	१६	१७	
	12	KUC	25														

3/2/2021

Principal

MIS International School

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Principal
MIS International School

MIS International School

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गांव

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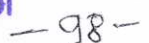
प्रांशुका

5

धुमापन क्रमांक गट क्रमांक	हि. क्र.	धारणा क्रमांक	खति क्रमांक
03/19/28		पुरानी नं- 9	444(93)39
धु. मा. क्रमांकाचे स्थानिक नाव			2004
लागवडी योग्य क्षेत्र	एकर हेक्टर	गुंठे अर	कुळाचे नांव
जिरायत			0-03-103 का 5
वागायत			इतर अधिकार
भातशेती			
एकूण			
पो. ख.			
वर्ग (अ)			
वर्ग (ब)			
एकूण			
आकार रुपये			
जूडी अथवा विशेष आकार पाण्याबाबत			
एकूण			

(मागे पहा

[illegible]Principal
MIS International School





हवल - १५

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नियमितीकरणाचा दाखला

0025326

मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - ओशेका/गुठे/१००६,
दिनांक - २२/०३/०४

(श्री/श्रीमती) सोनिया गिल

द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,

श्री./श्रीमती यु. र. भायकवाड

, प. ५५८, रास्ता पेट,

पुणे - १५

यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे

म.न.पा. मुख्य सभा ठराव क्र. १८२, दि २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) बालीवाडी

ह.नं. ३३ / हिस्सा नं. १/४.१. / प्लॉट नं. / सोसायटी / कॉलनी

मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. १४८५४...

दि. ३१/३/०४ नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये विवक्षित गुठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुठेवारी विकासाचे नियंत्रण करणेकरिता पुणे म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र ३१.२:१० चौ.मी. (तिनडो बारा पूर्णिक दहा चौ.मी. फक्त)
- ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र)

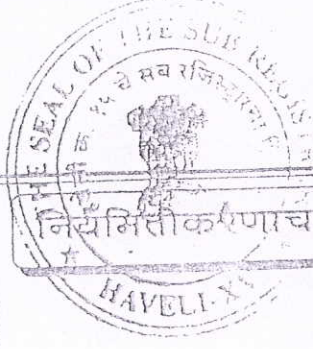
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- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून सदरचा दाखला देण्यात आलेला आहे.
- २) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
- ३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
- ४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

सहायक अभियंता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

Principal
MIS International School



हवल - १५

५०५८/१४३१

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नियमितीकरणाचा दाखला

००५/००२५३२७

मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - ओकेका/गुंठे/१०५७०
दिनांक - २२/०३/०४

(श्री/श्रीमती) सोनिया गिल

श्री./श्रीमती यु. ए. भायकवाड

पुणे - ११

यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) बालिवाडी

स.नं. ३३...../हिस्सा नं. १/४३...../प्लॉट नं. / सोसायटी / कॉलनी
मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ.क्र. १४/५६...
दि. ३/३/०४..... नुसार अर्ज व विकसनाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये विवक्षित गुंठेवारी विकासाचे नियमितीकरण व श्रेणीवाद करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र ३७९:००... चौ.मी. (तिनशे एकोवीसशी चौ.मी. फक्त)
ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र)

- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून सदरचा दाखला देण्यात आलेला आहे.
२) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

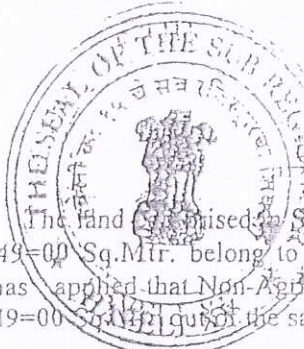
सहायक अभियंता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

Principal
MIS International School

Read : 1) Application dated 20/03/2004 From Kum.Sonia Gill Trough (PAH)
Shri Devendrasingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune -
No.NA / SR / II / 82/2004

Pune-1, Date 13/04/2004



ORDER 2603 9E32
2004

The land comprised in S.No. 33/1/41 of Village Balewadi, Tal.Haveli Dist.Pune measuring 549=00 Sq.Mtr. belong to Kum.Sonia Gill Trough (PAH) Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 549=00 Sq.Mtr. out of the said land for the Non-Agricultural purpose of Residential

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 549=00 Sq.Mtr.out of S.No. 33/1/41 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Kum. Sonia Gill Trough (PAH) Shri Devendrasingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4.That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025326, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.520/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a)That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.



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Principal
MIS International School

9. That the area and N.A.A. mentioned in this order and the sanad shall be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (520/-) and C.Tax of RS.(2600/-) and only for one year has been credited by the applicant vide challan No.II/17/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act etc.

To,
Kum. Sonia Gill Trough
(PAH) Shri Devendrasingh Gill
C-10, Hill-View Residency Baner, Pune



(Suraj Waghmare)
Sub-Divisional Officer
Pune Sub Division Pune

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Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the HAVELI and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

(Signature)
Prakash Ramani

(Signature)
Sub-Divisional Officer
Pune Sub Division Pune



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१५०२	२०	३२
२००८		

Principal
MIS International School

Read: 1) Application dated 20/03/2004 From Kum.Sonia Gill Trough {PAH} Shri Devendrasingh Gill



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ORDER

The land comprised in S.No. 33/1/42 of Village Balewadi, Tal.Haveli, Dist: Pune measuring 379=00 Sq.Mtr. belong to Kum.Sonia Gill Trough {PAH} Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 379=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

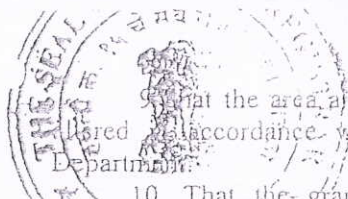
In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 379=00 Sq.Mtr.out of S.No. 33/1/42 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Kum. Sonia Gill Trough {PAH} Shri Devendrasingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A.use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025327, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of .0.948 per Sq.Mtr. for Residential area (i.e. Rs.359/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any
- 7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.
8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

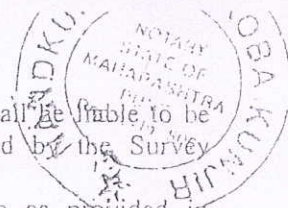


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Principal
MIS International School



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that the area and N.A.A. mentioned in this order and the sanad shall be made to be in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV of V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules, 1966, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (359/-) and C.Tax of RS.(1795/-) and only for one year has been credited by the applicant vide challan No.II/18/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,

Kum.Sonia Gill Trough
{PAH} Shri Devendrasingh Gill
C-10, Hill-View Residency Baner, Pune-45

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C.1966.

Copy to the Taluka Inspector Land Record Haveli Pune, for information & action

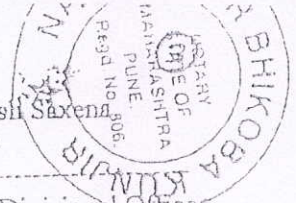
202/11/17/3
Sub Divisional Officer
Pune Sub Division Pune



हवल - १५	
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२००५	

Principal
MIS International School

Read : 1) Application dated 21/2/2004 From Kumar Akash Adarsh Saxena
Resi. Q-1 Humuman nagar Senapati Bapat Road Pune 16



Office of Sub-Divisional Officer	
PUNE Sub Division, Pune - 1	
No. NA / SR / II / 42 / 2004	
Pune, Date 10/13/2004	
2405/2038	2004
ORDER	

The land comprised in S.No.33(1pt)/4Pl. of Village Balewadi Tal. Haveli, measuring 369 Sq.Mtr. belong to Kumari Avani Adarsh Saxena have applied for Non-Agricultural permission may be granted to him to use an area measuring 369 Sq.Mtr. out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A. Permission for construction of Residential building in an area measuring 369 Sq.Mtr. out of S.No. 33(1pt)/4Pl. of village Balewadi Tal-Haveli, Dist: Pune in favour of Kumar Akash Adarsh Saxena subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A. use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A. use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No. CC/4445/03 Dt.14/10/2003 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs. 350/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F. cess / Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. Permission is granted subject to the provision of U.L.C. Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A. use of the land.

U.S.

Rakhi



2405/2038

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Principal
MIS International School

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (350/-) and C. Tax of RS. (1,750/-) and only for one year has been credited by the applicant vide challan No. II/24 Dt. 10/03/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act etc.

To,

Kumar Akash Adarsh Saxena
Resi. Q-1 Humayun Nagar, Sec 16, Bapat Road
Pune 16



(Ajinkya Padwal)
Sub Divisional Officer
Pune Sub Division Pune

हवल - १५		
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२००४		

Copy to the Tahsildar Haveli with appropriate stamps for information and necessary action.
2/- He is requested to take steps to keep the necessary notes in T.F.I.I. and V.F.I.I. N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluk Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Tahuka Inspector Land Record Haveli Pune for information & action

(Ajinkya Padwal)
Sub Divisional Officer
Pune Sub Division Pune



हवल - १५		
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[illegible][illegible]

AREA CERTIFICATE
CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY
ME ON 20/06/03 AND DIMENSIONS OF 51' x 112' OF PLOT STATED
ON PLAN AREA AS PER MEASURED ON SITE AREA WORKED OUT
TALLIES WITH THE AREA STATED ON DOCUMENTS OF
OWNERSHIP

ARCHITECT SIGN

PROJECT.

S.NO.33/1/41 PLOT NO.1

GALEWADI, PUNE-

OWNER -

MI SONIYA GILL

ARCHITECT:-

U. A. GAIKWAD
55a RASTA PETH
PUNE-11

ORG NO.:-

SCALE:-

DATE:-

AS PER D.P. PLAN ROAD DEDUCTION

2.30 K23.00

235.30 m²

NEW PLOT AREA = 549.00 - 236.90

219, am 2

LAY OUT PLAN
SCALE - 1:500

AS PER 30M. D.P. ROAD
PLOT DEDUCTION

AREA KEY PLAN

SCALE - 1:200

$$= 298.70 + 251.00$$

Deonika Chelova
Principal
MIS International School

[illegible]

AREA STATEMENT

TOTAL PLOT AREA AS PER 7/12	379.00 SQM
TOTAL PLOT AREA ON SITE	379.23 SQM

2) CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED ON 20/06/03 AND DIMENSIONS OF SITE ETC OF PLOT S^{ON} PLAN AREA AS PER MEASURED ON SITE AREA WORKED VALUES WITH THE AREA STATED ON DOCUMENTS OF OWNERSHIP

S NO.33/1/42- PLOT NO.-2

BALEWADI, PUNE-

OWNER-

MI. SONIYA GILL

ARCHITECT:-

U. A. GAIKWAD
558, RASTA PETH
PUNE-11

DRG NO.:

SCALE:-

DATE:

21/06/03

SCALE - N T S

LOCATION PLAN

SCALE - N T S

AREA KEY PLAN

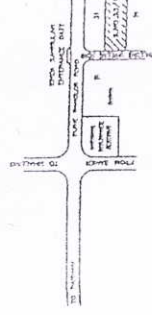
SCALE = 1:200

$$\begin{aligned} \text{PLOT AREA AS PER METHOD} \\ &= (0.5 \times 26.26 \times 13.18) + (0.5 \times 26.26 \times 13.12) + (0.5 \times 23.40 \times 0.65) \\ &= 186.23 + 165.39 + 7.61 \\ &= 379.23 \text{ SQ.M} \end{aligned}$$

Monika Chhabra

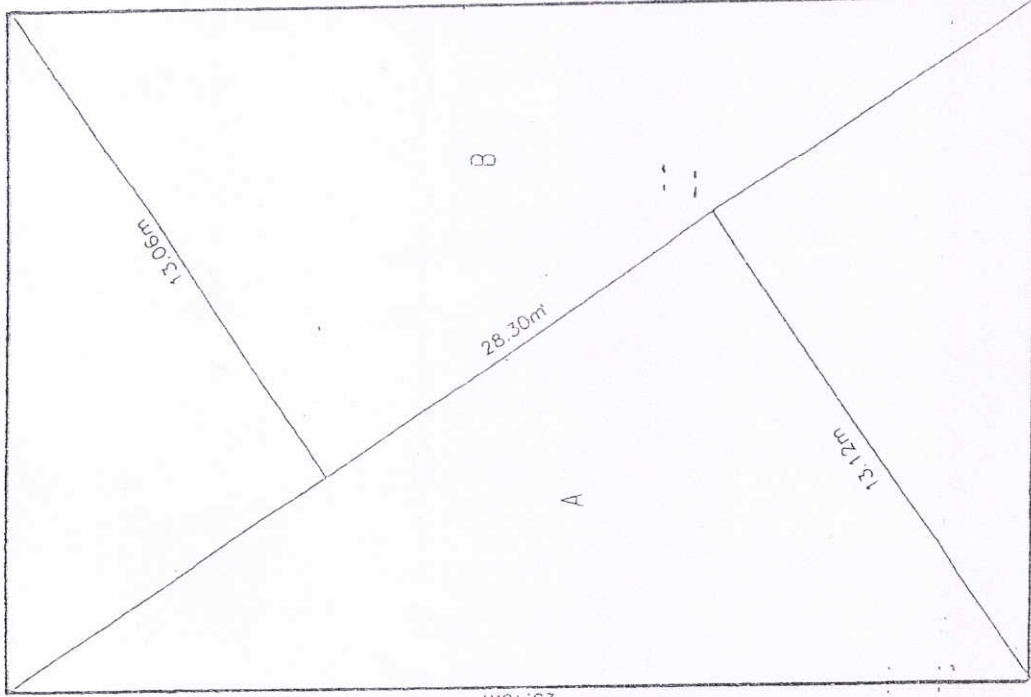
Principal
MIS International School

महाराष्ट्र शासन, नगरपालिका, मुंबई, महाराष्ट्र, भारत
 म. नं. 33/1/3
 प्लॉट नं. 33/1/3
 प्लॉट नं. 33/1/3
 प्लॉट नं. 33/1/3



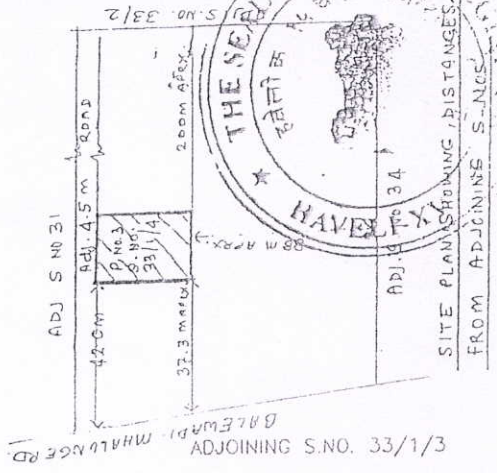
LOCATION PLAN

(COMMON ROAD 4.00M WIDE)
 15.70m



ADJOINING S.NO. 33/1/3
 ADJOINING PLOT NO. 2
 23.40m

ADJOINING PLOT NO. 4
 23.50m



SITE PLAN SHOWING DISTANCES FROM ADJOINING S-NOs

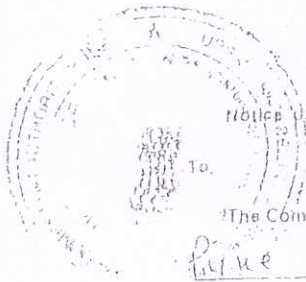
PLOT AREA CALCULATION :
 1) A = 0.5x28.30x13.06 = 184.80 SQ.M.
 2) B = 0.5x28.30x13.12 = 185.68 SQ.M.
 TOTAL AREA OF PLOT = 370.48 SQ.M.

1 : AREA OF THE PLOT AS PER TRIANGULATION	370.45
2 : AREA OF THE PLOT AS PER TRIANGULATION	369.80
3 : NET AREA OF THE PLOT	
4 : F.A.R. PERMISSIBLE	
5 : PERMISSIBLE FLOOR AREA	
6 : EXISTING FLOOR AREA	
7 : PROPOSED AREA	
8 : EXCESS BALCONY AREA TAKEN IN F.S.I.	
F.A.R. (AS PER B-C BELOW)	
9 : TOTAL BUILT UP AREA PROPOSED	
10 : F.A.R. CONSUMED	
11 : PERMISSIBLE GROUND COVERAGE	
12 : PROPOSED GROUND COVERAGE	
BALCONY STATEMENT	
PERMISSIBLE BALCONY	
PROPOSED BALCONY	
EXCESS BALCONY AREA	
PARKING STATEMENT	
PARKING REQUIRED BY RULE	
PARKING PROVIDED	
LEGEND :	
PLOT BOUNDARY LINE SHOWN	(THICK BLACK)
CONSTRUCTED WORK SHOWN	(RED)
DRAINAGE LINE SHOWN	(DOTTED BLACK)
WATER SUPPLY LINE SHOWN	(DOTTED BLACK)
OWNER'S SIGN	
MR. AKASH A. SAXENA	
PROJECT :	
OPEN PLOT AT S. NO. 33/1/3(P), PLOT NO. 3, BALEWADI, TAL-HAVELI, DIST -PUNE	
FOR MR. AKASH A. SAXENA	
ARCHITECT :	
VARSHA M. KHANWALKAR	
PUSHP-VARSHA, D-1 HANUMAN NAGAR, SENAPATI BAPAT ROAD, PUNE, 411016 PH. 5675101	

Principal
 MIS International School

Form of Notice U/s 26 of the Urban Land (Ceiling & Regulation) Act, 1976.

To be submitted in duplicate



Notice under sub section (1) of Section 26 of the Urban Land (Ceiling and Regulation) Act, 1976

To,
The Competent Authority,

Pune Urban Agglomeration

Sir,



8071 - 84	
404C	18/3
2004	

The urban land, the particulars of which are given below, belongs to (give the particulars of the individual/family/firm/company/association or body of individuals to whom the urban land belongs)
M/S. MITCON Consultancy Services Ltd Through Managing Director Dr. Pradeep Bavadekar
 Notice is hereby given as required by Section 26 of the Urban Land (Ceiling & Regulation) Act, 1976 that it is intended to transfer by way of sale/mortgage/gift/lease or any other form of transaction to be specified, the vacant land held by me/our as per particulars given below in favour of M/S. MITCON Foundation through Mr. Santosh Yeshwant Mahajan.

2. I am enclosing herewith an affidavit to the effect that I hold vacant land within the ceiling limit as envisaged under the relevant provisions of the Urban Land (Ceiling and Regulation) Act 1976 (Annexure I)

3. I am enclosing herewith also a statement from the prospective transferee (Annexure II) containing particulars of the urban land/property held by him

4. I propose to register the above transaction at the office of the Sub Registrar Office (Registering) Authority) Haveli No. 15.

Particulars

1. Name of the applicant (holder of vacant land) M/S MITCON Consultancy Services Ltd Through Managing Director Dr. Pradeep Bavadekar
2. Description of vacant land proposed to be transferred Village Bulewadi, Tal. Haveli, Dist. Pune, Survey No. 33/1/41, 33/1/42, 33/1/18, 33/1/19, 33/1/17, 33/1/15, 33/1/22, 33/1/20, 33/1/16, 33/1/14, 33/1/10, 33/1/11, 33/1/9, 33/1/8, 33/1/17, 33/1/21, 33/1/12. Total Area 5507 sq. mtrs
- a) Block number
- b) Location
- c) Classification of the land under the Master Plan (whether residential/industrial/commercial etc.) Residential Zone
- d) Any other particulars in regard to the vacant land. Retainable Land

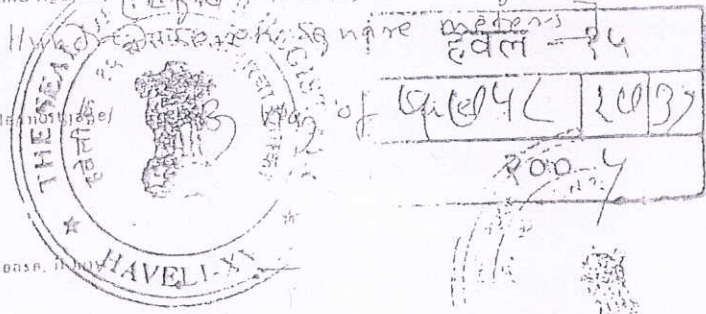
Heonika Chhabra
Principal
 MIS International School - 120 -

(2)

3. Area of the vacant land (in square meters) proposed to be transferred (in words and figures)

8807 square meters
Eight Thousand Eight

4. The intended transfer is by way of sale, gift/lease.



5. In the case of lease, the term of this lease, in years

6. In the case of sale, the price for which the land is proposed to be sold.

7. Name and address of the transferee.

MITCON Foundation through
Mr. Satish Yeshwant Mahajan

Signature of transferor

Place :

Pune

Full Name

M/s. MITCON consultancy
Services Ltd. through Mahajan
Director Dr. Pradeep Bivadekar

Date :

22/11/2009

Address

R/at Shivajinagar Pune

* If the intended transfer is in any other manner specify the same.
Note : Duplicate copy of this notice should be returned to the person concerned by the competent authority with his acknowledgment indicating the date of receipt of the notice by him.

Annexure 1

Affidavit of M/s MITCON consultancy Services Ltd. through
Managing Director Dr. Pradeep Bivadekar son/daughter/wife of
resident of Shivajinagar, Pune
M/s MITCON consultancy Services Ltd. through Managing Director
aforesaid solemnly affirm and say as follows:

1. That the vacant land, particulars of which are given in the notice enclose herewith, belongs to
M/s MITCON consultancy Services Ltd. through M.D. Dr. Pradeep
(give the particulars of the individual family, firm, company or association or
body of individuals).

2. The aforesaid person / persons, to whom the vacant land belongs, holds vacant land within the
calling limit laid down by the Urban Land (Ceiling and Regulation) Act 1976

(3) I, Dr. Pooja, do hereby solemnly affirm and say that the facts mentioned in the paragraphs 1 and 2 are correct to the best of my knowledge and nothing is false therein and nothing material has been concealed herefrom.



हॉम - 84		
404C	2C	39
प्रोफ. प्रो. 7		

Place Pune
Date 22/11/2004

Desponent

NOTE: This affidavit should be on a stampet paper of appropriate value and shall be attested by a Magistrate/Sub Judge/Notary/Oath Commissioner.

Annexure 11

Statement by the Prospective Transferee.

1/We propose to purchase/accept as gift/take on mortgage/take on lease (In the case of any other form of transfer specify the form of such transfer) the urban land, particulars of which are given in the notice enclosed herewith.

2 I/We do not hold any vacant land/lands with building.
I/We hold vacant lands with building as per particulars given below.

Particulars

1. Description of land

a) Plot number

b) Block number

c) Location

d) Classification of the land under the Master Plan (whether residential/industrial/commercial etc.)

e) Any other particulars in regard to the vacant land.

2 Whether the land is vacant land or land with building and where it is a land with building whether there is any dwelling unit in such building

Pooja Chhabra

Principal
MIS International School

(4)



Signature of Transferee

40012

2035

2004

Acknowledgement of the Competent Authority

Acknowledgement of the Competent Authority

Received the above notice on No. D/LC/D-1/T-R/SR-187/04 dated 22-11-04 In reply of
of kind out of S No 33/1110, 33/1111, 33/1120, 33/1122, 33/1118, 33/1121, 33/1121, 33/1119, 33/1116, 33/1117, 33/1115, 33/1141 &
33/1119, 33/1112, 33/1117, 33/1121, 33/1118, 33/1119, 33/1116, 33/1117, 33/1115, 33/1141 &
Place 33/1142 & 33/1144 with reference to the same. 8887-00 S/ Altr in the D/LC Co. &
No. 1667-41 Comp Ltd. bondholder is M/S Audcon consultancy services Ltd. the
its Managing Director Dr. Pradeep Pradeep case decided on 8-10-04
Date 22/11/2004
Sd/-

Soal



Additional Collector and
Competent Authority,
Pune Urban Agglomeration Pune

Form of Declaration to be filed before The Registering Authority in case of sale

M/S. Jai Lakshmi Construction Services Ltd through Managing
I, Shri/Smt./Kum. _____ son/daughter/wife of Shri _____

Director Dr. Pandeep Ravadekar

hereby declare that I have not received any communication from the Competent Authority with reference to the above notice.

Place

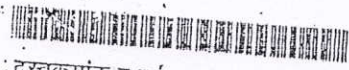
Pune

Date _____

2.2 / 11 / 2004

Signature of transferor

Principal
MIS International School



दस्तावेजक्रमांक व वर्ष: 465/2005

Thursday, January 20, 2005

10:27:28 AM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बालेवाडी

दुय्यम निबंधक: हवेली 15 (दिघी)

नॉंदणी 63 म.

Regn. 63 m.e.

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अंगिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो (25-ब) पुढील हद्दीत असलेल्या रथावर मालमत्तेच्या बाबतीत असेल तर की पट्टेदार ते नमूद करावे) मोबदला रु. 12,111,750.00
बा.भा. रु. 6,000,000.00

- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)

- (1) वर्णन: विभागाचे नाव - विभागाचे नाव : (वि.क्र.58) बालेवाडी (पुणे महानगरपालिका) उपविभागाचे नाव - 58/579.- उर्वरीत क्षेत्रातील मालमत्ता गांव मौजे बालेवाडी येथील मिळकती खालील प्रमाणे 1) स.नं.33/1/5 यांसी क्षेत्र 500 चौ.मी.2) स.नं.33/1/7 यांसी क्षेत्र 500 चौ.मी.3) स.नं.33/1/8 यांसी क्षेत्र 500 चौ.मी.4) स.नं.33/1/9 यांसी क्षेत्र 500 चौ.मी.5) स.नं.33/1/10 यांसी क्षेत्र 500 चौ.मी.6) स.नं.33/1/11 यांसी क्षेत्र 500 चौ.मी.7) स.नं.33/1/17 यांसी क्षेत्र 500 चौ.मी.8) स.नं.33/1/18 यांसी क्षेत्र 500 चौ.मी.9) स.नं.33/1/19 यांसी क्षेत्र 500 चौ.मी.10) स.नं.33/1/22 यांसी क्षेत्र 500 चौ.मी.असे एकूण क्षेत्र 5000 चौ.मी. आहे.
(1)मिळकतीचे एकूण क्षेत्रफळ 5000 चौ.मी. आहे.

- (3)क्षेत्रफळ

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नांव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिकृती नांव व संपूर्ण पत्ता

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

- (7) दिनांक

- (8)

- (9) अनुक्रमांक, खंड व पृष्ठ

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क

- (11) बाजारभावाप्रमाणे नोंदणी

- (12) शेरा

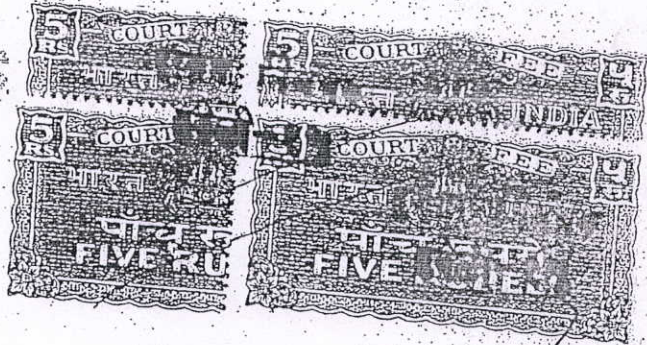
करून दिल्याचा 20/01/2005

नोंदणीचा 20/01/2005

465/2005

रु 605600.00

रु 30000.00



की बजाव

की रुकवट

दस्तऐवज वर हुकुम नवकर यांस दिली.

सदर नवकर जजे श्री सतीश भायन

यास न्यायि तारीख 20/01/05

अर्जावरून 20/01/05

तारीख 20/01/05

दुय्यम निबंधक, हवेली रु. 15

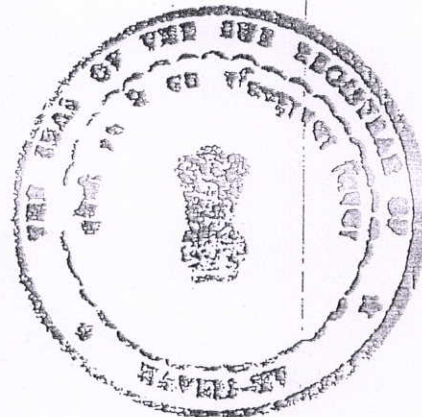


Principal



हवल - १५		
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WMDC LTD., FRANKING DEPOSIT SLIP	Customer Copy		
	Date : 19/11/05 Sr. No. 1151		
	Franking Value	Rs.	6,06,000
	Service Charges	Rs.	11
	Total	Rs.	6,06,011
	Name of stamp duty paying party MS MITCON Foundation X Pune		
	Bank / DD / Cheque No. 384010 ICICI 18/11/05 Drawn on Bank / Br. Shivajinagar Branch.		
	CASHIER		
	(For WMDC's Use Only)		
	Tran. ID	101037	
Franking Sr. No.	6871		
AUTHORISED SIGNATORY			



SALE DEED

This SALE DEED made and executed at Pune on this the 20th day of January in the year 2005.

[Signature]

[Signature]
Anika Chohan

Western Maharashtra
Development Corporation 2
Ltd., 2nd Floor, Kubera
Chambers,
Shivajinagar, Pune 411005.
D-5/STF(V)/C.R.1014/
2360-63/04

भारत 06871
101037

SPECIAL
EXCISE नमोराष्ट्र
JAN 19 2005

DEB 11 707 11 1971 210 100 16:10

NAME : M/S. MITCON CONSULTANCY SERVICES LTD.

ADDRESS : 2nd Floor, Kubera Chambers, Shivajinagar, Pune - 411005.

THROUGH : M/S. MITCON CONSULTANCY SERVICES LTD.

SIGNATURE : [Signature]

RECEIPT No. : 1057 BETWEEN

INDIA

STAMP DUTY MAHARASHTRA
FOR W.M.D.C. LTD.

[Signature]
AUTHORISED SIGNATORY

M/S. MITCON CONSULTANCY SERVICES LTD.,
A Company registered under the Indian Companies
Act, 1956, having it's registered office at - Kubera
Chambers, Shivajinagar, Pune - 411005, through it's
Managing Director -
DR. PRADEEP RAGHUNATH BAVADEKAR,
Age 49 Years, Occ. Service,
R/at. B-2/101, Kumar Pride Park,
Senapati Bapat Road, Pune - 411 016.

Hereinafter referred to as "THE VENDOR/S" (Which expression
shall unless repugnant to the context or meaning thereof shall
mean and include all their legal heirs, executors, administrators
and assignees etc.) of the **FIRST PART.**

A N D

M/S. MITCON FOUNDATION,
A Trust registered under Societies Registration Act
& the Bombay Public Trust Act, 1950,
having it's registered office at -
Kubera Chambers, Shivajinagar, Pune - 411 005,
through it's Registrar -
MR. SANTOSH YESHWANT MAHAJAN,
Age 36 Years, Occupation Service,
(PAN No. ABEPM 6579 F)
R/at. 204 K Building, Ramyanagari,
Bibwewadi, Pune - 411 037.



Hereinafter referred to as "THE PURCHASER/S" (Which
expression shall unless repugnant to the context or meaning
thereof shall mean and include all her legal heirs, executors,
administrators and assignees etc.) of the **SECOND PART.**

[Signature]

[Signature]



हवेली - १५		
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[Signature]

[Signature]

[Signature]

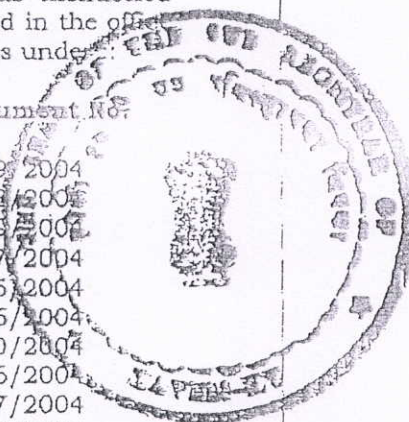


FORM - 94		
884	3	Ed
2004		

WHEREAS the Vendor/s are the absolute owners and well sufficiently entitled to the properties bearing Survey No. 33/1/5 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/7 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/8 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/9 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/10 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/11 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/17 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/18 admeasuring area 500 Sq.Mtrs., Survey No. 33/1/19 admeasuring area 500 Sq.Mtrs., and Survey No. 33/1/22 admeasuring area 500 Sq.Mtrs., i.e. totally admeasuring area about 5000 Sq.Mtrs., situated at village Balcwadi, Taluka Haveli, District Pune and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said properties").

AND WHEREAS the Vendor/s herein had purchased the said properties from it's respective land owners as mentioned below by various sale-deeds which are duly registered in the office of concerned Sub-Registrar. The details of same are as under:

Sr. No.	Name of Land Owner/s	Survey No.	Document No.
1.	Sukhpalsingh Gil	33/1/5	2609/2004
2.	Sukhpalsingh Gil	33/1/7	2608/2004
3.	Ravindrasingh Gil	33/1/8	2619/2004
4.	Ravindrasingh Gil	33/1/9	2617/2004
5.	Girish R. Khanwalkar	33/1/10	2615/2004
6.	Girish R. Khanwalkar	33/1/11	2616/2004
7.	Priyavanda Adarsh Saksena	33/1/17	2620/2004
8.	Pushpamala K. Yadav	33/1/18	2606/2004
9.	Abani A. Saksena	33/1/19	2607/2004
10.	Kaushal P. Gonsalvis	33/1/22	2610/2004



AND WHEREAS as per the development plan, the said properties are shown in 'Residential Zone' and hence the Vendor/s herein submitted return u/s. 6(1) as per the provisions of Urban Land (Ceiling & Regulation) Act, 1976 before the Competent Authority, Pune Urban Agglomeration, Pune under ULC Case No. 1667-M.Co. wherein the Competent Authority, Pune Urban Agglomeration, Pune exempted the Vendor/s herein from Chapter III as per provisions of section 19(2)(iii) of the said Act and accordingly issued Order u/s. 8(4) of the said Act on 18/10/2004.

AND WHEREAS the Sub-Divisional Officer, Pune Sub-Division, Pune has granted N.A.Permission u/s. 44 of the M.L.R.C. 1966 regarding the said properties in the following manner ::

Sr.No.	N.A.Order No.	Date	Survey No.
1.	NA/SR/II/81/2004	13/04/2004	33/1/5
2.	NA/SR/II/76/2004	13/04/2004	33/1/7
3.	NA/SR/II/93/2004	13/04/2004	33/1/8
4.	NA/SR/II/94/2004	13/04/2004	33/1/9

Prakash

Monika Chhabra



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४६५	४६०
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Sl.No.	R.A. Order No.	Date	Survey No.
5.	NA/SR/II/77/2004	13/04/2004	33/1/10
6.	NA/SR/II/38/2004	10/03/2004	33/1/11
7.	NA/SR/II/41/2004	10/03/2004	33/1/17
8.	NA/SR/II/75/2004	13/04/2004	33/1/18
9.	NA/SR/II/39/2004	10/03/2004	33/1/19
10.	NA/SR/II/92/2004	13/04/2004	33/1/22

AND WHEREAS the Vendor/s herein got the said properties amalgamated and measured/demarcated from the Taluka Inspector & Land Records, Haveli under No. 64 on dated 08/12/2004 and accordingly the said authority has issued demarcation certificate on 15/12/2004.

AND WHEREAS the Vendor/s were desirous of disposing off the said properties and knowing the intention of the Vendor/s, the Purchaser/s herein approached the Vendor/s and offered to purchase and acquire the said properties for the total consideration of Rs. 1,21,11,750/- (Rupees One Crore Twenty One Lacs Eleven Thousand Seven Hundred Fifty) only and after negotiations between the parties hereto, the Vendor/s ascertained that the offer given by the Purchaser/s is true and correct as per the prevailing market rate and hence decided to sell/transfer/assign/convey the said properties on ownership in favour of the Purchaser/s for the abovesaid total consideration and to that effect the parties hereto had entered into an Agreement to Sale on dated 18/12/2004.

AND WHEREAS as per the terms & conditions stipulated in the said agreement dated 18/12/2004, the Vendor/s & Purchaser/s herein submitted notice u/s. 26 of Urban Land (Ceiling & Regulation) Act, 1976 to the Competent Authority, Pune Urban Agglomeration, Pune on 22/11/2004 which has been duly acknowledged by the Additional Collector & Competent Authority, Pune Urban Agglomeration, Pune vide No. ULC/D-1/T-12/SR-189/04, dated 22/11/2004.

AND WHEREAS as per the agreement dated 18/12/2004, the Vendor/s have received the balance consideration of the said properties from the Purchaser/s as mentioned in Schedule of Payment hereunder written and hence execute this final deed of sale in favour of the Purchaser/s by paying necessary stamp duty and registration charges herewith as per the prevailing law.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS ::

1. The Vendor/s hereby sold, transferred, conveyed and assigned and the Purchaser/s herein have purchased and acquired the said properties (more particularly described in the Schedule hereunder written) for the total consideration of Rs. 1,21,11,750/- (Rupees One Crore Twenty One Lacs Eleven Thousand Seven Hundred Fifty) only which the Purchaser/s have paid to the Vendor/s in the following manner ::



खसल - १५		
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Rs.

* paid vide ch.no. 938456, dated 18/12/2004, drawn on Bank of Baroda, Pune.

Rs. 1,21,06,750/-

the Purchaser/s shall pay the said amount on the demand and request of Vendor/s from time to time.

Prady Bhand

Total Rs. 1,21,11,750/-

Total Rs. One Crore Twenty One Lacs Eleven Thousand Seven Hundred Fifty Only.



The payment and receipt of Rs. 1,21,11,750/- only, the Vendor/s hereby admit and acknowledge and of and from the same and every part thereof and do hereby forever acquit, release and discharge the Purchaser/s from the same and every part thereof.

2. For the said consideration of Rs. 1,21,11,750/- only, the Vendor/s do hereby transfer the said properties unto the Purchaser/s TO HAVE AND TO HOLD absolutely and forever free from any encumbrances whatsoever. The Vendor/s do hereby assure unto the Purchaser/s that the Vendor/s are the sole and absolute owners of the said properties and that no other person except the Vendor/s, have got any right, title, claim or interest of whatsoever nature in the said properties. The Vendor/s further assured unto the Purchaser/s that the Vendor/s have not on or before the date of this deed sold, transferred, assigned or in any other way encumbered or alienated their rights, title, claim and interest in respect of the said properties in favour of any person whatsoever, nor the Vendor/s have mortgaged, leased out or charged with the said properties and that the said properties are free from all encumbrances, charges, loans, liabilities, mortgages, lease, lien etc., and the title of the Vendors to the said properties is good, clear and marketable.

3. The Vendor/s do hereby handover the vacant, peaceful and physical possession of the said properties unto the Purchaser/s and the Purchaser/s are assured of their peaceable enjoyment of the said properties and the Vendor/s do hereby undertake to remove any obstruction or objection to such enjoyment of the Purchaser/s by any person whatsoever.

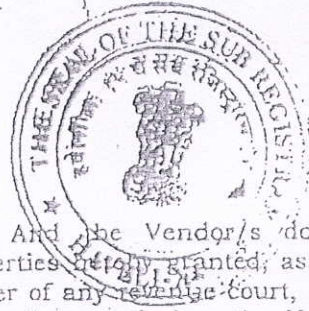
4. The Vendor/s had paid all the cesses, taxes and assessments, Govt., Semi-Govt., Local and Municipal taxes in respect of the said properties and the taxes, assessments and cesses that may accrue and become payable hereafter shall be paid and borne out by the Purchaser/s.

Prady Bhand

Prady Bhand

Prady Bhand

Prady Bhand



हवल - १५		
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5. And the Vendor/s doth hereby declare that the said properties ~~are~~ granted, assured and conveyed are not subject matter of any revenue court, acquisition, requisition or municipal proceedings and that the Vendor/s are the sole and absolute owners of the said properties and that no other person have any right, title or interest of any kind whatsoever in the said properties.

6. The Vendor/s covenant unto the Purchaser/s that the said properties have not been shown as reserved for any public purpose and that no reservation or restriction have been imposed on the construction thereon.

7. The Vendor/s hereby covenant unto the Purchaser/s that all necessary consents, signatures, statements etc. as may be required for the purpose of getting Purchasers' names entered into the records of rights or for the better enjoyment of the said properties by the Purchaser/s shall be given by the Vendor/s without charging any fees or remuneration from the Purchasers.

8. That the Purchaser/s shall be free to use the said properties for any purpose as may be permitted by the authorities concerned.

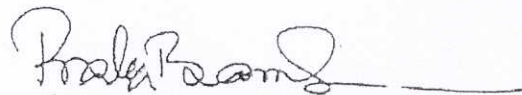
9. That the expenses such as stamp duty, registration charges, advocate fees and all other incidental charges of these presents are borne and paid by the Purchaser/s.

10. That the parties hereto have obtained acknowledgement of notice u/s. 26 of Urban Land (Ceiling & Regulation) Act, 1976 from The Competent Authority, Pune Urban Agglomeration, Pune vide no. ULC/D-1/T-12/SR-189/04, dated 22/11/2004 for the transfer of the said properties in the name of the Purchaser/s herein.

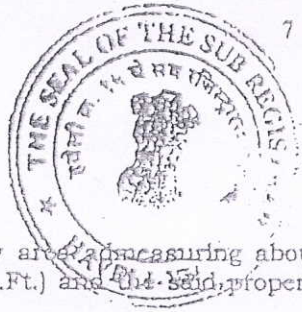
SCHEDULE OF THE SAID PROPERTIES

All that pieces and parcels of the properties lying and situate at village Balwadi, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and also within the jurisdiction of Sub-Registrar, Haveli No. 15, Pune, bearing Survey Nos., it's respective area as follows ::

Sr.No.	Survey No.	Area	Assessment
		Sq.mtrs.	Rs.Ps.
1.	33/1/5	500.00	00-15
2.	33/1/7	500.00	00-15
3.	33/1/8	500.00	00-15
4.	33/1/9	500.00	00-15
5.	33/1/10	500.00	00-15
6.	33/1/11	500.00	00-15
7.	33/1/17	500.00	00-15
8.	33/1/18	500.00	00-15
9.	33/1/19	500.00	00-15
10.	33/1/22	500.00	00-15







हवल - १५		
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i.e. totally area measuring about 5000 Sq.Mtrs. (equivalent to 53830 Sq.Ft.) and the said properties are collectively bounded as follows ::

On or towards EAST :: By common road.
On or towards SOUTH :: By Balewadi Mahalunge Road.
On or towards WEST :: By common road.
On or towards NORTH :: By Survey No. 33/1/20 & 33/1/21.

IN WITNESS WHEREOF the parties hereto have set their respective hands on the day and year first hereinabove mentioned.

In the presence of :

WITNESSES ::

1. For M/s. Mitcon Consultancy Services Limited

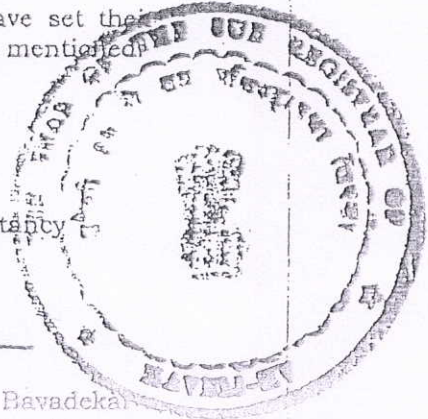
Name : Mrs. R.S. Bhamre
Address : Anna Kothrud

Dr. Pradheep Raghunath Bavadekar
Managing Director

2. R. Tanawade
Name : Rajan S Tanawade
Address : Chinchwad
Pune - 41

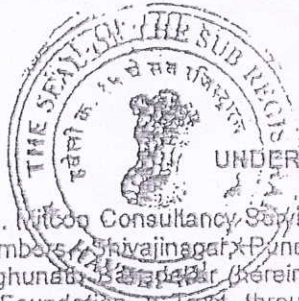
For M/s. Mitcon Foundation

Mr. Santosh Yeshwant Mahajan
Registrar
PURCHASER/S



Signature

Signature



हवल - १५		
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1) M/s. Mitcon Consultancy Services Limited, a company, having office at Kubera Chambers, Shivajinagar, Pune-5, through it's Managing Director Dr. Pradeep Raghunad, Sanpada, (hereinafter referred to as "first part") and 2) M/s. Mitcon Foundation, a Trust, through it's Registrar Mr. Santosh Yeshwant Mahajan, Residing at 204, 'K' Building, Ramyanagari, Bibwewadi, Pune 411 037 (hereinafter referred to as "second part"), do hereby give our undertaking as under ::

That the first part & second part are working in administration of Mitcon Foundation. For the purpose of sale-deed regarding property situated at Village Balewadi, Tal. Haveli, Dist. Pune, the notice u/s. 26 of ULC Act, 1976 has been obtained from the Competent Authority, Pune Urban Agglomeration, Pune under No. ULC/D-1/T-12/SR/189/04, dated 22/11/2004 and the limitation for the said permission is 60 days from the receipt of acknowledge of such permission.

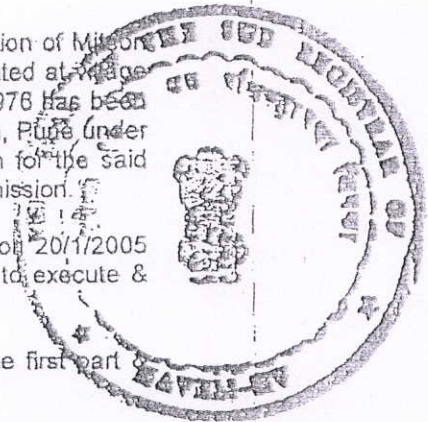
Accordingly the period of said notice has been completed on 20/1/2005 and therefore the first part & second part have mutually decided to execute & register sale-deed as agreed hereinabove.

Hence, there is any question arise in the above matter, the first part & second part shall be responsible for the same respectively.

Pune, dated


M/s. Mitcon Consultancy Services Ltd.
First Part


M/s. Mitcon Foundation
Second Part





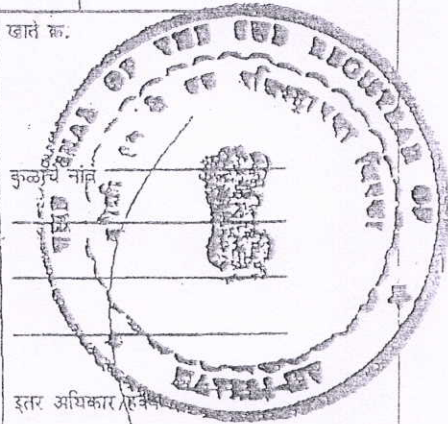


मि. डि.
: तिजे कार्यमध,
४२, मुपवार पेठ, गणपती चौक,
मुंबी २, पिन : ४०००४४
गांव ७११६१३१

गा. न. क्र. ७, ७ अ, व १२

शिक्का (३०)

पूमापन क्रमांक	हि.क्र.	धारणा	मान.क्र.७	खाते क्र.
सर्वे नं. गट क्रमांक		प्रकार	मालकाचे नांव	
३३१९१७			गिरिजा अण्णाय अमृत्याकर	
पूमापन क्रमांकाचे			२२५७	
स्थानिक नांव			मे. मिटकों कुलकर्णी लॉफेदेव	
लागवड योग्य क्षेत्र	एकर	गुठे	फि. तर्फे प्रेसेसिंग इंग्लिश	
	हेक्टर	आर	डॉ. प्रदिप छावडेकर	
जिरायत	०-०५		५४०५४	
बागाइत				
भात शंती				
एकूण	०-०५			
पो. ख.				
वर्ग (अ)				
वर्ग (ब)				
एकूण	१-०५			
आवभर	रुपये	पैसे		
मुडी आयला विषय	०-०५			
आकार शाण्याबाबत...				
एकूण				



Prakash Ramani

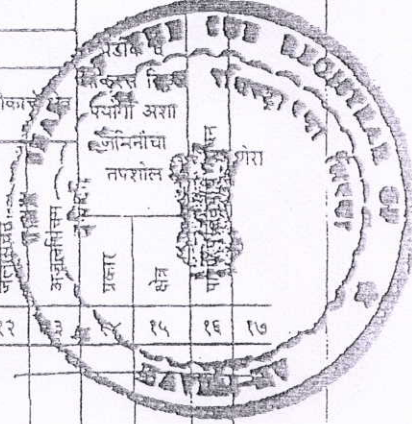


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BN

Prakash Ramani

गा. न. क्र. ७ अ				गा. न. क्र. १२											
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				मिश्र मि. शेतांक	जलसिंचित	अजलसिंचित	पोकाचे नाव	जलसिंचित	अजलसिंचित	पोकाचे नाव	जलसिंचित	अजलसिंचित	पोकाचे नाव	जलसिंचित	अजलसिंचित
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२००३ २००४	७	९							५३						



Handwritten signature and stamp of the Haveli Revenue Office, Haveli.

मुळ प्रतीचा अस्तसल उतारा दिला. तारीख ११/११/२००४ गावकामगार तलाठी सही

Handwritten signature: Pradeep Kumar



हवल - १५		
४६५	१०	६०
२००५		

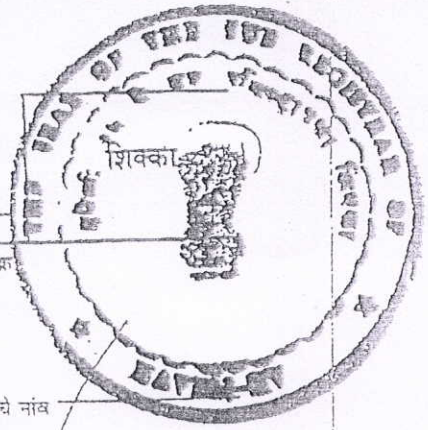
Handwritten signature.

Handwritten signature: Sonika Chhabra

नि. दि.
तिथि कार्यालय,
२२, दुधवार पेठ, मजपती चौक,
पुणे २. फोन : २२२५६६०६
नांव अश्विनी

गा. न. क्र. ७, ७ अ, व १२

ता. लेणी जि. हवेली



भूमापन क्रमांक	हि.क्र.	धारणा	गा.न.क्र.७	खाते क्र.
सर्वे नं. गट क्रमांक		प्रकार	मालकाचे नांव	
33/7/99			<u>गिरिजा अधुनाय अनामिका</u>	
भूमापन क्रमांकाचे स्थानिक नांव			<u>मि. मिर्झा कलामणी लालिबे</u>	
लागवड योग्य क्षेत्र	एकर	गुठे	<u>२२५</u>	
	हेक्टर	आर	<u>०-०५</u>	
निरास्यत			<u>मि. नरसिंग डामरेकर</u>	
वागाइत			<u>डॉ. प्रदिप बावडेकर</u>	
भात शेली			<u>५४९४</u>	
एकूण...				
पो. ख...				
वर्ग (अ)...				
वर्ग (ब)...				
एकूण				
आप्यार				
जुडी अथवा विशेष				
आवतार पाण्याबाबत...				
एकूण				

Prakash Ramdas

अश्विनी



हवल - १५
६४ ११ ६३
२००५

अश्विनी

Prakash Chhabra

सा. न. क्र, १२

द्वयं

जमीन करणा-याचे नाथ

रीत

हंगाम
छरीप
रब्बी

मिश्र पि. संकेतक

जलसिंचीत

अथवा

जलसिञ्चन

अजलसिंचन

पीकाचे नांव

प्रक

मौल

पञ्चमः प्रथमः

This micrograph shows a cross-section of a plant stem. The central vascular cylinder is prominent, surrounded by a ring of large, thin-walled cells. The outer layers of the stem are also visible, showing a clear boundary between the cortex and the pith.

मुळ प्रतीचा अस्सल उतारा दिला.

तारीख ११/११/२००४ गावकामगार तलाठी सहो

Prakash Rao

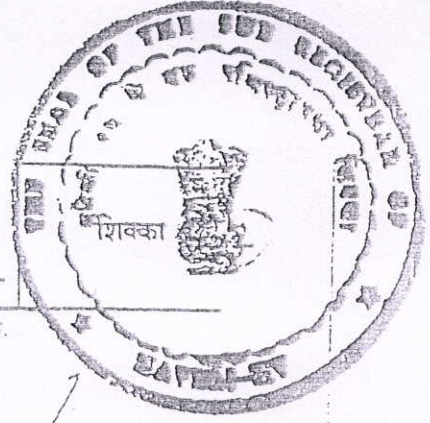


हवल - १५	
४६५	१२ ६०
२०० ५	

मि. वि.

मि. वि. कार्यालय,
४२, दुधवार पेठ, मध्यमती पो.क.
पुणे २. फोन : २२४५६७८९
गांव ख. १४४३१ ता. हवेली जि. हवेली

गा. न. क्र. ७, ७ अ, व १२



भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	गा.नं.क्र.७ मालकाचे नांव	खाते नं.
331918			अश्विनी विंग जि. १९ 2224	
भूमापन क्रमांकाचे स्थानिक नांव			मे. मि. रॉज कलमाकरजी जाकिमेल फि. त.दे. भोलेजी जाकिमेल डॉ. प्रदिप जाकिमेल 4403	कुळाचे नांव
लागवड योग्य क्षेत्र	एकर	गुंठे		इतर अधिकार/हक्क
	हेक्टर	आर		
गिरायत	0-04			
वागाइत				
भात रंगी	0-04			
एकूण...				
पां. ख...				
वर्ग (अ)...	-	-		
वर्ग (ब)...				
एकूण	0-04			
आपत्ति				
जुडी अथवा विशेष	0-04			
आकार मापमानावत...				
एकूण				

Prakash Ramdas



हवल - १५		
८६५	९३	६०
१२००	५	

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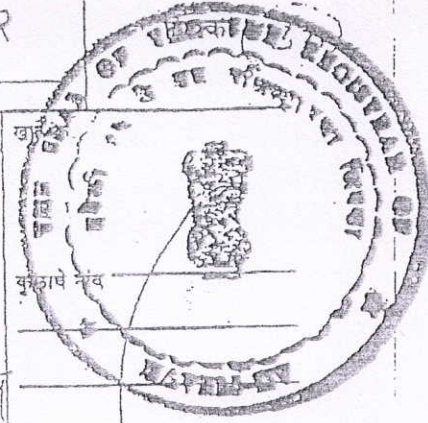
Prakash Chhabra

वि. वि.
विश्व कौशल्याप,
४२, सुप्रभा संत, गणपती चौक,
२ फोन : २४४५६५६६
अ/म/व/अ/

गा. न. क्र. ७, ७ अ, व १२

ता. ६/१/७३ वि.

भूमापन क्रमांक	क्र. क्र.	धारणा	गा. न. क्र. ७
सर्वे नं. गट क्रमांक		प्रकार	मालकाचे नांव
३७११८			विक्रिद्विगिं गिं
भूमापन क्रमांकाचे			२२२८
स्थानिक नांव			मे. गिराफांत कलामरली लावलेले
लागवड योग्य क्षेत्र	एकर	गुंठे	५४००
	हेक्टर	आर	
जिरायत	०-०५		मि. लपें भेंजेजिंगु आभरेमर
बागाडत			डॉ. प्रदिप लावडेकर
भात शेती	०-०५		
एकूण...			
पो. ख.			
वर्ग (अ)	-	-	
वर्ग (ब)			
एकूण	०-०५		
आकार	रुपये	पैसे	
जुडी अथवा विशेष	०-१५		
आकार पाण्याबाबत...			



शहर अधिकार/हक्क

Pradeep...

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मूल - १५
४४ १५ ६०
२००५

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गा. न. क्र. ७ अ		गा. न. क्र. १२										पडीक व पीकरस निर-पयोगी अशा जमिनीचा			
वर्ग	जमीन करणाऱ्याचे नाव	रोत	हंगाम खरोप रच्यो	मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र		प्रतीक	क्षेत्र	जमीनीचा पुरवठा	
				मिश्र पि. संकेतक	जलसिंचित	अजलसिंचित	पीकाचे नाव	जलसिंचित	अजलसिंचित	पीकाचे नाव	जलसिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२००३ २००४	७	५													

तलाठी बालसाहेब
बासगा-हदलो, वि. पूर

मुल प्रतीचा असलेला उत्तर दिला तारीख १६/११/२००४ गावभानुगार तलाठी राहो

PrakRams

१६



खवत - १५	
४६५	१६५०
१००५	

Pratika Chohan

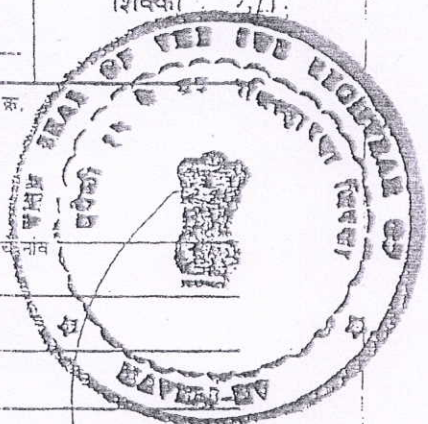
सि. वि.
विश्व कोटिस्थ,
२२, सुपदार रोड, गणपती चौक,
मुंबी २. फोन : २४२५६६५६
गांव ०११११३

गा. न. क्र. ७, ७ अ, व १२

शिवका - २/१

भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	घरणा प्रकार	गा.नं.क्र.७
331919V			मालकाचे नांव प्रिमवरा मादवी लक्ष्मण
भूमापन क्रमांकाचे स्थानिक नांव			
लागवड योग्य क्षेत्र	एकर	गुठे	२३९०
	हेक्टर	आर	मे मिलकोत कुतनाठ लक्ष्मी लक्ष्मी
जिरायत	०-५		लि. तल्ले मॅनेजिंग डायरेक्टर
बागाइत			डॉ. प्रदिप लावडेकर
भात शेती	०-०५		(५४१३)
एकूण...			
पो. ख...			
वर्ग (अ)...	-	-	
वर्ग (ब)...			
एकूण	०-०५		
आकार			
जुडी अथवा विरोध	०-५५		
आकार पाण्याबाबत...			
एकूण			

खाते क्र.	
कुळाचे नांव	
इतर अधिकार/पक्का	



Pratik B. B. B.

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हवल - १५
८६५ १७६०
२००५

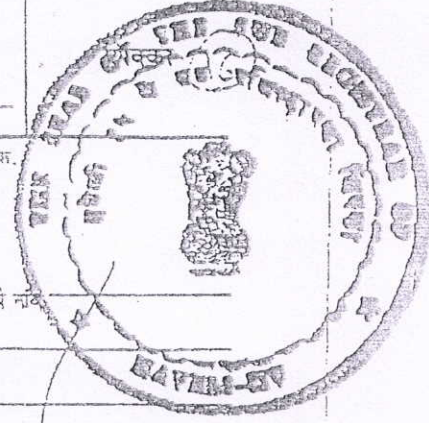
[Signature]

Pratika Chohan

मि. डि.
निर्देश कार्यालय,
४२, बुधवार रोड, नगरपाली चौक,
पुनः २. फोन : २४४५११११
गाविस (१०५१५)

गा. न. क्र. ७, ७ अ, व १२

ता. २०७३/०५/१५ जि.



भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	घारणा प्रकार	गा.नं.क्र.७ मालकाचे नांव	खाते क्र.
३३११९८			मि. प्रेमप्रसाद कटवाल नांदव	
भूमापन क्रमांकाचे स्थानिक नांव				कुळाचे नांव
लागवड योग्य क्षेत्र	एकर	गुठे	मे. मि. २३१९८	
जिरायत	हेक्टर	आर	मे. मि. २३१९८ कलकत्ता लोडले	
बागाडत	०००५		मि. नंदू मनेजिंग डायरेक्टर	
भात शती			मि. प्रमिष बाउडेकर	
एकूण...	०००५		५३८५	
पो छ...				
वर्ग (अ)...				
वर्ग (ब)...				
एकूण	०००५			
आकार	रुपये	पैसे		
मुली वसुधाली...	०००५			
आकार वापस...				
एकूण				

Prakash Ram

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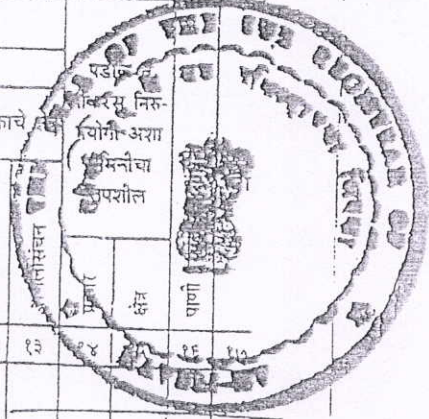
बजल - १५
४६५ १९६०
२००५

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गा. न. क्र. ७ अ		गा. न. क्र. १२														
वर्ष	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र									पिकाचे नाव	पिकाचे क्षेत्र	पिकाचे पाने	
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र						
				मिश्र पि. संकेतार्थ	जलसिंचित	अजलसिंचित	पीकाचे नाव	जलसिंचित	अजलसिंचित	पीकाचे नाव	जलसिंचित	अजलसिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
२०१३	२०१४	१														

मुळ प्रतीचा अत्सल उतारा दिला. तारीख १०/१०/२००४ गावकामगार तलाठी सहो



Prakash Ramr

Prakash Ramr



हवल - १५	
८६५	२०६०
१००५	

Prakash Chohan

मि. मि.
निवेदनकर्ता,
४२, सुपुष्पार पेठ, गणपती चौक,
र. फोन : २४४५६६५६
गाव (११११११)

गा. न. क्र. ७, ७ अ, व १२

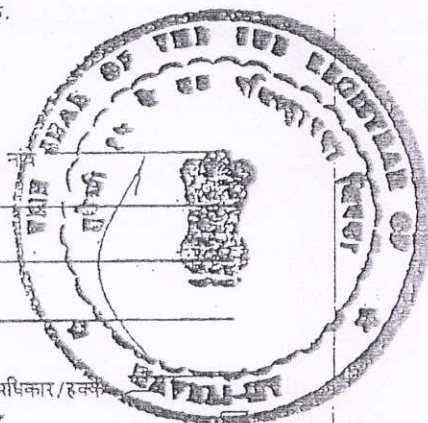
शिक्का (१७)

ता. २६/०५/१९ जि.

भूमापन क्रमांक	हि. क्र.	धारणा
सर्व नं. गट क्रमांक		प्रकार
३३१११९		
भूमापन क्रमांकाचे		
स्थानिक नांव		
लागवड योग्य क्षेत्र	एकर	गुंठे
	हेक्टर	आर
जिरायत		
वागाइत	०-०५	
भात शेती		
एकूण...	०-०५	
मो. ख...		
वर्ग (अ)...	-	-
वर्ग (ब)...		
एकूण	०-०५	
आकार	रुपये	पैसे
जुडी अथवा विशेष	०-१५	
आकार पाण्याबाबत...		
एकूण		

मातृकाचे नांव
श्रीमती पुष्पमाता कलगीसिंग यांच्या
(२३२०)
कु. कवती कार्दरी लवरेल
(३२८४)
मे शिफॉन कलगीसिंग यांच्या
मि. नरेंद्र भोलेसिंग जयरेकर
डॉ. प्रमिल धामेकर
(५४९९)

खाते क्र.
कुटाचे नांव
इतर अधिकार/हक्क
कु. का. ६. २४४५६६५६
(२३२०) (३२८४)



Prakash Bannur

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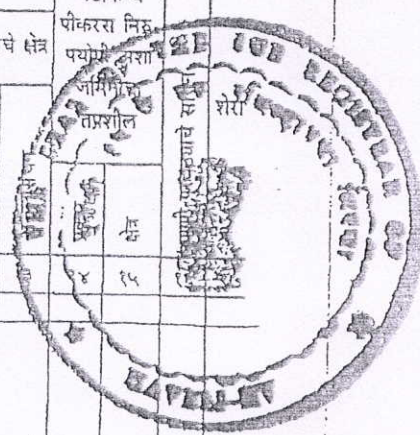


हवल - १५
४६५ २९ ६०
१००५

[Signature]

Prakash Chohan

ग. न. नं. ७ अ				ग. न. नं. ११										पडीक व	
वर्ष	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप रव्यी	पीकाखाली क्षेत्र									पीकरा निवृ पयामे करारा जमिनी तपशील	शेरा	
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र					
				मिश्र पि. संकेतांक	जलसिंचित	अजलसिंचित	पीकाचे नांव	जलसिंचन	अजलसिंचन	पीकाचे नांव	जलसिंचन	अजलसिंचन			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	
२०१३ २०१४	७	-	-									४३			



हवेली नाले नदी
वायव्य-पूर्विकी, डी. मुंबे

मूळ प्रतीचा अरसल असाय दिला सारीख १०/११/२०१४ गवळगाव हवेली

Prakash Ramu

[Signature]



हवल - १५		
४६५	२०	६०
१००५		

Prashika Chohan

मि. डि.
 १२, सुभाष मेड, गंगाती चौक,
 पुणे २. फोन : २४४५१३७९
 गांव ठाणे

गा. न. क्र. ७, ७ अ, व १२

शिवका (१४)

भूमापन क्रमांक	हि.क्र.	धारणा	गा.नं.क्र.७
सर्व नं. गट क्रमांक		प्रकार	मालकाचे नांव
3319110			मुन्नाभावागिरी गिरी
भूमापन क्रमांकाचे			
स्थानिक नांव			
लागवड योग्य क्षेत्र	एकर	गुंठे	
	हेक्टर	आर	
जिरायत	०-०५		मे. मिटकाण मुन्नाभावागिरी गिरी
सगाइरा			कि. अंतेजिंग अचरेकर
भात शेती	०-०५		डा. प्रमिल ज्ञानदेकर
एकूण...			५४९२
पो. छ...			
यर्ग (अ)...			
यर्ग (ब)...			
एकूण	०-०५		
आकार	रुपये	पैसे	
जुडी अथवा विशेष	०-१५		
आकार पाण्यावाहत...			



Prak. Ramm

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हवल - १५
४६५ ७३ ६०
१०० ५

Prak. Ramm

1. Sonika Chhabra

तारीख १२/११/२०१४ गावकामगार तलाठी सही

Prak Ramu



हवेली - १५		
४६५	२६	६०
१००५		

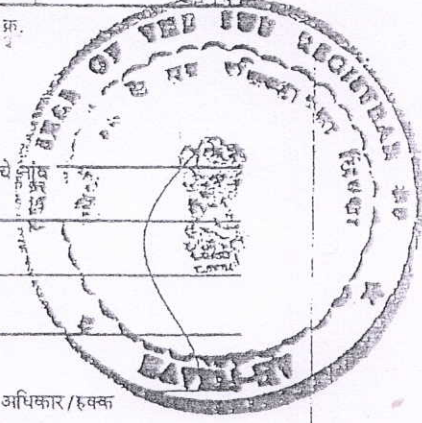
मि. डि.
निम्न कार्यालय,
४३, दुधवार पेठ, गणपती चौक,
पुणे २. फोन : २४२५६१५५
ता. १०/११/२३ दि. १०/११/२३

र.र. न. क्र. ७, ७ अ, व १२

शिवका (२०)

भूमापन क्रमांक सर्वे नं. गट क्रमांक	हि.क्र.	धारणा प्रकार	मा नं. क्र. ७
३३११/२२			मालकाचे नांव <u>कोल्हास प्रताप गोमाळी</u>
भूमापन क्रमांकाचे स्थानिक नांव			
लागवड योग्य क्षेत्र	एकर हेक्टर	गुंठे आर	
जिरायत			
बागाईत	०-०५		
भात शेती			
एकूण...	०-०५		
पो. ख...			
वर्ग (अ)...	-	-	
वर्ग (ब)...			
एकूण	०-०५		
आकार	रुपये	पैसे	
नुडी अथवा विशेष	०-१५		
आकार पाण्याबाबत...			

घाते क्र.	
मुक्ताचे नांव	
इतर अधिकार/हक्क	
कु. ला. क्र. ८४६२५ पात्र	
२३२३	४६३०



Prakash Ramani

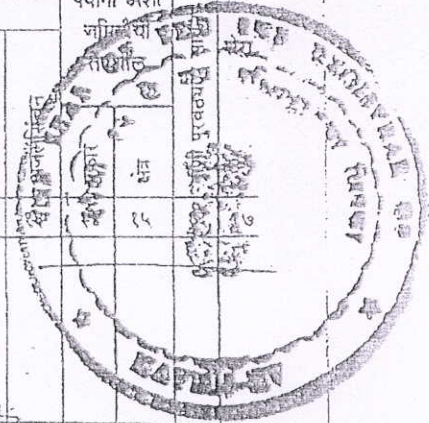
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हवल - २५
४६५ २० ६०
२६०५

Monika Chhabra

न. म. ७ अ				म. म. म. १२								पडीक व पीकरा निरु-पयोगी मरा जमिनीची मालकी	
वर्ष	जमीन करणान्याचे नाव	रोत	हंगाम खरीप रब्बी	पीकाखाली क्षेत्र								पडीक व पीकरा निरु-पयोगी मरा जमिनीची मालकी	
				मिश्र पीकाचे एकूण क्षेत्र			मिश्र पीकातील प्रत्येक पीकाचे क्षेत्र			अमिश्र पीकाचे क्षेत्र			
				मिश्र मि. संकेतिक	जलसिंचित	अजलसिंचित	पीकाचे नाव	जलसिंचन	अजलसिंचन	पीकाचे माळ	जलसिंचन		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
२००३ २०१४													



मालकी अधिकारी
हवेली-१५

मुद्रा मालकी अधिकार मारवा दिला. तारीख १०/१०/२०१४. मालकीदार मालकी माली

Prakash Ramani



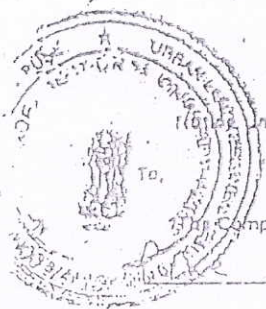
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Prashika Chhabra

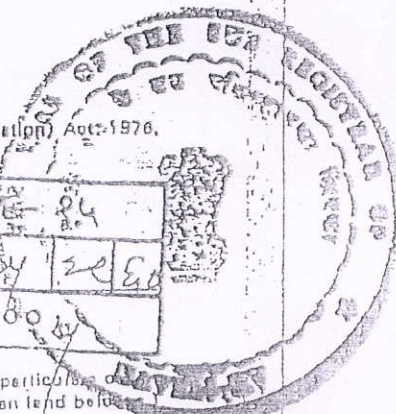
Form of Notice U/s 26 of the Urban Land (Ceiling & Regulation) Act, 1976.

To be submitted in duplicate

Annexure A



Page	24
854	2000
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Under sub section (1) of Section 26 of the Urban Land (Ceiling and Regulation) Act, 1976.

To,
Competent Authority,
Urban Agglomeration
Sir,

The urban land, the particulars of which are given below, belongs to (give the particulars of individual/family/firm/company/association or body of individuals to whom the urban land belongs)

M/C MITCON Consultancy Services Ltd Through Managing Director Dr. Pradeep Bavadekar
Notice is hereby given as required by Section 26 of the Urban Land (Ceiling & Regulation) Act, 1976 that it is intended to transfer by way of sale/mortgage/gift/lease or any other form of transaction to be effected, the vacant land held by me/us as per particulars given below in favour of MITCON Foundation through Mr. Santosh Yeshwant Mahajan.

2. I am enclosing herewith an affidavit to the effect that I hold vacant land within the ceiling limit as envisaged under the relevant provisions of the Urban Land (Ceiling and Regulation) Act 1976 (Annexure I)

3. I am enclosing herewith also a statement from the prospective transferee (Annexure II) containing particulars of the urban land/property held by him

4. I propose to register the above transaction at the office of the Sub Registrar/office (Registering) Authority) Haveli No. 15

Particulars

1. Name of the applicant (holder of vacant land) M/C MITCON Consultancy Services Ltd. Through Managing Director Dr. Pradeep Bavadekar.
2. Description of vacant land proposed to be transferred Village Balewadi, Tal. Haveli Dist. Pune, Survey Nos. 33/1/41, 33/1/42, 33/1/18, 33/1/14, 33/1/12, 33/1/15, 33/1/22, Plot number 33/1/20, 33/1/6, 33/1/4, 33/1/10, 33/1/11, Block number 33/1/9, 33/1/8, 33/1/17, 33/1/21, 33/1/12, Total Area 8807 sq. mtrs.
- a) Location Residential zone
- b) Classification of the land under the Master Plan (whether residential/industrial/commercial etc.) Residential zone
- c) Any other particulars in regard to the vacant land. Retainable land

Pradeep Bavadekar

Santosh Mahajan

Sanika Chhabra

(2)

3. Area of the vacant land (in square meters) proposed to be transferred (in words and figures)

8807 Sq. mts.
Eight Thousand
Hundred Seven square meters

4. The intended transfer is by way of sale/mortgage/gift/lease.

By way of Sale

5. In the case of lease, the term of the lease, if any

8000 - 90
KEY 30
200 y

6. In the case of sale, the price at which the land is proposed to be sold

7. Name and address of the transferee.

MITCON foundation through
Mr. Satoru Yeshwant Mahajan

Signature of transferor

Place :

Pune

Full Name

M/s. MITCON consultancy
Services Ltd. through Managing
Director Dr. Pradeep Baradekar

Date :

22/11/2009

Address

R/at Shivajinagar, Pune

*If the intended transfer is in any other manner specify the same

Note : Duplicate copy of this notice should be returned to the person concerned by the competent authority with his acknowledgment indicating the date of receipt of the notice by him.

Annexure I

Affidavit of M/s MITCON consultancy Services Ltd. Through
Managing Director Dr. Pradeep Baradekar son / daughter / wife of
Shivajinagar, Pune
Services Ltd. Through Managing Director
Dr. Pradeep Baradekar of Shivajinagar, Pune
I, M/s MITCON consultancy Services Ltd. Through Managing Director
Dr. Pradeep Baradekar of Shivajinagar, Pune
do hereby solemnly affirm and say as follows:

1. That the vacant land, particulars of which are given in the notice enclosed herewith, belongs to
M/s. MITCON consultancy Services Ltd. through M.D Dr. Pradeep Baradekar
(give the particulars of the individual family, firm, company or association or body of individuals).

2. The aforesaid person / persons, to whom the vacant land belongs, holds vacant land within the ceiling limit laid down by the Urban Land (Ceiling and Regulation) Act 1978

Pradeep Baradekar

Dr. Satoru Mahajan

1. Prakash Ramji (3)
Director of Prakash Ramji Services Ltd through Managing
 I, Prakash Ramji do hereby solemnly affirm and say that the
 facts mentioned in the paragraphs 1 and 2 are correct to the best of my knowledge and nothing
 is false therein and nothing material has been concealed therefrom

Place : Pune
 Date : 22/11/2004

NOTE: This affidavit should be on a stamp paper of appropriate value and shall be attested by a
 Magistrate/Sub Judge/Notary/Oath Commissioner.

Statement by the Prospective Transferee.

1/We propose to purchase / accept as mortgage / take on lease (In the case of any
 other form of transfer specify the form of such transfer) the urban land, particulars of which are given
 in the notice enclosed herewith.

2. 1/We do not hold any vacant land/lands with building.
 1/We hold vacant land with building as per particulars given below :

Particulars

1. Description of land

- a) Plot number
- b) Block number
- c) Location
- d) Classification of the land under the Master Plan (whether residential/industrial/commercial etc)
- e) Any other particulars in regard to the vacant land.

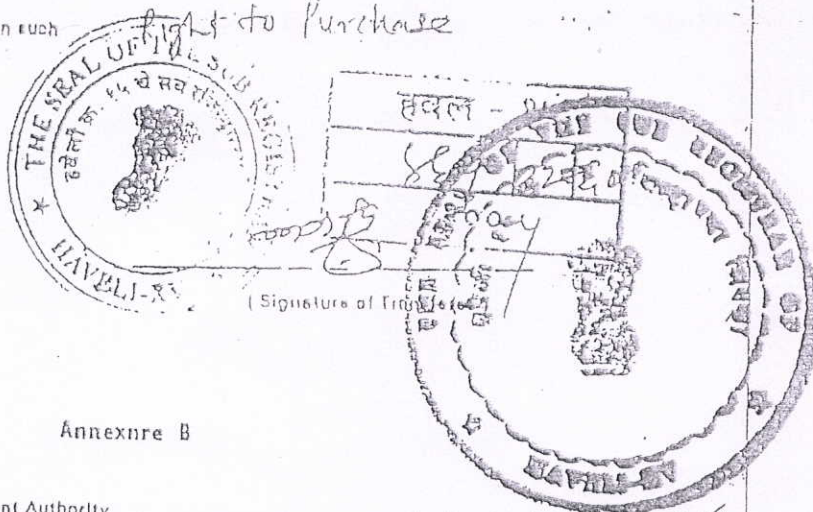
- 2 Whether the land is vacant land or land with building and where it is a land with building whether there is any dwelling unit in such building

Prakash Ramji

Prakash Ramji

(4)

3. Nature of right of the transferee in such land/land with building.



Annexure B

Acknowledgement of the Competent Authority

Received the above notice on No. VLC/D-11T-12/SR-189/04 dated 22-11-04. In 2001 of land out of 8 No. 331110, 331111, 331112, 331122, 331118, 331114 (part), 331119, 331112, 331117, 331121, 331118, 331119, 331116, 331117, 331115, 331141, 331142 & 331144 administering total area 8807-00 Sq. Mtr. in the VLC No. 1667-M. Comp. Ltd. landholder is M/S Mitcon Consultancy Services Ltd. its Managing Director Dr. Pradeep Bavdekar case decided on 8-10-04
Date 22/11/2004



Additional Collector and Competent Authority.
Pune Urban Agglomeration Pune

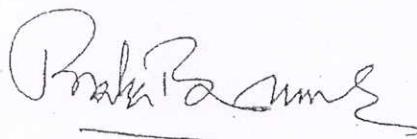
Form of Declaration to be filed before the Registrar of Property in case of sale

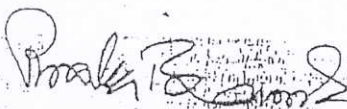
M/S. MITCON consultancy Services Ltd through Managing
I, Shri/Smt./Kom. _____ son/daughter/wife of Shri _____
Director Dr. Pradeep Bavdekar

hereby declare that I have not received any communication from the Competent Authority with reference to the above notice.

Place Pune

Date 22/11/2004


Signature of transferor

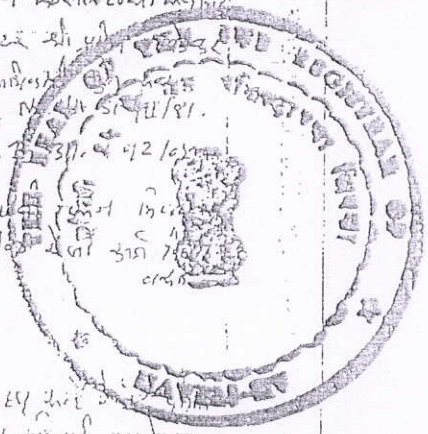




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કલમ નંબર ૬૫
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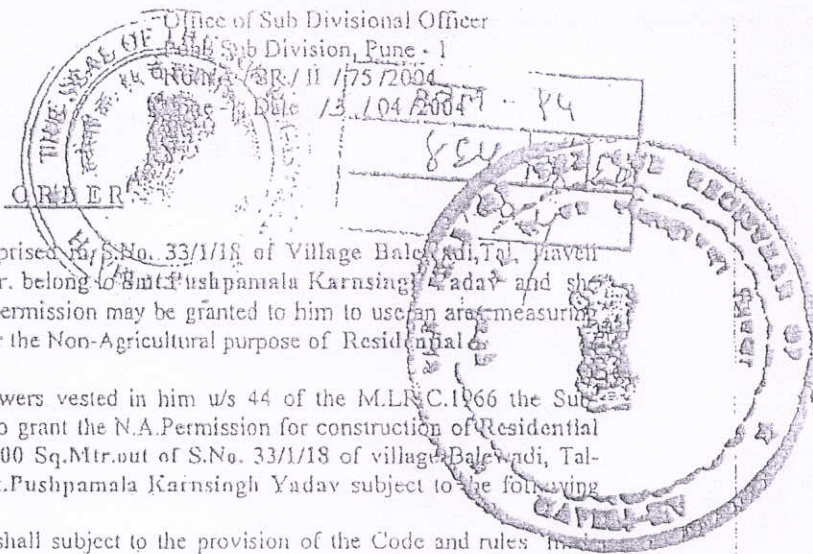
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Prakash B...

[Signature]

Pratika Chhabra

Read: 1) Application dated 20/03/2004 From Smt.Pushpamala Karnsingh Yadav



The land comprised in S.No. 33/1/18 of Village Balewadi, Tal. Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Smt.Pushpamala Karnsingh Yadav and she have applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him w/s 44 of the M.L.N.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/18 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Smt.Pushpamala Karnsingh Yadav subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules in there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A.use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking action w/s 44 of M.L.N.C.1966 and 44A of M.L.N.C.1966 if it is noticed that he has commenced the N.A.use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.25230, Dt.11 /03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any
- 7(a) That the N A. .Permission is granted subject to the provision of U L C.Act 1976.
8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

Prakash Ramdas

[Signature]

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS. (2370/-) and only for one year has been credited by the applicant vide challan No.II/10/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order, then he in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act etc.



(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,

Shri. Pushanmala Karsingh Yashwantrao
Q-1, Hanuman Nagar, Senapati Bapat Road, Pune-16

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

Sub Divisional Officer
Pune Sub Division Pune



हवेली - १५		
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२००५		

Read: 1) Application dated 21/2/2004 From Kunnari Avani Adarsh Saxena
Resi. Q-1 Hunuman nagar Senapati Bapat Road Pune 16

(17)

Office of Sub Divisional Officer

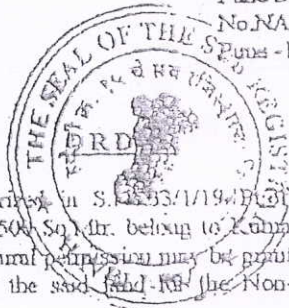
Pune Sub Division, Pune - 1

No.NA / SR / II / 39 / 2004

Pune - 1, Date 10/3/2004

8074 - 84

8074 3E/80



The land comprised in S.No. 53/1/19 of Village Balewadi Tal-Haveli Dist. Pune measuring 500 Sq.Mtr. belong to Kunnari Avani Adarsh Saxena. She have applied that Non-Agricultural permission may be granted to him to use the area measuring 500 Sq.Mtr out of the said land for the Non-Agricultural purpose for Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C. 1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A. Permission for construction of Residential building in an area measuring 500 Sq.Mtr. out of S.No. 53/1/19 Pl. of village Balewadi Tal-Haveli, Dist. Pune in favour of Kunnari Avani Adarsh Saxena subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of the building shall be for the use of land.

3. That the N.A. use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C. 1966 and rules made thereunder, if it is noticed that he has commenced the N.A. use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.CC/4257/03 DL11A/9/2003 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F. cess / Z.P. taxes applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any.

7(a) That the N.A. Permission is granted subject to the provision of U.L.C. 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A. use of the land.

Prakash Ram

Prakash Ram

Prakash Ram Chhabra

Sub-Divisional Officer
Pune Sub Division Pune

Read : 1) Application dated 20/03/2004 From Shri.Sukhapalsingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 76 / 2004
Pune -1, Date 13 / 04 / 2004

ORDER

The land comprised in S.No. 33/1/7 of Village Balewadi, Tal. Haveli, Dist. Pune measuring 500=00 Sq.Mtr. belong to Shri.Sukhapalsingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00Sq.Mtr.out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R. 1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A. Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/7 of village Balewadi, Tal. Haveli, Dist. Pune in favour of Shri.Sukhapalsingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A. use is deemed to have been started from the date of this order. made thereunder, if it is noticed that he has commenced the N.A. use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025283, Dt.22 /03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C. Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

Prakash Ramji



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Chhabra

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS. (2370/-) and only for one year has been credited by the applicant vide challan No. II/11/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure effected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act etc.



(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

Shri. Sukhpal Singh GBI
2-10, Hill View, Residency, Baner Road, Pune-45

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

Sub Divisional Officer
Pune Sub Division Pune



हवेली - २५६
४६५ ३९६०
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Chhabra

Read: 1) Application dated 20/03/2004 From Shri.Sukhpalsingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 81 / 2004
Pune -1, Date / 3 / 04 / 2004

ORDER

The land comprised in S.No. 33/1/5 of Village Bulewadi, Tal, Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Shri.Sukhpalsingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/5 of village Bulewadi, Tal-Haveli, Dist: Pune in favour of Shri.Sukhpalsingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be use and shall not use it for any other purpose for which the land is permitted to be use and shall not use it for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

5. That the grantee shall not use the building subject to be constructed with the plan sanctioned by the Pune Municipal Corporation must not exceed the sanctioned area and shall not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department

Prakash Ramji



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10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-) and only for one year has been credited by the applicant vide challan No.11/16/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawfull for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevent other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



506
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,
Shri. Sukhpalsingh Gill
B-10, Hill-View Residency, Baner, Pune-45

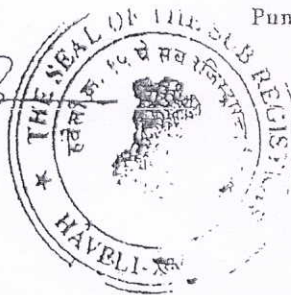
Copy to the Talukdar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.R. and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action.

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Sub Divisional Officer
Pune Sub Division Pune

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Prakash Chhabra

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-) and only for one year has been credited by the applicant vide challan No.11/16/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevent other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



SOL
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

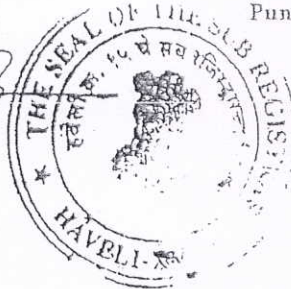
To,
Shri. Sukhpalsingh Gill
B-10, Hill-View Residency Baner, Pune-45

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.A. and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action.

200/914412
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Sub Divisional Officer
Pune Sub Division Pune



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Amika Chohan

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-) and only for one year has been credited by the applicant vide challan No.II/22/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawfull for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevent other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune



Smt. Koushal Percy Gondekar
(PAH) Shri Devendrasingh Ghl
Plot No.13, Uttam Enclave Aundh, Pune-8

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

Sub Divisional Officer
Pune Sub Division Pune

Prakash Ram



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Chhabra

Read: 1) Application dated 20/03/2004 From Shri.Girish Raghunath Khanvalkar

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 77 / 2004
Pune -1, Date 13 / 04 / 2004

ORDER

The land comprised in S.No. 33/1/10 of Village Balewadi, Tal, Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Shri.Girish Raghunath Khanvalkar and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/10 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Shri.Girish Raghunath Khanvalkar subject to the following conditions

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable to pay the N.A. use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025231, Dt.11/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

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Prakash Chhabra

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS. (2370/-) and only for one year has been credited by the applicant vide challan No.11/12/04, DL 8/04/2004.

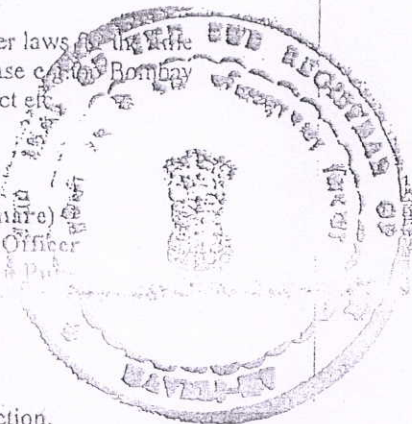
b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws in force being in force and that may be applicable to the relevant other facts of the case of the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune



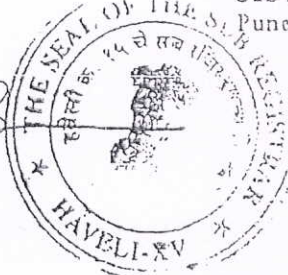
Shri.Girish Raghunath Waghmare
Q-1, Hanumannagar, Senapati Bapat Road, Pune-16

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C.1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

Prakash Ram



Sub Divisional Officer
Pune Sub Division Pune

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Read: 1) Application dated 21/2/2004 From Shri Girish Raghunath Khanwalkar
Resi. Q-1 Hunuman nagar Senapati Bapat Road Pune 16

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 38 / 2004
Pune -1, Date / 0 / 3 / 2004

ORDER

The land comprised in S No.33/1/11 of Village Balewadi Tal, Haveli Dist.Pune measuring 500 Sq.Mtr. belong to Shri Girish Raghunath Khanwalkar have applied that Non-Agricultural permission may be granted to him to use an area measuring 500 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him w/s 44 of the M.L.R.C 1966 the Sub- Divisional Officer, Pune is pleased to grant the N.A. Permission for construction of Residential building in an area measuring 500 Sq.Mtr. out of S No.33/1/11 of village Balewadi Tal-Haveli, Dist. Pune in favour of Shri Girish Raghunath Khanwalkar subject to the following conditions.

1. The grant of permission shall subject to the provisions of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune.

3. That the N.A. use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action w/s 45 of the M.L.R.C. 1966 and rules made thereunder, if it is noticed that he has commenced the N.A. use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.CC/4255/03 Dt.11/09/2003 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0,948 per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. Permission is granted subject to the provision of U.L.C. Act 1976.

8. That the grantee shall pay the N.A. Assessment fees within one month from the date of commencement of N.A. use of the land.

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Prakash Chohan

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

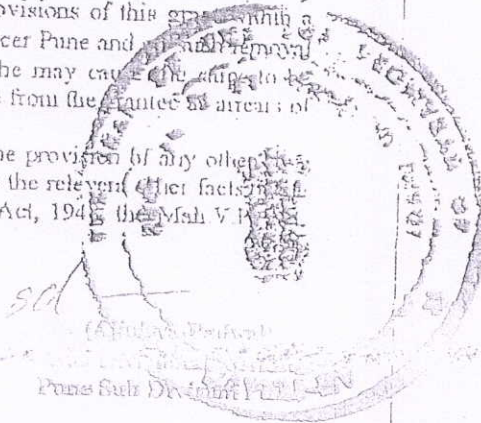
10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C. Tax of Rs. (2,370/-) and only for one year has been credited by the applicant vide challan No. II/ 25 Dt. 10/03/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of this code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and if such removal or alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other law for the time being in force and that may be applicable to the relevant facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V. L. Act, the Municipal Act etc.



To,

Shri Girish Raghunath Khanwalkar
Res. Q-1 Hunuman nagar Sanyati Bopal Road
Pune 16

Copy to the Tahsildar Haveli with case papers for information and necessary action

2/- He is requested to take steps to keep the necessary notes in T.F.II. and V.F.II.N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action



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Sub Divisional Officer
Pune Sub Division Pune

Chhabra

Read: 1) Application dated 20/03/2004 From Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA/SR/II/94/2004
Pune-1, Date 13/04/2004

ORDER

The land comprised in S.No. 33/1/9 of Village Balewadi, Tal.Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/9 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill subject to the following conditions.

1 The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the permission from the Sub-Divisional Officer.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue of this order.

5. That grantee shall construct the building strictly in accordance with the plan sanctioned by the Pune Municipal Corporation under his No.0025285, Dt.22/03/2004 and shall not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.



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Sanika Chhabra

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-) and only for one year has been credited by the applicant vide challan No II/19/04, DL 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

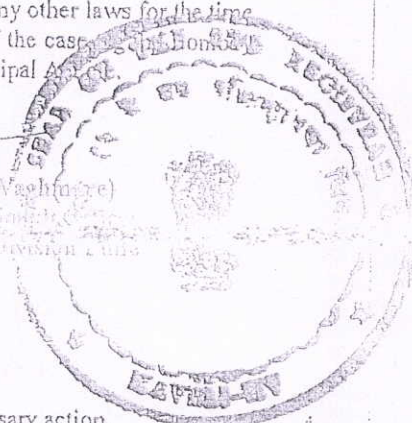
c) Not with standing anything contained in clause (b) above it shall be lawfull for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevent other facts of the case, the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act.



Shri Ravindrasingh Gill
(P.A.) Shri Devendrasingh Gill
B-10, Hill-View Residency Baner, Pune-45

(Suraj Waghmare)



Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

Sub Divisional Officer
Pune Sub Division Pune

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Chhabra

Read : 1) Application dated 20/03/2004 From Shri Ravindrasingh Gill Trough (PAH)
Shri Devendrasingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 93 / 2004
Pune -1, Date 23 / 04 / 2004

ORDER

The land comprised in S.No. 33/1/8 of Village Balewadi, Tal.Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500=00 Sq.Mtr.out of S.No. 33/1/8 of village Balewadi, Tal.Haveli, Dist: Pune in favour of Shri Ravindrasingh Gill Trough (PAH) Shri Devendrasingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and of structure thereon only for the purpose for which the land is permitted to be use and shall not use it for any other purpose. For this purpose the use of the land or building thereon for any other purpose will be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue of the order.

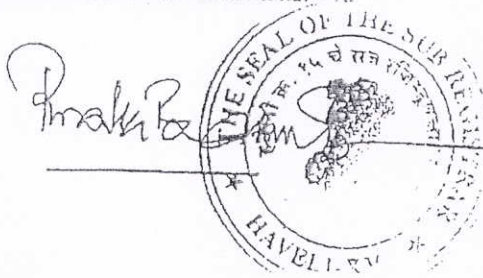
5. That grantee shall construct the building strictly in accordance with the plan sanctioned by the Pune Municipal Corporation under his No.0025284, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F. cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.



हवल - १५		
४५५	५०	६०
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Shri Ravindra Chhabra

9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10 a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-) and only for one year has been credited by the applicant vide challan No.II/20/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah V P. Act, the Municipal Act, 1903.



(Suraj Waghmare)
Sub Divisional Officer

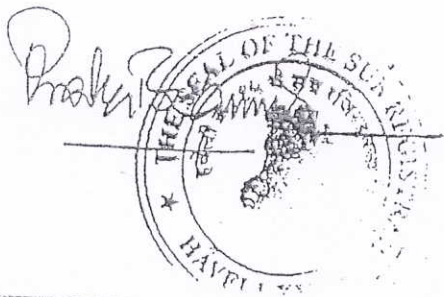
Shri Ravindrasingh Gill
(P.A.) Shri Devendrasingh Gill
B-10, Hill-View Residency Baner, Pune-45

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

Sub Divisional Officer
Pune Sub Division Pune



हवेल - १५		
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२००५		

Amika Chhabra

Read: 1) Application dated 21/2/2004 From Smt. Priyavanda Adarsh Saxena
Resi. Q-1 Hunuman nagar Senapati Bapat Road Pune 16

34

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 41 / 2004
Pune - I, Date / 0 / 13 / 2004

ORDER

The land comprised in S.No.33/1/17 Pl.of Village Balewadi Tal, Haveli Dist.Pune measuring 500 Sq.Mtr. belong to Smt. Priyavanda Adarsh Saxena have applied that Non-Agricultural permission may be granted to him to use an area measuring 500 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him w/s 44 of the M.L.R.C. 1966 the Sub- Divisional Officer, Pune is pleased to grant the N.A. Permission for construction of Residential building in an area measuring 500 Sq.Mtr.out of S.No.33/1/17 Pl.of village Balewadi Tal-Haveli, Dist: Pune in favour of Smt. Priyavanda Adarsh Saxena subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission [to be issued from the use in land].
3. That the N.A. use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking action w/s 44 of the M.L.R.C. 1966 and rules made thereunder, if it is noticed that he has commenced the N.A. use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.CC/4256/03 Dt.11/09/2003 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F. cess / Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any
- 7(a) That the N.A. Permission is granted subject to the provision of U.L.C. Act 1976
8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A. use of the land.

Prakash Bannur



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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C. Tax of Rs. (2,370/-) and only for one year has been credited by the applicant vide challan No. IV/27 Dt. 10/03/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional Officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other cases e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the M.L.R.C. Act, the Municipal Act etc.



(A) (Initials)

Pune Sub Division Pune



Smt. Priyavanda Adarshi Saxena
Resi. Q-1 Himmatnagar Senapati Bapat Road
Pune 16

Copy to the Tahsildar Haveli with case papers for information and necessary action

2/- He is requested to take steps to keep the necessary notes in T.F.H. and V.F.H.N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action



वर्ग - १५	
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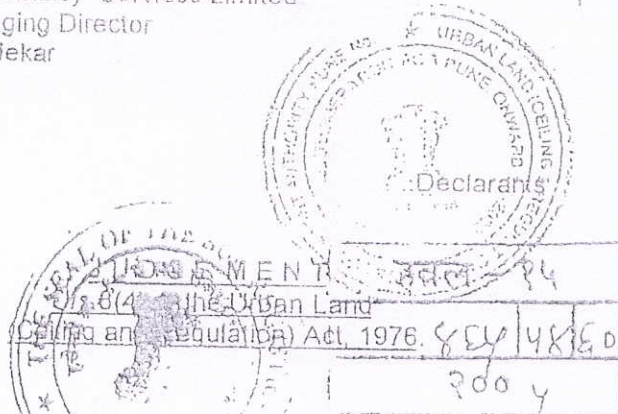
Sub-Divisional Officer
Pune Sub Division Pune

Monika Chhabra

In the Court of Shri Madhav Sangle, I.A.S., Additional Collector and Competent Authority Pune Urban Agglomeration, Pune.

ULC Case No.1667-M.Co.

M/s. Mitcon Consultancy Services Limited
Through its Managing Director
Dr. Pradeep Baydekar
R/o Pune.



The Director of the declarant Company has filed return u/s 6(1) of the Urban Land Ceiling & Regulation Act, 1976 (hereinafter to be referred to as 'the said Act') in which he has mentioned following property (hereinafter to be referred to as the said property):

Sr.No.	Village	Survey No.	Area (sq.mt.)
1		33/1/41	549-00
2		33/1/42	376-00
3		33/1c pt/4 pl	368-00
4		33/1/18	500-00
5		33/1/19	500-00
6		33/1/7	500-00
7	Balewadi	33/1/5	500-00
8		33/1/22	500-00
9	Tal. Haveli	33/1/20	500-00
10		33/1/6	422-00
11	Dist Pune	33/1/4	368-00
12		33/1/10	500-00
13		33/1/11	500-0
14		33/1/9	500-00
15		33/1/8	500-00
16		33/1/17	500-00
17		33/1/21	500-00
18		33/1/12	718-00
Total			8805-00

The Director of the declarant Company has also filed certified copies of saledeeds and Index-II issued by sub registrar Haveli, along with NOC's issued by this Authority, copy of zone certificate, and

Pradeep Baydekar

[Signature]

Lavika Chohan

Affidavit stating therein that the declarant company does not hold any vacant land other than mentioned in G(1) return.

After preliminary scrutiny of the record, a draft statement alongwith notice u/s 8(3) of the Act was issued and duly served upon the declarant society and it was directed to file objections, if any, to the provisionally assessed surplus area to the extent of 7805-00 sq mtrs. The case was fixed for hearing on 25/10/2004, however the Advocate for the ^{company} ~~society~~ remained present on 11/10/2004 and submitted written argument in which he has raised following points.

The said properties were in Agricultural Zone on appointed date i.e. 17/2/1976 and thereafter the said properties were included in residential zone on 10/2/1998. The declarant Company has purchased the said properties, with prior N.O.C.'s issued by this authority and permission u/s 26 from this authority, the details are as under

Sr No.	Vendor	Purchaser	S No	Area mtrs	NOC No. & date
	Soniya Nitinprasad Yadav	Through Managing Director Dr. Pradeep Bavadekar			ULC NOC No. 112/04 07/4/2004
2.	Soniya Gil alias Soniya Nitinprasad Yadav	---	33/1/42	379.00	2604/2004 ULC NOC No. 112/04 07/4/2004
3.	Akash Saxena alias Akash Adarsh Saxena through PAH & for self as consenting party Varsha Khanwalkar	---	33/1C(part)/ 4 (part)	369.00	2605/2004 ULC NOC No. 121/04 10/3/2004
4	Pushpanmala Karan singh Yadav through PAH & for self as consenting party Varsha M. Khanwalkar & Devindarsingh Gil	---	33/1/18	500.00	2606/2004 ULC NOC No.
5.	Abani A Saxena through PAH & for self as consenting party Varsha M. Khanwalkar & Devindarsingh Gil	---	33/1/19	500.00	2607/2004 ULC NOC No. 116/2004 10/3/2004
6	Sukhpalsingh Gil consenting party Varsha M. Khanwalkar & Devindarsingh Gil	---	33/1/7	500.00	2608/2004 ULC NOC No. 92/2004 31/3/2004
7.	Sukhpalsingh Gil consenting party Varsha M. Khanwalkar & Devindarsingh Gil	---	33/1/5	500.00	2609/2004 ULC NOC No. 92/2004 31/3/2004

Pradeep Bavadekar

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8	Kaushal P. Gonsalvis through PAH & for self as consenting party Devindarsingh Gil & Varsha M. Khanwalkar	33/1/22	500.00	2610/2004 ULC NOC No. 75/2004 5/3/2004
9	Kaushal P. Gonsalvis through PAH & for self as consenting party Devindarsingh Gil & Varsha M. Khanwalkar	33/1/20	500.00	2612/2004 ULC NOC No. 75/2004 5/3/2004
10	Devindarsingh Gil & Varsha M. Khanwalkar both for self as Vendor & consenting parties	33/1/18	422.00	2613/2004 ULC NOC No. 20 85/2004 15/2/2004
11	Ranjisan Gil through PAH & for self as consenting party Devindarsingh Gil & Varsha M. Khanwalkar	33/1/18	368.00	2614/2004 ULC NOC No. 150/2004 21/5/2004
12	Girish Raghunath Khanwalkar through PAH & through Managing for self as consenting party Varsha M. Khanwalkar	33/1/10	500.00	2615/2004 ULC NOC No. 76/2004 5/3/2004
13	Girish Raghunath Khanwalkar party Devindarsingh Gil	33/1/11	500.00	2616/2004 ULC NOC No.
14	Ravindrasingh Gil through PAH & for self as consenting party Devindarsingh Gil	33/1/9	500.00	2617/2004 ULC NOC No. 74/2004 2/3/2004
15	Ravindrasingh Gil through PAH & for self as consenting party Devindarsingh Gil	33/1/8	500.00	2619/2004 ULC NOC No. 74/2004 12/3/2004
16	Priyavanda Adarsh Saksena through PAH Varsha M. Khanwalkar & consenting party Devindarsingh Gil	33/1/17	500.00	2620/2004 ULC NOC No. 120/2004 10/3/2004
17	Priyavanda Adarsh Saksena through PAH Varsha M. Khanwalkar & consenting party Devindarsingh Gil	33/1/21	500.00	2621/2004 ULC NOC No. 120/2004 10/3/2004
18	Devindarsingh Gil as Vendor & consenting party & Sau. Varsha M. Khanwalkar as consenting party	33/1/12	718.00	2622/2004 ULC NOC No. 123/2004 10/3/2004

Prakash B...

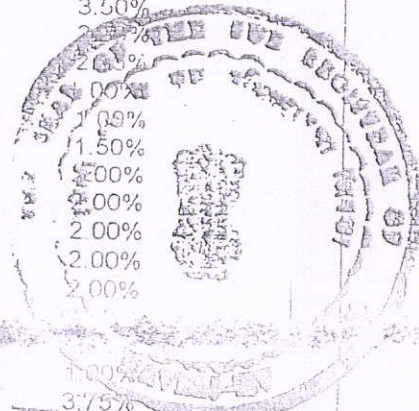
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Pratika Chhabra

The said properties have been included in residential zone as the Regional Plan published on 10/2/1998, which came in to force w.e.f. 10/2/98

The declarant Company has submitted that the said Company is having share holders which are the Banking Institutes. The details of the share holding of the company and its shares are as under.

Sr.No.	Name of the shareholder	Percentage %
1.	ICICI Bank Ltd.	19.00%
2.	Industrial Development Bank of India	12.50%
3.	IFCI Ltd	12.50%
4.	SICOM Ltd	10.00%
5.	MIDC	3.75%
6.	Bank of Maharashtra	3.50%
7.	State Bank of India	2.00%
8.	MSSIDC	2.00%
9.	Development Corporation of Kokan Ltd	1.00%
10.	Development Corporation of Vidharha Ltd	1.00%
11.	Maharathwada Dev. Corp. Ltd	1.50%
12.	WMDC	1.00%
13.	Bank of India	1.00%
14.	Central Bank of India	2.00%
15.	Dena Bank	2.00%
16.	Bank of Baroda	2.00%
17.	Union Bank of India	2.00%
18.	Maharashtra Sahakari Bank Ltd.	1.00%
19.	MSFC	3.75%
20.	Economic Development Corporation	8.00%
21.	of Goa, Damodar & District	8.00%
22.	Shares to Employees	8.00%



8.00%	8.00%	8.00%
8.00%	8.00%	8.00%
8.00%	8.00%	8.00%

The property is held by the declarant Company and therefore as per provisions of sub section 19(2)(iii) of the Act, Chapter III is not applicable to them. Finally he requested that considering the list of the share holder being banking institute, The Company should be declared as non-surplus holder.

I have gone through the case papers, documentary evidence and written argument put forth by the declarants. The findings thereon are as under:-

It appears from above documentary evidence that the declarant Company is a Company is having shares of Banking Institutes and therefore provisions of sub section 19(2)(iii) of the said Act are applicable which reads as under :-

Section 19: Chapter not to apply to certain vacant lands

(1) subject to the provisions of Sub-section

(2) nothing in this Chapter shall apply to any vacant land held

[Signature]

[Signature]

Chhabra

by

(iii) Any Bank

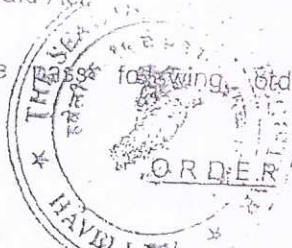
Explanation in this clause, "bank" means any banking company as defined in Clause (c) of Section 5 of the Banking Regulation Act, 1949 and includes:

(e) the Industrial Finance Corporation of India, established under the Industrial Finance Corporation of India, established under the Life Insurance Corporation Act, 1956, the Unit Trust of India, established under the Unit Trust of India Act, 1963 the Industrial Development Bank of India Act, 1964, the Industrial Credit and Investment Corporation of India, the Industrial Reconstruction Corporation of India and any other financial institution which the central Government or the State Government concerned may, by notification in the official Gazette, specify in this behalf,

Considering above provisions of law it is clear that the provisions

not applicable to Declarant Company and therefore exempted from the purview of the said Act.

I, therefore pass following order.

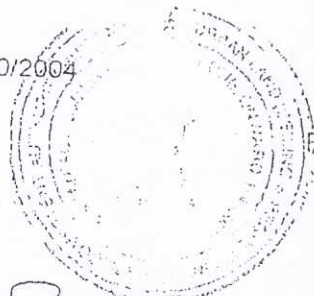


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The Declarant Company M/s Milcon Consultancy Services Limited through its Managing Director Dr. Pradeep Bavadekar and others are exempted from chapter III as per provisions of section 19(2)(iii)e of the said Act

Inform the declarant Society accordingly

Pune,
Dt. 18/10/2004



(Madhav Sangle)
Additional Collector and
Competent Authority,
Pune Urban Agglomeration, Pune.

Pradeep Bavadekar

[Signature]

Chhabra

20/01/2005

दुय्यम निबंधकः

दस्त गोषवारा भागः

हवल 15

दस्त क्र 465/2005

465/2005

10:27:00 AM

पृष्ठ सं : 5 (द्वितीय)

दस्त क्रमांक 465, 2005

दस्ताचा प्रकार : अभिहस्तार्तरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1. नाम म विठ्ठलजी फाळकडण रजिस्टर्ड दस्त तोफ
 अभिहस्त श्री सतीश परागते महानजन
 पत्ता पारकरीत रोड
 कोल्हापूर
 जिल्हा कोल्हापूर
 तालुका कोल्हापूर
 पोस्टाचा पत्ता कोल्हापूर
 पिन 415 001

लिहून घेणार

वय 36

सही

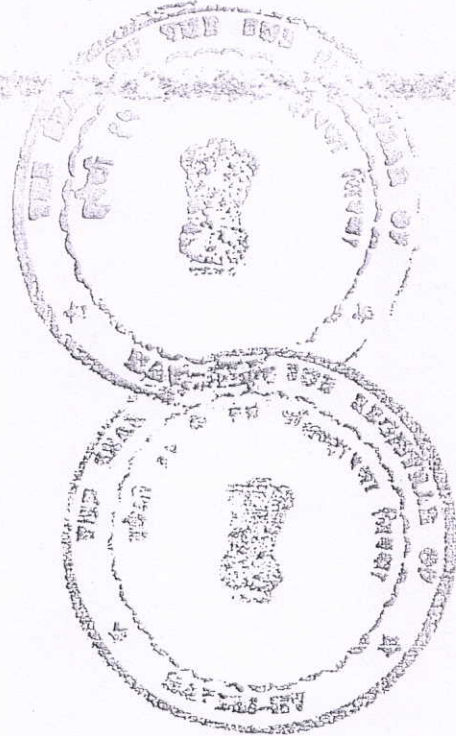


2. म विठ्ठलजी फाळकडण रजिस्टर्ड दस्त तोफ
 अभिहस्त श्री सतीश परागते महानजन
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 तालुका कोल्हापूर
 पोस्टाचा पत्ता कोल्हापूर
 पिन 415 001

लिहून घेणार

वय 49

सही



दस्तावेज मध्ये नोंद घेतल्या जाणाऱ्या अभिहस्तार्तरणपत्रावर कल्प दिश्याने प्रामाण्य ठरविले.

1 OF 1

Monika Chhabra



दस्त गोपवारा भाग - 2

हवल 15

दस्त क्रमांक (465/2005)

६०१६०

दस्त क्र. (हवल 15-465-2005) चा गोपवारा

वापार नुस्य : ६००००० मोबदला 12111750 भरलेले मुद्रांक शुल्क : ६०००००

दस्त हजर केलेल्या दिनांक : 20/01/2005 10:19 AM

विपदावनाचा दिनांक : 20/01/2005

दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : (25) ऑगिहस्तांतरणपत्र

दस्त अनुच्छेद प्रकर : (25-ब) पुढील हद्दीत असलेल्या स्थावर मालामालाच्या बाबतीत असेल तर

शिकका क्र. 1 ची वेळ : (सादरीकरण) 20/01/2005 10:19 AM

शिकका क्र. 2 ची वेळ : (फ्री) 20/01/2005 10:23 AM

शिकका क्र. 3 ची वेळ : (कबुली) 20/01/2005 10:26 AM

शिकका क्र. 4 ची वेळ : (ऑगस्ट) 20/01/2005 10:26 AM

दस्त नोंद झाल्याचा दिनांक : 20/01/2005 10:26 AM

ओळख :

दुय्यम निबंधक याच्या ओळखीचे इशम असे निवेदीत करतात की, ते दस्तारंगज करताना दुय्यम-यांना वापसीस ओळखतात, व त्यांची ओळख पटविताना

1) एन एस पवार, घर/गलेंट नं. -

गल्ली/रस्ता:

ईमारतीचे नाव -

ईमारत नं.:

पेट/पत्तासह: नवी पेट

हात/नाम: पुणे

[Signature]

पावती क्र.: 465

दिनांक: 20/01/2005

पावतीचे वर्णन

नांव: मे.मिटर्योन फाऊंडेशन रजिस्टर्ड ट्रस्ट तर्फे
इजिस्ट्रार श्री संतोष यशवंत महाजन

30000 : नोंदणी फी

1220 : नक्का (अ. 11(1)), पृष्ठांकनाची

नक्का (अ. 11(2)).

रुज्यात (अ. 12) व छायाचित्रण (अ. 13) >

एकत्रित फी

31220: एकूण

पु निबंधकाची सही: हवल 15



६०१६०... पावे असून त्यांचे ओळख
६०१६०... तसे क्रमांक देण्यात आले आहेत.

3 निबंधकाची सही
हवल 15 (फ्री)

दुय्यम निबंधक, हवल 15
पुणे



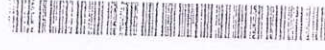
६०१६०... पावे असून त्यांचे ओळख
६०१६०... तसे क्रमांक देण्यात आले आहेत.

दुय्यम निबंधक, हवल 15
पुणे

[Signature]

ika Chhabra

246-



Thursday, January 20, 2005

10:23:05 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 465

दिनांक 20/01/2005

गावाचे नाव बालेवाडी

दस्तऐवजाचा अनुक्रमांक हवेली 15 - 00465 - 2005

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

(25-व) पुढील हद्दीत असलेल्या स्थावर मालमत्तेच्या बाबतीत असेल

इतर

सादर करणाराचे नाव: मे. गिटकॉन फाऊंडेशन रजिस्टर्ड ट्रस्ट तर्फे रजिस्ट्रार श्री संतोष यशवंत महाजन

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (61)

1220.00

एकूण

रु.

31220.00

आपणास हा दस्त अंदाजे 10:37AM ह्या वेळेस मिळेल

दुसऱ्या निबंधक
हवेली 5 (विधी)

बाजार मुल्य: 6000000 रु. मोबदला 12111750 रु.

भरलेले मुद्रांक शुल्क: 606000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा शिवाजीनगर शाखा पुणे 411005;

डीडी/धनाकर्ष क्रमांक: 351921; रक्कम: 30000 रु.; दिनांक: 19/01/2005

ba Chhabra

248-



Thursday, May 05, 2005

11:05:27 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3384

दिनांक 05/05/2005

गावाचे नाव बालेवाडी

दस्तऐवजाचा अनुक्रमांक हवल 15 - 03383 - 2005

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव: मे.मिटकॉन फाउंडेशन रजिस्टर ट्रस्ट तर्फे रजिस्ट्रार श्री.संतोष यशवंत
महाजन

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)).

1060.00

एकूण

31060.00

आपणास हा दस्त अंदाजे 11:20AM ह्या वेळेस मिळेल

दुय्यम भिंबधक
हवेली 15 दिघी

बाजार मुल्य: 2647680 रु. मोबदला: 6072000 रु.

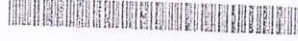
भरलेले मुद्रांक शुल्क: 303600 रु.

देयकाचा प्रकार डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा शिवाजीनगर पुणे 411005;

डीडी/धनाकर्ष क्रमांक: 352617; रक्कम: 30000 रु.; दिनांक: 02/05/2005

समाप्त



दरतक्रमांक व वर्ष: 3383/2005

Thursday, May 05, 2005

11:08:32 AM

मुख्य निबंधक: हवेली 15 (दिघी)

सूची क्र. दोन INDEX NO. II

नॉटणी 63 म

Regn 63 m.c.

गावाचे नाव : बालेवाडी

- (1) घिलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 6,072,000.00
बा.मा. रु. 2,647,680.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सर्वे क्र.: 33 वर्णक विभागाचे नाव - विभागाचे नाव : (वि.क्र.58) बालेवाडी (पुणे महानगरपालिका), उपविभागाचे नाव - 58/679 - उर्वरीत क्षेत्रातील मालमत्ता गाव मौजे बालेवाडी येथील 1) स.न.33/1/20 क्षेत्र 0 हे 05 आर म्हणजेच 500 चौ.मी.2) स.न.33/1/6 क्षेत्र 0 हे 4.22 आर म्हणजेच 422 चौ.मी.3) स.न.33/1/4 क्षेत्र 0 हे 3.68 आर म्हणजेच 368 चौ.मी.4) स.न.33/1/21 क्षेत्र 0 हे 05 आर म्हणजेच 500 चौ.मी.5) स.न.33/1/12 क्षेत्र 0 हे 7.18 आर म्हणजेच 718 चौ.मी.असे एकूण क्षेत्र 2508 चौ.मी.म्हणजेच 26986.08 चौ.फुट
(1)मिळकतीचे एकूण क्षेत्रफळ 2508 चौ.मी. आहे.

- (3)क्षेत्रफल
(4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा

(1)-

- (5) दरतऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) से.मिंटफॉन कन्सलटन्सी सर्व्हेसर्स लि.तर्फे मॅनेजिंग डायरेक्टर श्री.प्रदीप रघुनाथ बावडेकर; घर/प्लॉट नं.: बी-2/101; गल्ली/रस्ता: - ईमार्तरीचे नाव: कुमार प्राईड पार्क; ईमार्त नं.: - पेट/वसाहत: सेनापती बापट रोड, साहर/गाव: पुणे; तालुका: -; पिन: 411016; पॅन नंबर: AGDPB2630C.

- (6) दरतऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा

(1) से.मिंटफॉन फाउंडेशन रजिस्ट्रार ट्रस्ट तर्फे रजिस्ट्रार श्री.संतोष यशवंत महाजन; घर/प्लॉट नं.: 204; गल्ली/रस्ता: - ईमार्तरीचे नाव: रम्यांगरी; ईमार्त नं.: के: पेट/वसाहत: डिप्टी 20/10

व संपूर्ण पत्ता

- (7) दिनांक करून दिल्याचा 05/05/2005
(8) नोटणीचा 05/05/2005
(9) अनुक्रमांक, खड व पृष्ठ 3383/2005
(10) बाजारभावाप्रमाणे गुद्रांक शुल्क रु 303600.00
(11) बाजारभावाप्रमाणे नोटणी रु 30000.00
(12) शेर



मी वाचली

मी रुजवात घेतली

इससल बरहुकुम नवकल यास दिली.

सदर नवकल

यास त्यांचे तारीख

अजवरून

तारीख

मुख्य निबंधक, हवेली



T-3

SCANNED

FILED 944-1004

3353

2004



दुय्यम निबंधक: हवेली 15 (दिधी)

दस्तावेजक्रमांक व वर्ष: 3383/2005

Tuesday, May 05, 2005

11:08:22 AM

सूची क्र. दोन INDEX NO. II

नॉरणी 63 म.

Regn. 63 m.o.

गावाचे नाव : बालेवाडी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 6,072,000.00
बा.भा. रु. 2,647,680.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)
- (3) क्षेत्रफल
- (4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा
- (5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा
- (8) नोंदणीचा
- (9) अनुक्रमांक, खड व पृष्ठ
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (11) बाजारभावाप्रमाणे नोंदणी
- (12) शेरा
- (1) सर्व क्र.: 33 वर्णन: विभागाचे नाव - विभागाचे नाव (वि.क्र.58) बालेवाडी (पुणे
महानगरपालिका), उपविभागाचे नाव - 58/679 - उर्वरीत क्षेत्रातील मालमत्ता गाय मोजे बालेवाडी
येथील 1) स.नं.33/1/20 क्षेत्र 0 हे 05 आर म्हणजेच 500 चौ.मी.2) स.नं.33/1/6 क्षेत्र 0 हे
4.22 आर म्हणजेच 422 चौ.मी.3) स.नं.33/1/4 क्षेत्र 0 हे 3.68 आर म्हणजेच 368 चौ.मी.4)
स.नं.33/1/21 क्षेत्र 0 हे 05 आर म्हणजेच 500 चौ.मी.5) स.नं.33/1/12 क्षेत्र 0 हे 7.18 आर
म्हणजेच 718 चौ.मी.असे एकूण क्षेत्र 2508 चौ.मी.म्हणजेच 26986.08 चौ.फुट
(1) निळकतीचे एकूण क्षेत्रफल 2508 चौ.मी. आहे.
- (1) मे.मिटकॉन कन्सल्टन्सी सर्व्हेसेस लि.तर्फे मॅनेजिंग डायरेक्टर श्री.प्रदीप रघुनाथ बावडेकर;
घर/प्लॉट नं: बी-2/101; गल्ली/रस्ता: - ईमारतीचे नाव: कुमार प्राईड पार्क; ईमारत नं: -;
पेट/वसाहत: सेनापती बापट रोड; शहर/गाव: पुणे; तालुका: -; पिन: 411016; पॅन नम्बर:
AGDPB2530C.
- (1) मे.मिटकॉन फाऊंडेशन रजिस्टर ट्रस्ट तर्फे रजिस्टर श्री.सतोष यशवंत महाजन; घर/प्लॉट
नं: 204; गल्ली/रस्ता: - ईमारतीचे नाव: रम्यनगरी; ईमारत नं: के; पेट/वसाहत: बिबवेवाडी;
शहर/गाव: पुणे; तालुका: -; पिन: 411037; पॅन नम्बर: ABEP6579P.



मी वाचली

मी रुजवात घेतली

ब्रह्मसल परहुकुम नवकल पास दिली.

सदर नवकल अज्ज सी सतोष महाजन

यास त्यांचे तारीख ०५/०५/०५

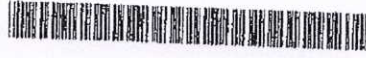
अजविलून

तारीख ०५/०५/०५

दुय्यम निबंधक, हवेली १५



Sanika Chhabra



Thursday, May 05, 2005

11:05:27 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3384

दिनांक 05/05/2005

गावाचे नाव बालेवाडी

दस्तऐवजाचा अनुक्रमांक हवेली 15 - 03383 - 2005

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

सादर करणाराचे नाव: मे. मिटकॉन फ्रॉन्डेशन रजिस्टर ट्रस्ट तर्फे रजिस्ट्रार श्री. संतोष यशवंत महाजन

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 1060.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (53)

एकूण रु.

31060.00

आपणास हा दस्त अंदाजे 11:20AM ह्या वेळेस मिळेल

दुय्यम शिबधक
हवेली 15 (दिवा)

बाजार मूल्य: 2647680 रु. मोबदला: 6072000 रु.

भरलेले मुद्रांक शुल्क: 303600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा शिवाजीनगर पुणे 411005;

डीडी/धनाकर्ष क्रमांक: 352617; रक्कम: 30000 रु.; दिनांक: 02/05/2005

समाप्त

Sanika Chhabra



हवेली - १५		
3303	9	42
२००५		

Customer Copy		
Scroll No.	08	Date 21/5/05
Franking Value	Rs.	3 03 600
Service Charges	Rs.	11
Total	Rs.	303 611
Name of the stamp duty paying party: MITION Foundation Kubera Chambers Shivaji Nagar Pune-5 W.M.D.C. LTD. Cash / DD / Pay Order No. 7822390 (PAN. No. Cash above 50,000 / D.D.)		
Bank / Branch: PCCB Bank A/c No. Shivaji Nagar Through Name: A.D. Nayam		
Signature: [Signature]		
(for WMDC Office Use Only)		
Tran. ID	156032	
Franking Sr. No.	18727	
*Subject to realisation		

WMDC Ltd. Pune, Franking Deposit Slip

SALE DEED

This Sale Deed made & executed at Pune on this the 5th day of May in the year 2005.

[Signature]

[Signature]

..2

Shri. Chhabra

— 254 —

Western Maharashtra
Development Corporation
Ltd., 2nd Floor, Kubera
Chambers,
Shivajinagar, Pune 411005.
D-5/STP(V)/C.R.1014/
2360-63/04



SPECIAL
ADHESION
MAY 02 2005

780 780 780 780 780 780 780 780 780 780 11:43

R.0303600/-PB5088

STAMP DUTY MAHARASHTRA
FOR W.M.D.C. LTD.

NAME : MITCON Foundation

ADDRESS : Pune

THROUGH : Marpani

SIGNATURE : [Signature]

RECEIPT No. : 09

: 2 :

AUTHORISED SIGNATORY

M/s. MITCON CONSULTANCY SERVICES LTD.

A Company Registered under Indian Companies Act, 1956,

having its Registered Office at : Kubera Chambers,

Shivajinagar, Pune 411 005

through its Managing Director

Dr. PRADEEP RAGHUNATH BAVADEKAR

Age 49 years, Occ. Service,

(PAN NO.AGDPB 2630C)

R/at. B/2/101, Kumar Pride Park,

हस्ताक्षर - २५			
33	3	2	42
२००५			

Hereinafter referred to as 'THE VENDOR/S' (Which expression shall unless repugnant to the context or meaning shall mean & include all their legal heirs, executors, administrators, and assignees etc.) of the FIRST PART.

AND

M/s. MITCON FOUNDATION

A Trust registered under Societies Registration Act,

And the Bombay Public Trust Act, 1950,

having its registered office at : Kubera Chambers,

Shivajinagar, Pune 411 005.

Through its Registrar,

Mr.SANTOSH YESHWANT MAHAJAN

Age 36 years, Occupation : Service,

(PAN No.ABEPM 6579P)

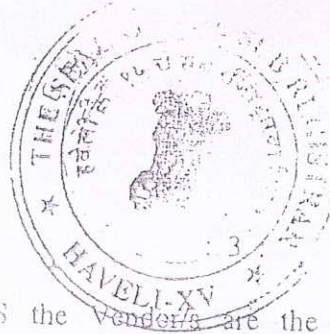
R/at. 204, K Building, Ramyanagari,

Bibwewadi, Pune 411 037.

Hereinafter referred to as 'THE PURCHASER/S' (Which expression shall unless repugnant to the context or meaning shall mean & include all their legal heirs, executors, administrators, and assignees etc.) of the SECOND PART.

[Handwritten signature]

3 256-



33/1/20		
33/1/6	3	42
200 y		

WHEREAS the Vendor/s are the absolute owners and well sufficiently entitled to the properties bearing Survey No.33/1/20 admeasuring area 500 Sq.mtrs., Survey No.33/1/6 - admeasuring area 422 Sq.mtrs., Survey No.33/1/4 - admeasuring area 368 Sq.mtrs., Survey No.33/1/21 - admeasuring area 500 Sq.mtrs., Survey No.33/1/12 - admeasuring area 718 Sq.mtrs. i.e. totally admeasuring area about 2508 Sq.mtrs. situated at Village Balewadi, Taluka - Haveli, Dist. Pune and more particularly described in the schedule hereunder written (Hereinafter for the sake of brevity referred to as 'the said properties')

AND WHEREAS Vendor/s herein had purchased the said

Sale Deeds which are duly registered in the Office of concerned Sub-Registrar. The details of same are as under :

Sr.No.	Name of Landowner/s	Survey No.	Document No.
1.	Kaushal Parsi Gonsalves	33/1/20	2612/2004
2.	V.M. Khanvalkar & D.S. Gill	33/1/6	2613/2004
3.	Ramkishansing Gill	33/1/4	2614/2004
4.	Priyamvada Adarsh Saxena	33/1/21	2621/2004
5.	Devendrasing Gill	33/1/12	2622/2004

AND WHEREAS as per the development plan, the said properties are shown in "Residential Zone" & hence the Vendor/s herein submitted return u/s.6(1) as per the provisions of Urban Land (Ceiling and Regulation) Act, 1976 before the Competent Authority Pune Urban Agglomeration, Pune under ULC Case No.1667-M.Co. wherein the Competent Authority, Pune Urban Agglomeration, Pune exempted the Vendor/s herein from chapter III as per provisions of Section 19(2) (iii) of the said Act & accordingly issued order u/s.8(4) of the said Act on 18/10/2004.

AND WHEREAS the Sub-Divisional Officer, Pune, Sub-Division, Pune has granted N.A. Permission u/s. 44 of the M.L.R.C.1966 regarding



33/3			8/42		
2004					

the said properties in the following manner :

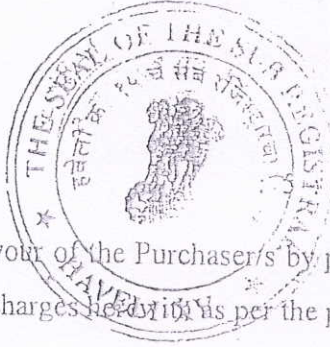
Sr.No.	N.A.	Order No.	Date	Survey No.
1.	NA/SR/11/91/2004		13.04.2004	33/1/20
2.	NA/SR/11/79/2004		13.04.2004	33/1/6
3.	NA/SR/11/80/2004		13.04.2004	33/1/4
4.	NA/SR/11/40/2004		10.03.2004	33/1/21
5.	NA/SR/11/78/2004		13.04.2004	33/1/12

AND WHEREAS the Vendor/s herein got the said properties amalgamated & measured/ demarcated from the Taluka Inspector and Land Records, Haveli under No. 66 on dated 8.12.2004 and accordingly

AND WHEREAS the Vendor/s where desirous of disposing off said properties and knowing the intention of the Vendor/s, the Purchaser/s herein approach the Vendor/s and offer to purchase and acquire the said properties for the total consideration of Rs.60,72,000/- (Rupees Sixty lakhs Seventy Two thousand Only) and after negotiations between the parties hereto, the Vendor/s ascertained that the offer given by the Purchaser is true and correct as per the prevailing market rate and hence decided to sell/transfer/assign/convey the said properties on ownership in favour of the Purchaser /s for the abovesaid total consideration.

AND WHEREAS, the Vendor/s & Purchaser/s herein submitted notice u/s 26 of Urban Land (Ceiling & Regulation) Act, 1976 to the Competent Authority, Pune Urban Agglomeration, Pune on 22.11.2004 which has been duly acknowledged by the Additional Collector and Competent Authority, Pune Urban Agglomeration, Pune vide No.ULC/D-1/T-12/SR-189/2004 dated 22.11.2004.

AND WHEREAS the Vendor/s have received the total consideration of the said properties from the Purchaser/s as mentioned in Schedule of Payment hereunder written and hence execute this final deed



हस्ताक्षर - १५			
33	3	4	42
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of sale in favour of the Purchaser/s by paying necessary Stamp Duty and Registration charges hereon as per the prevailing law :

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. The Vendor/s hereby sold, transferred, conveyed & assigned and the Purchaser/s herein have purchased and acquired the said properties (more particularly described in the Schedule hereunder written) for the total consideration of Rs.60,72,000/- (Rupees Sixty lakhs Seventy Two thousand Only) which the Purchaser/s have paid to the Vendor/s in the following manner :

drawn on Bank of Baroda, Shivajinagar Br.Pune

Rs.60,67,000/- The Purchaser/s shall pay the said amount on the demand and request of Vendor/s from time to time.

Rs.60,72,000/- (Rupees Sixty lakhs Seventy Two thousand Only)

The Payment & Receipt of Rs.60,72,000/- (Rupees Sixty lakhs Seventy Two thousand Only) the Vendor/s hereby admit and acknowledge and of and from the same and every part thereof & do hereby forever acquit, release and discharge the Purchaser/s from the same and every part thereof.

2. For the said consideration of Rs.60,72,000/- (Rupees Sixty lakhs Seventy Two thousand Only) the Vendor/s do hereby transfer the said properties unto the Purchaser/s TO HAVE AND TO HOLD absolutely and forever free from any encumbrances whatsoever. The Vendor/s do hereby assure unto the Purchaser/s that the Vendor/s are the sole and absolute owners of the said properties and that no other person except the Vendor/s have got any right, title, claim or interest of whatsoever nature in the said properties. The Vendor/s further assured unto the Purchaser/s that the Vendor/s



हवेली - १५		
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transferred, assigned or in any other way encumbered or alienated their rights, title, claim and interest in respect of the said properties in favour of any person whatsoever, nor the Vendor/s have mortgaged, leased out or charged with the said properties and that the said properties are free from all encumbrances, charges, loans, liabilities, mortgages, lease, lien etc. and the title of the Vendor/s to the said properties is good, clear and marketable.

3. The Vendor/s do hereby handover the vacant, peaceful and physical possession of the said properties under the Purchaser/s and the Purchaser/s are assured of their peaceable enjoyment of the said properties. The Vendor/s do hereby undertake to remove any obstruction or objection to such enjoyment of the Purchaser/s by any person whatsoever.
4. The Vendor/s had paid all the cesses, taxes and assessments, Govt. Semi-Govt., Local and Municipal taxes in respect of the said properties and taxes, assessments and cesses that may accrue and become payable hereinafter shall be paid and borne out by the Purchaser/s.
5. And the Vendor/s doth hereby declare that the said properties hereby granted, assured, and conveyed are not subject matter of any revenue court, acquisition or municipal proceeding and the Vendor/s are the sole and absolute owners of the said properties and no other person have any right, title or interest of any kind whatsoever in the said properties.
6. The Vendor/s covenant unto the Purchaser/s that the said properties have not been shown as reserved for any public purpose and no reservation or restriction have been imposed of the construction thereon.

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7. The Vendor/s hereby Covenant unto the Purchaser/s that all necessary consents, signatures, statements etc. as may be required for the purpose of getting Purchaser/s names entered into the records of rights or for the better enjoyment of the said properties by the Purchaser/s shall be given by the Vendor/s without charging any fees or remuneration from the Purchaser/s.
8. That the Purchaser/s shall be free to use the said properties for any purpose as may be permitted by the authorities concerned.
9. That the expenses such as stamp duty, registration charges, ~~advocate fees and all other incidental charges~~ ~~shall be borne and paid by the Purchaser/s.~~
10. That the parties hereto have obtained acknowledgement of notice u/s. 26 of Urban Land (Ceiling and Regulation) Act, 1976 from the Competent Authority, Pune Urban Agglomeration Pune vide No.ULC/D-1/T-12/SR-189, dated 22.11.2004 for the transfer of the said properties in the name of the Purchaser/s herein.

11. STAMP DUTY :

Location : Vibhag No.58/679 (उर्वरित क्षेत्रातील मालमत्ता)
(Rate as per T.P.V.D. is Rs.1,200/Sq.mtr.)

The property is situated at Balewadi correct and true market value of the said land is prescribed by T.P.V.D. Pune at the rate of Rs.1,200/- per sq.meter. Therefore valuation of the land comes to Rs.30,09,600/- for the purpose of the Stamp Duty. The amount of consideration is Rs.60,72,000/- paid by Purchaser to Vendor. Therefore requisite stamp duty of Rs.3,03,600/- have been paid on the amount of Rs.60,72,000/- On execution of this Sale Deed.

Agreed Consideration Price Rs.60,72,000/-

Prescribed Valuation Rs.30,09,600/-

Chhabra

256



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33	3	42
२००५		

SCHEDULE OF THE SAID PROPERTIES

All that pieces and parcels of the properties lying and situate at Village Balewadi, Taluka - Haveli, District - Pune, within the local limits of Pune Municipal Corporation and also within the Jurisdiction of the Sub-Registrar, Haveli No.15, Pune bearing Survey Nos. its respective area as follows :

1. Survey No.33/1/20 area admeasuring 0 H.05 R i.e. 500 Sq.mtrs. Assessment Rs. 00-15 is bounded as under :

East : Plot No.35 of teh same property bearing S.No.33/1/21

S.No.33/1/22

West : Common Road of the same property

North : Plot No.22 of the same property bearing S.No.33/1/6

2. Survey No.33/1/6 area admeasuring 0 H. 04-22 R i.e. 422 Sq.mtrs. Assessment Rs. 00-14 is bounded as under :

East : Plot No.36 of the same property bearing S.No.33/1/12

South : Plot No.21 of the same property bearing S.No.33/1/20

West : Common Road of the same property

North : Plot No.23 of the same property bearing S.No.33/1/4

3. Survey No.33/1/4 area admeasuring 0 H. 03-68 R i.e. 368 Sq.mtrs. Assessment Rs. 00-10 is bounded as under :

East : Plot No.36 of the same property bearing S.No.33/1/12

South : Plot No.33 of the same property bearing S.No.33/1/6

West : Common Road of the same property

North : Common Road of the same property

4. Survey No.33/1/21 area admeasuring 0 H. 05 R i.e. 500 Sq.mtrs. Assessment Rs. 00-15 is bounded as under :



33/1/12		
33/1/12	12	12
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East : Common Road of the same property
South : Plot No.34 of the same property bearing S.No.33/1/17
West : Plot No.21 of the same property bearing S.No.33/1/20
North : Plot No.36 of the same property bearing S.No.33/1/12

5. Survey No.33/1/12 area admeasuring 0 H. 07-18 R i.e. 718 Sq.mtrs. Assessment Rs. 00-18 is bounded as under :

East : Common Road of the same property
South : Plot No.35 of the same property bearing S.No.33/1/21

West : Plot No.22 & 23 of the same property bearing S.No.33/1/22


North : Common Road of the same property

i.e. totally area admeasuring about 2508 Sq.mtrs. (equivalent to 26986.08 Sq.ft)

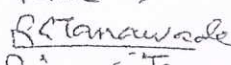
IN WITNESS WHEREOF the parties hereto have set their respective hands on the day and year first hereinabove mentioned.

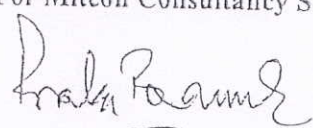
In the presence of

WITNESSES :

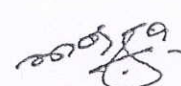
1) 
Name : R.D. Mapari
Address : c/o. MITCON LTD
Shivaji Nagar
Pune - 5

For Mitcon Consultancy Services Ltd.

2) 
Name : Rajan G. Tanawade
Address : c/o. MITCON LTD
Shivaji Nagar
Pune - 5


Dr. Pradeep Raghunath Bavadekar
Managing Director,
Vendor/s

For M/s. MITCON Foundation


Mr. Santosh Yeshwant Mahajan
Registrar
Purchaser/s

मलाठी-बलेवाडी
बाबुरा-भुवनेश्वरी, डि. पू.

तारीख १०/११/२०१४ गावकामगार तलाठी सही

मि. वि.
तिखे रजिस्ट्रार,
४२, दुधधार पेठ, गणपती चौक,
पुणे २. फोन : २४४६६७६६
गांव ७/१६/१३


गा. न. क्र. ७, ७ अ, व १२

शिवका

भूमापन क्रमांक	हि.क्र.	धारणा	मालकाचे नांव	खाने क्र.
सर्वे नं. गट क्रमांक		प्रकार		हदद - ५५
३३११/२०				३३८३ १४५२
भूमापन क्रमांकाचे				कुळाचे खेळ ०००५
स्थानिक नांव				
लागवड योग्य क्षेत्र	एकर	गुंठे		
	हेक्टर	आर		
जिरायत	०-०५			
बागाइत				
भात शेती				
एकूण...	०-०५			
पो. ख...				
वर्ग (अ)...	-			
वर्ग (ब)...				
एकूण	०-०५			
आकार	रुपये	पैसे		
जुडी अथवा विशेष	०-१५			
आकार पाण्याबाबत...				
एकूण				

मे. प्रिन्सिपल फुल्लकरांनी तारिलेले
मि. तपें मंगेशिंगी सभरकर
डॉ. प्रदिप आवडेकर
(५४०४)

इतर अधिकार/हक्क
कु. भा. ह. २४ कसपाडा
(२३२९) (४९३८)


गा. न. क्र. ७ अ				गा. न. क्र. १२										पडीक व पौकरस निरुपयोगी अशा जमिनीचा तपशील		पाणी पुरवठ्याचे साधन	शेरा
वर्ष	जमीन करणाऱ्याचे नाव	रीत	हंगाम खरीप रब्बी	पोकाखाली क्षेत्र									अमिश्र पोकाचे क्षेत्र	प्रकार	क्षेत्र		
				मिश्र पोकाचे एकूण क्षेत्र	मिश्र पोकातील प्रत्येक पोकाचे क्षेत्र			अमिश्र पोकाचे क्षेत्र									
१	२	३	४	५ मिश्र पोकाचे क्षेत्र	६ मिश्र पोकाचे क्षेत्र	७ मिश्र पोकाचे क्षेत्र	८ मिश्र पोकाचे क्षेत्र	९ मिश्र पोकाचे क्षेत्र	१० मिश्र पोकाचे क्षेत्र	११ मिश्र पोकाचे क्षेत्र	१२ मिश्र पोकाचे क्षेत्र	१३ मिश्र पोकाचे क्षेत्र	१४	१५	१६	१७	
२००३		१															
२०१४																	

मुळ प्रतीचा अरसल उतारा दिला. तारीख १०/११/२०१४ गावकायगार तलाठी सही

Shivika Chhabra

280-

या याचनेसाठी राखितहत्या प्रतिबंधक कायदा /
मुंबईतल्या अध्यायानुसार २००० चा मसुदा मुंबईची
अतिविधिमंडळाच्या २००० च्या मसुदा राखितहत्या
अध्यायानुसार २००० च्या मसुदा राखितहत्या
नियमावली लागू आहे २००० च्या मसुदा राखितहत्या
कायदा २००० च्या मसुदा राखितहत्या
राखितहत्या अध्यायानुसार २००० च्या मसुदा राखितहत्या
राखितहत्या अध्यायानुसार २००० च्या मसुदा राखितहत्या


 इमास्त विधिमत
 ब्राह्मण विद्वत्
 श्रीय क्षेत्रीय कार्यलय
 पुणे म. न. पुणे



AREA STATEMENT

TOTAL PLOT AREA AS SHOWN ON SITE OFFICIAL'S PLAN
TOTAL PLOT AREA ON SITE OFFICIAL'S PLAN

ARTS CERTIFICATE

✓ CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 20/06/03 AND DIMENSIONS OF SITE ETC. OF PLOT STATED ON PLAN AREA AS PER MEASURED ON SITE AREA WORKED OUT TALLIES WITH THE AREA STATED ON DOCUMENTS OF OWNERSHIP

ARCHITECT SIGN

PROJECT

S.NO. 33/112 BALEWADI, PL NO. 35

PUNE -

OWNER

[illegible]

ARCHITECT:-

U A GAIKWAD
55B, RASTA PETH
PUNE-11

U. A. GAIKWAD
P.M.C. Licensèd Engineer
1558, Rasta Path, Pune-411 001.

REG NO.:

CALF.

DATE _____

[05:03]

LAY OUT PLAN
SCALE - 1:500

LOCATION PLAN:

SCALE - N.T.

AREA KEY PLAN

SCALE - 1:200

TOTAL PLOT AREA AS PER A METHOD

$$= \lambda + \theta$$
$$= 210.5 \times 37.44 \times 17$$

$$= 672.00 + 46.50$$

WOS05 812 =

ba Cholon

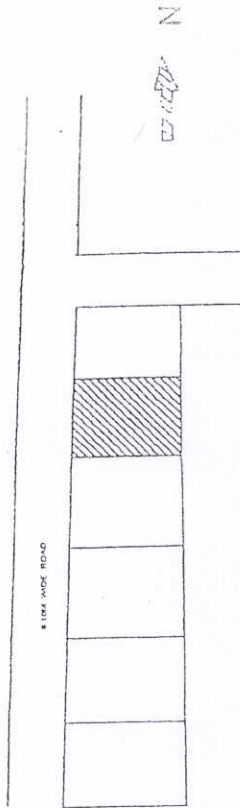
282-

11 नवरात्रिपूर्व दशरथिपुत्रा अनामिकापुत्रा २००७/७
 मूख्यमंत्री बांधकाम मंत्रालय २००७/७
 प्रमाणित, मालक २००७/७
 अर्थात् बांधकाम मंत्रालय
 विभागाध्यक्ष कार्यालय
 क्र. २५३६, दि. २२.०३.०७
 बांधकाम मंत्रालय
 पुणे म. न. प. पुणे

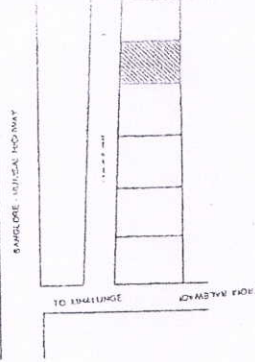
STAMP OF APPROVAL



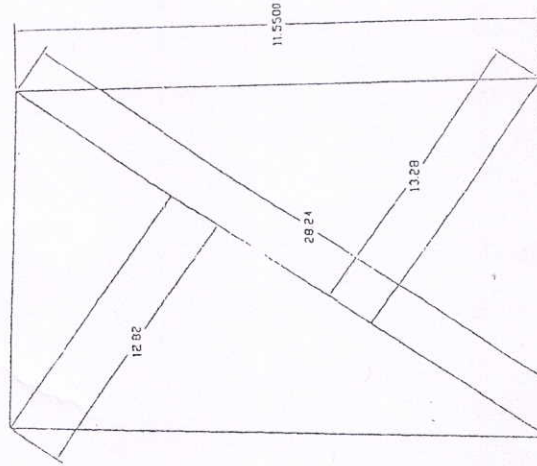
3353 PE 42
 २००५



LAY OUT PLAN
 SCALE - 1:500



LOCATION PLAN
 SCALE - N.T.S



AREA KEY PLAN
 SCALE - 1:200

TOTAL PLOT AREA AS PER METHOD
 $= (10.5 \times 28.24 \times 12.82) + (10.5 \times 28.24 \times 13.28)$
 $= 161.02 + 167.51$
 $= 168.55 \text{ SQ M}$

AREA STATEMENT
 TOTAL PLOT AREA AS PER 7/12 - 368.55 SQ M
 TOTAL PLOT AREA ON SITE - 368.55 SQ M

AREA CERTIFICATE
 CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY
 ME ON 20/06/03 AND DIMENSIONS OF SITE ETC. OF PLOT STATED
 ON PLAN AREA AS PER MEASURED ON SITE AREA WORKED OUT
 TALLIES WITH THE AREA STATED ON DOCUMENTS OF
 OWNERSHIP

ARCHITECT SIGN

PROJECT

S NO 33/14 PL NO 23

BALEWADI, PUNE

OWNER

MR RAMKISANSING GILL

ARCHITECT

U. A. GAIKWAD
 558 PASTA PETH
 PUNE-11

U. A. GAIKWAD
 P.M.C. Licensed Engineer
 558, Rasta Peth, Pune-411011

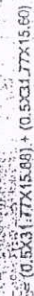
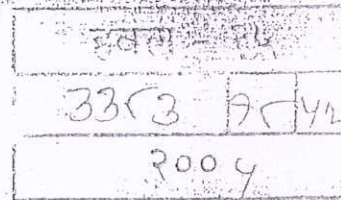
ORG NO

SCALE

DATE

1:100

21/06/03

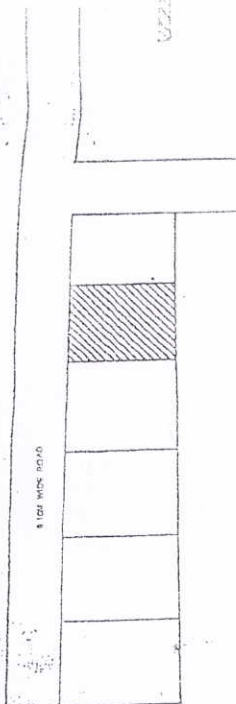


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F 252 25-247 01
F 252 25-247 01

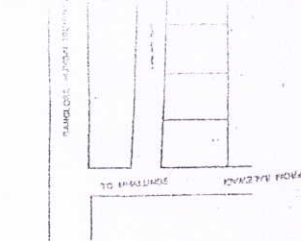
1/05/03



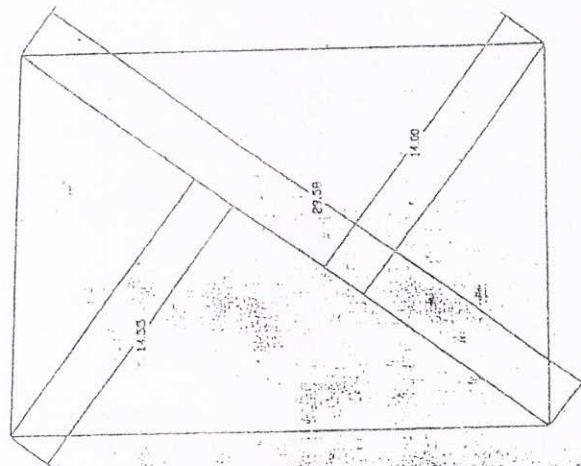
हवेली - १५
3353 7e42
२००५



LAYOUT PLAN
SCALE - 1:500



LOCATION PLAN
SCALE - 1:200



AREA KEY PLAN
SCALE - 1:200

TOTAL PLOT AREA AS PER METHOD
 $(0.5 \times 29.53 \times 14.50) + (0.5 \times 29.53 \times 14.00)$
 $= 214.46 + 207.06$
 $= 421.52 \text{ SQ. M.}$

STAMP OF APPROVAL

या नकाशाचा सर्वोदित्वा अंतर्गत मोकळा भूखंड /
 भूखंडावर बांधणी करून २००५ या महाराष्ट्र भूडिमा
 अधिनियम, १९६२, दि. २३ ऑगस्ट, २००५ मधील तरतुदींना
 अर्थात सर्वोदित्वा नकाशासममतुबाबत २००५ मधील भूखंडाच्या
 नियमावलीच्या कलामात येत आहे. भूखंडाच्या बाबतीत
 दि. २२/०३/०८ मधील भूखंडाच्या बाबतीत
 यावर आहे. नकाशा हा भूखंडाच्या अंतर्गत एक भाग
 समजण्यात येतो.

उपनयत निदेशक
 बांधणी विभाग
 अर्थी क्षेत्रीय कार्यालय
 पुणे न. न. न. पुणे

AREA STATEMENT

TOTAL PLOT AREA AS PER 7112 = 421.75 SQ. M
 TOTAL PLOT AREA ON SITE = 421.52 SQ. M

AREA CERTIFICATE

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED
 ME ON 20/03/03 AND DIMENSIONS OF SITE ETC. OF PLOT STATED
 ON PLAN AREA AS PER MEASURED ON SITE AREA WORKED OUT
 TALLIES WITH THE AREA STATED ON DOCUMENTS OF
 OWNERSHIP

ARCHITECT SIGN

PROJECT

S.NO. 33/1/6 PLOT NO. 22
 BALEWADI, PUNE

OWNER

MR. D. S. GILL
 MRS. VARSHVA M. GIANVILKAR

ARCHITECT


J. A. GAWWAD
 530 RASTA PETH
 PUNE 11

DRG. NO.

SCALE - 1:100

DATE

21/03/03



हस्ता - २५

3353 20/4/22

35

नियमितीकरणच्या दाखला २००५ 0004456

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - BCO/६/३५२
दिनांक - १४/१०/२००३

श्री/श्रीमती सुरेश प्रियंका अ. शंकर द्वारा लायसेंस आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
श्री/श्रीमती सुरेश प्रियंका अ. शंकर, रा. पुणे नगर १०००२, यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) वाठिवडी
/ स.नं. ३३२ / हिस्सा नं. ३३२ / प्लॉट नं. ३५ सोसायटी / कॉलनी
नियमित अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ. BCO/६/३५२

नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाद करणे यासाठी आणि आणि गुंठेवारी विकासांचे नियंत्रण करणेकरिता पुणे म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

अ) नकाशामधील भूखंडाचे क्षेत्र ५००.०० चौ.मी.
ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र)

टीप :-

१) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून सदरचा दाखला देण्यात आलेला आहे.

२) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.

३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.

४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

सुरेश प्रियंका अ. शंकर
२१/१०/०३
इमारत निरीक्षक
बांधकाम नियंत्रण क्र. ६
पुणे महानगरपालिका

सुरेश प्रियंका अ. शंकर
२१/१०/०३
सहायक अभियंता
बांधकाम नियंत्रण क्र. ६
पुणे महानगरपालिका

मनादाम. ११०३ (५०×३ पानी १००० पत्रांकरे) १०-०३ - बांधकाम नियंत्रण



हवेली - १५
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नियमितीकरणाचा दाखला

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मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - ओव्हेका/गुंठे/ १०७५
दिनांक - २२/०३/०८

(श्री/श्रीमती) देवेन्द्रसिंग गिल द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
(श्री/श्रीमती) यु.ए. भायकवाड रा. पुणे, रास्ता पेठ,
पुणे - ११ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) 'वालिवाडी'

दि. ३/३/०८ नुसार अर्ज व नकाशांचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुंठेवारी विकासांचे नियंत्रण करणेकरिता पुणे म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र १२.९८:०० चौ.मी. (सातशे अठरा चौ.मी. फक्त)
- ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र)

१ :-

- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून सदरचा दाखला देण्यात आलेला आहे.
- २) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
- ३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
- ४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

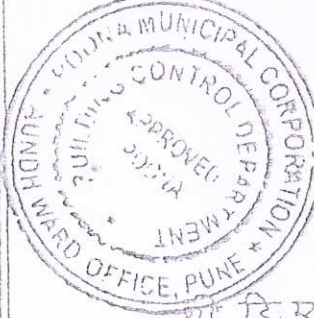
इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

सहायक अभियंता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका



हवल - १५
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नियमितीकरणाचा दाखला

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बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - हनोस्केक/गुंठे/१०३२
दिनांक - २२/०३/०४

मोकळा भूखंड

श्री. डि. एस. गिल
(श्री/श्रीमती) वर्षी म. श्वानविलकर द्वारा लायसेन्स आर्किटेक्ट/इंजिनिअर/सर्व्हेअर,
श्री/श्रीमती यु. र. शायकवाड, रा. पु. पु. रास्ता पेठा
पुणे - ११ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) धोलेवाडी
३९ हिल्याचं १/८ / १००० / सोसायटी / कॉलनी

दि. ३१/३/०४ नुसार अर्ज व विकानाचे नकाशे दाखल करून, अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ चा महाराष्ट्र अधिनियम क्र. - २७ अन्वये
विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाढ करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र ४३१.५२ चौ.मी. (चारशे एकवीस पूर्णकि बावन्न चौ.मी फक्त)
ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र)

- टीप :-
- १) जागेच्या व इमारतीच्या भालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून
सदरचा दाखला देण्यात आलेला आहे.
 - २) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व
माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन
करून परवानगी पेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा
भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
 - ३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
 - ४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

सहायक अभियंता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका



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मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११ ००५.
जा.क्र. - ओकेका/गुंठे/१०३६
दिनांक - २२/०३/०४

(श्री/श्रीमती) रामकिसनसिंग गिल द्वारा लायसेन्स आर्किटेक्ट/इंजिनिअर/सर्व्हेअर,
(श्री/श्रीमती) सु.र. नायकवाड , रा. पु. ५५२ रास्ता पेठ,
पुणे - ५१ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) बालिवाडी
प्लॉट नं. ३३ / हिस्सा नं. १/४ / प्लॉट नं. / सोसायटी / कॉलनी

मान्य अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्र. २७ अन्वये

नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्र. २७ अन्वये
विवक्षित गुंठेवारी विकासांचे नियमितीकरण व श्रेणीवाद करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
अर्जदार यांनी सादर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशाभूमील भूखंडाचे क्षेत्र ३.६८ (३.६८ चौ.मी. (तिब्बे अडुसण्ट चौ.मी. फक्त)
ब) नकाशाभूमील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र)

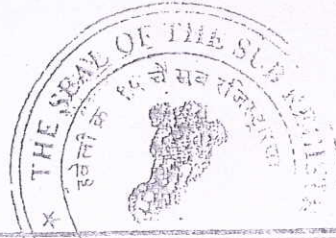
म :-

- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून
सदरचा दाखला देण्यात आलेला आहे.
- २) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व
माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन
करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा
भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
- ३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
- ४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

सहायक अधिवक्ता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

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हवल - १५

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(21)



नियमितीकरणाचा दाखला

0025288

मोकळा भूखंड

बांधकाम नियंत्रण कार्यालय,
पुणे महानगरपालिका,
शिवाजीनगर, पुणे - ४११, ००५.
जा.क्र. - ओझेका/गुंठे/१०३८
दिनांक - २२/३/०४

(श्री/श्रीमती) कोबाल प. मोनसाल्विस द्वारा लायसेन्स आर्किटेक्ट/इंजिनियर/सर्व्हेअर,
(श्री/श्रीमती) सुर. गायकवाड , रा. पुणे, रास्ता पेठ,
पुणे - ४११ यांनी महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्रमांक २७, पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/८/२००२ नुसार मान्य तरतुदीनुसार, पुणे मनपा हद्दीतील (गांव) बालिवाडी
नं. ३३/१/३० / हिस्सा नं. / प्लॉट नं. / सोसायटी / कॉलनी
मधील अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम नियमान्वित करण्यासाठी पुणे महानगरपालिकेकडे आ. क्र. १४/५५

नियमित करण्याची विनंती केली आहे.

अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम महाराष्ट्र शासन, सन २००१ च्या महाराष्ट्र अधिनियम क्र. - २७ अन्वये
विवक्षित गुंठेवारी विकासाचे नियमितीकरण व श्रेणीवाद करणे यासाठी आणि आणि गुंठेवारी विकासाचे नियंत्रण करणेकरिता पुणे
म.न.पा. मुख्य सभा ठराव क्र. १८२, दि. २३/०८/२००२ अन्वये सदरचा अनधिकृत मोकळा भूखंड / भूखंडासह बांधकाम
अर्जदार यांनी सावर केलेल्या कागदपत्रांच्या आधारे व त्यांनी दाखल केलेले हमीपत्र अर्जदारावर बंधनकारक ठेऊन, नियमित
करणेत येत असून मंजूर नकाशासमवेत चिकटवलेल्या अटीवर, नियमितीकरणाचा दाखला देण्यात येत आहे.

मान्यतेचे तपशील :-

- अ) नकाशामधील भूखंडाचे क्षेत्र ५००:०० चौ.मी. (पाचशे चौ.मी. फक्त)
ब) नकाशामधील बांधकाम क्षेत्र चौ.मी. (अक्षरी क्षेत्र)

- १) जागेच्या व इमारतीच्या मालकी हक्काचे बाबत अर्जदार यांनी उपलब्ध करून दिलेल्या कागदपत्रास अधीन राहून
सदरचा दाखला देण्यात आलेला आहे.
- २) नियमितीकरणाचा दाखला दिल्यानंतरचे काळात, अर्जदार यांनी दाखल केलेली अर्जासोबतची कागदपत्रे व
माहिती खोटी व चुकीची आढळल्यास व अर्जदार यांनी म.न.पा.ची दिशाभूल करून व हमीपत्रातील अटीचे उल्लंघन
करून परवानगी घेतलेचे सिद्ध झाल्यास सदरचा नियमितीकरणाचा दाखला रद्द ठरविणेत येईल व सदरचा मोकळा
भूखंड / भूखंडासह बांधकाम हे अनधिकृत ठरवून अर्जदाराविरुद्ध कारवाई करणेत येईल.
- ३) मान्य करण्यात आलेला नकाशा सदरच्या दाखल्याचा एक भाग समजण्यात यावा.
- ४) यापुढील पत्रव्यवहार करतांना मान्य दाखला क्रमांक व दिनांक यांचा उल्लेख करावा.

इमारत निरीक्षक
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका

सहायक अभियंता
बांधकाम नियंत्रण क्र.
पुणे महानगरपालिका



हवेल - १५
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अपणर जिल्हाधिकारी व सहायक प्राधिकारी
पुणे नागरी समूह पुणे, यांचे कार्यालय
सी विंग, पी एम टी कामशिवाय कॉम्प्लेक्स
दुसरा मजला, स्वारागेट पुणे-४११००२
कॉ.युएलसी/ना.ह.प्र/शि.कॉ.२/एस.भा.प्र-१२३/०४
दिनांक: १०/३/२००४

प्रति,

श्री. देवेंद्र शिंग
रा.बाणेर, ता. हवेली
जि. पुणे

विषय: मौजे बालेवाडी . ता. हवेली
जमीन स.नं. ३३११२ . क्षेत्र: ७९८०० चौ.मी.

संदर्भ: आपला दिनांक ३/३/२००४ रोजीचा अर्ज.

उपरोक्त विषयीच्या संदर्भीय अर्जासोबत सादर केलेल्या कागदपत्रांची
पडताळणी केली असता असे दिसून येते की, आपली मौजे: बालेवाडी

तालुका: हवेली जिल्हा: पुणे
जमीन स.नं. ३३११२ एकूण क्षेत्र: ७९८०० चौ.मी. पैकी
अनुक्रमे:

याप्रमाणे क्षेत्र धारण करीत असल्याचे ७/१२ उतारा/प्रतिज्ञापत्रावरून दिसून
येते या शिवाय इतर कोणत्याही नागरी समूहात मोकळी जमीन धारण करीत
नसल्याचे प्रतिज्ञापत्र आपण सादर केलेले आहे. यावरून आपण धारण करीत
असलेले नगद जमीनीचे क्षेत्र हे नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या
तरतूदी अंतर्गत पुणे नागरी समूहा करिता ठरवून दिलेल्या नागरी जमीन कमाल
नर्वादिपेक्षा म्हणजेच १००००.०० चौ.मी. / १०००.०० चौ.मी. पेक्षा कमी
असल्यामुळे, उपरोक्त प्रकरणी नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या
तरतूदी लागू होत नाहीत.

कळावे.

ना. उपजिल्हाधिकारी व सहायक
प्राधिकारी कॉ.२ यांचे मान्यतेने



तहसिलदार
नागरी समूह पुणे.



हजल - १५	
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अप्पर जिल्हाधिकारी व सहायक प्राधिकारी
पुणे नागरी समूह पुणे, यांचे कार्यालय
जो खिंग, पो एम टी कमर्शियल कॉम्प्लेक्स
समजला, स्यारगेट पुणे. ३७
क. युएलसी/ ना.ह.प्र/ शि.क. ३/ १५५/ ०४
दिनांक: ५/३/२००४

प्रति,

जीमती कौशुल पुरी गोहाड हिल
रा. कोर ता. दहश नि. ३७

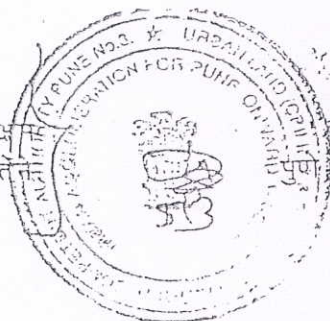
दि. ५. ११. २००३ ता. २६/१२
जमीन स.नं. ३३५१२०-५००-१० क्षेत्र ५०००० चौ.मी.
जमीनीवावत ना.ह.कत प्रमाणपत्र देणेवावत.....

उपरोक्त विषयीच्या संदर्भात अर्जासोबत सादर केलेल्या कागदपत्रांची
पडताळणी करून असता असे दिसून येते की, आपली माँजे: कोशुल पुरी
तालुका: दहश जिल्हा: पुणे
जमीन स.नं. ३३५१२०-५००-१० एकूण क्षेत्र: ५०००० चौ.मी. पैकी
३३५१२२-५००-१०
अनुक्रमे:

याप्रमाणे क्षेत्र धारण करीत असल्याचे ७/१२ उतारा/ प्रतिज्ञापत्रावरून दिसून
येते या शिवाय इतर कोणत्याही नागरी समूहात मोकळी जमीन धारण करीत
नसल्याचे प्रतिज्ञापत्र आपण सादर केलेले आहे. यावरून आपण धारण करीत
असलेले कमी जमीनीचे क्षेत्र हे नागरी जमीन कमाळ धारणा अधिनियम १९७६ च्या
तरतूदी अंतर्गत पुणे नागरी समूहा करिता ठरवून दिलेल्या नागरी जमीन कमाळ
मर्यादपेक्षा म्हणजेच १०००० चौ.मी. / १०००.०० चौ.मी. पेक्षा कमी
असल्यामुळे, उपरोक्त प्रकरणी नागरी जमीन कमाळ धारणा अधिनियम १९७६ च्या
तरतूदी लागू होत नाहीत.

कल्लाचे.

मा. उपजिल्हाधिकारी व सहायक प्राधिकारी क. यांचे मान्यतेने
पुणे नागरी समूह पुणे.



सहायक प्राधिकारी

Chohan

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हवेली - १५	
3353	2542

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अप्पर गिरिजाधरि २००० य फुल्लाम याधिसवारी
पुणे नागरी समूह पुणे, याचे कार्यालय
सी विंग, सी एम टी कॉमर्सियल कॉम्प्लेक्स
दुसरा मजला, स्वारगेट पुणे ४०
क. युएलसी/ ज. ए. ए. / सि. बं. २ / (व. क्र. २ = १२०१०७
दिनांक: १०/३ / २००८

प्रति.

सौ. प्रियंवदा आदर्श स्वसेना
रा. बाणेश, ता. हवेली, जि. पुणे

विषय: नौजे जालेवाडी ता. हवेली चौ. मी. ९०००-००
जमीन स. नं. ३३१११७ क्षेत्र ५००-०० चौ. मी. ९०००-००
जमीन स. नं. ३३११२९ क्षेत्र ५००-०० चौ. मी. ९०००-००
जमीन वावत' ना हरकत प्रमाणपत्र देणेबाबत'.....

जमीन वावत' ना हरकत प्रमाणपत्र देणेबाबत'.....

उपराक्त विषयीच्या संदर्भात अजासावर सादर केलेल्या कागदपत्राची

पडताळणी केली असता असे दिसून येते की, आपली मौजे: जालेवाडी

तालुका: हवेली जिल्हा: पुणे
जमीन स. नं. ३३१११७ क्षेत्र ५००-०० चौ. मी. ९०००-००
जमीन स. नं. ३३११२९ क्षेत्र ५००-०० चौ. मी. ९०००-००
अनुक्रमे.

याप्रमाणे क्षेत्र धारण करित असल्याचे ७/१२ उतारा/प्रतिज्ञापत्रावरून दिसून येते या शिवाय इतर कोणत्याही नागरी समूहात मोकळी जमीन धारण करित नसल्याचे प्रतिज्ञापत्र आपण सादर केलेले आहे. यावरून आपण धारण करित असलेले नमूद जमीनांचे क्षेत्र हे नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या तरतुदी अंतर्गत पुणे नागरी समूहा करिता ठरवून दिलेल्या नागरी जमीन कमाल



हवेली - १५	
23	33/32/42

ULC Case No. 187-Society

Advocate stating herein that the declarant company does not hold any vacant land other than mentioned in 6(1) return.

After preliminary scrutiny of the record, a draft statement submitted with police u/s.8(3) of the Act was issued and duly served upon the declarant society and it was directed to file objections, if any, to the provisionally assessed surplus area to the extent of 7805-00 sq.mtrs. The case was fixed for hearing on 25/10/2004, however the Advocate for the ~~society~~ ^{company} remained present on 11/10/2004 and submitted written argument in which he has raised following points.

The said properties were in Agricultural Zone on appointed date i.e. 17/2/1976 and thereafter the said properties were included in residential zone on 10/2/1998. The declarant Company has purchased the said properties, with prior N.O.C.'s issued by this authority and the details are as under.

Sl. No.	Vendor	Purchaser	Area	mtrs.	date
1.	Soniya Gil alias Milcon Soniya Nitinprasad Yadav	Consultancy through Managing Director Dr. Pradeep Bavadekar	33/1/41	548.00	2603/2004 ULC NOC No. 112/04 30/4/2004
2.	Soniya Gil alias Soniya Nitinprasad Yadav	---	33/1/42	379.00	2604/2004 ULC NOC No. 112/04 30/4/2004
3.	Akash Saksena alias Akash Adarsh Saksena through PAH & for self as consenting party Varsha Khanwalkar	---	33/1C(part)/ 4 (part)	369.00	2605/2004 ULC NOC No. 121/04 10/3/2004
4.	Pushpamala Karan singh Yadav through PAH & for self as consenting party Varsha M. Khanwalkar & Devindarsingh Gil.	---	33/1/18	500.00	2606/2004 ULC NOC No.
5.	Abani A. Saksena through PAH & for self as consenting party Varsha M. Khanwalkar & Devindarsingh Gil.	---	33/1/19	500.00	2607/2004 ULC NOC No. 116/2004 10/3/2004
6.	Sukhpalsingh Gil consenting party Varsha M. Khanwalkar & Devindarsingh Gil.	---	33/1/7	500.00	2608/2004 ULC NOC No. 92/2004 31/3/2004
7.	Sukhpalsingh Gil consenting party Varsha M. Khanwalkar & Devindarsingh Gil.	---	33/1/5	500.00	2609/2004 ULC NOC No. 92/2004 31/3/2004

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ULC Case No. 181-Society	
33/3	33/42
500.00	2610/2004 ULC NOC No. 75/2004 5/3/2004

8. Kaushal P. Gonsalvis through PAH & for self as consenting party Devindarsingh Gil & Varsha M. Khanwalkar 33/1/20 500.00 2612/2004 ULC NOC No. 75/2004 5/3/2004
9. Kaushal P. Gonsalvis through PAH & for self as consenting party Devindarsingh Gil & Varsha M. Khanwalkar 33/1/20 500.00 2612/2004 ULC NOC No. 75/2004 5/3/2004
10. Devindarsingh Gil & Varsha M. Khanwalkar both for self as Vendors & consenting parties 33/1/6 422.00 2613/2004 ULC NOC No. 89/2004 18/3/2004
11. Ramkisan Gil through PAH & for self as consenting party Devindarsingh Gil & Varsha M. Khanwalkar 33/1/4 368.00 2614/2004 ULC NOC No. 150/2004 21/5/2004
12. Girish Raghunath Khanwalkar through PAH & through Managing Director Mr. Pradeep Bavadekar for self as consenting party Varsha M. 33/1/10 500.00 2615/2004 ULC NOC No. 76/2004 5/3/2004
13. Khanwalkar through PAH & for self as consenting party Devindarsingh Gil 33/1/9 500.00 2617/2004 ULC NOC No. 74/2004 12/3/2004
14. Ravindrasingh Gil through PAH & for self as consenting party Devindarsingh Gil 33/1/8 500.00 2619/2004 ULC NOC No. 74/2004 12/3/2004
15. Ravindrasingh Gil through PAH & for self as consenting party Devindarsingh Gil 33/1/17 500.00 2620/2004 ULC NOC No. 120/2004 10/3/2004
16. Priyavanda Adarsh Saksena through PAH Varsha M. Khanwalkar & consenting party Devindarsingh Gil 33/1/21 500.00 2621/2004 ULC NOC No. 120/2004 10/3/2004
17. Priyavanda Adarsh Saksena through PAH Varsha M. Khanwalkar & consenting party Devindarsingh Gil 33/1/12 718.00 2622/2004 ULC NOC No. 123/2004 10/3/2004
18. Devindarsingh Gil as Vendor & consenting party & Sau. Varsha M. Khanwalkar as consenting party



ULC Case No. 167-Society

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The said properties have been included in the said zone as the Regional Plan published on 10/2/1998, which came in to force w.e.f. 10/2/98

The declarant Company has submitted that the said Company is having share holders which are the Banking Institutes. The details of the share holding of the company and its shares are as under.

Sr.No.	Name of the shareholder	Percentage %
1.	ICICI Bank Ltd.	19.00%
2.	Industrial Development Bank of India	12.50%
3.	IFCI Ltd.	12.50%
4.	SICOM Ltd.	10.00%
5.	MIDC	3.75%
6.	Bank of Maharashtra	3.50%
7.	State Bank of India	3.50%
8.	MSSIDC	2.00%
9.	Development Corporation of Kokan Ltd.	1.00%
10.	Development Corporation of Vidharha Ltd.	1.00%
11.	Maharathwada Dev. Corpn. Ltd.	1.50%
12.	WMDC	2.00%
13.		
14.		
15.	Donn Bank	2.00%
16.	Bank of Baroda	2.00%
17.	Union Bank of India	2.00%
18.	Canara Bank	1.00%
19.	Maharashtra Electronics Ltd.	3.75%
20.	MSFC	4.00%
21.	Economic Development Corporation of Goa, Daman & Diu Ltd.	7.00%
22.	Shares to Employees	

The property is held by the declarant Company and therefore as per provisions of sub section 19(2)(iii)e of the Act, Chapter III is not applicable to them. Finally he requested that considering the list of the share holder being banking institute, The Company should be declared as non-surplus holder.

I have gone through the case papers, documentary evidence and written argument put forth by the declarants. The findings thereon are as under:-

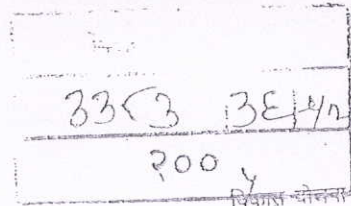
It appears from above documentary evidence that the declarant Company is a Company is having shares of Banking Institutes and therefore provisions of sub section 19(2)(iii)e of the said Act are applicable which reads as under:-

Section 19: Chapter not to apply to certain vacant lands

(1) subject to the provisions of Sub-section

(2) nothing in this Chapter shall apply to any vacant land held

314



पुणे महानगरपालिका
नगर अभियंता कार्यालय
विकास योजना विभाग
ता. ०८.०८.२०२०

विषय :- मान्यताप्राप्त पुस्तकालय विकास योजना आराखड्यानुसार झोनिंग दाखला मिळण्याबाबत.

तपशील खालीलप्रमाणे आहे.

ही मिळकत मान्यताप्राप्त सुधारित विकास योजना

आराखड्यानुसार निवासी विभागामध्ये समाविष्ट केली आहे.

(२) वरील मिळवत / मिळवतीचा काही भाग ~~आराखड्यानुसार नवारी~~ साठी
आरक्षित केला आहे. ~~लेप देणारा~~

(३) वरील मिळकतीचा काही भाग मान्यताप्राप्त पुणे पुरवठा व मुंबई नगर वित्तियोजना आराखड्यामधील आरक्षित केला आहे.

२४.११ R.P. रस्त्यात जात आहे.

(9)



॥ त्वया लिखितं त्वया हीनं वाङ्मयं नैवेद्यम् ॥
~~किं नैवेद्यं ये तस्मै वा नैवेद्यं वा राखतां~~
 प्रोक्तं निमित्तं निमित्तं वा लिखितं वा प्रसाधे
 दिलिखितं वा लिखितं वा लिखितं वा लिखितं
 वंति प्रसाधं निमित्तं वा लिखितं वा लिखितं
 होष्याची वाङ्मयता नाकारता येत नाही.
 वाङ्मय ही वाङ्मयची ॥

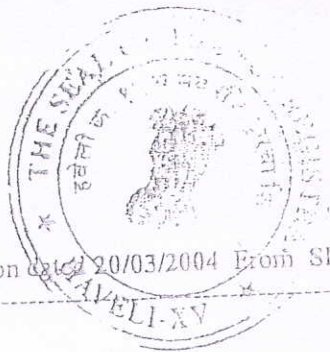
कळाचे.

8/15/24

सहायक अभियंता,
विकास योजना,
पुणे महानगरपालिका.

टीप :- संपूर्ण क्रमांकाऐवजी पोट हिश्याप्रमाणे दाखल हवा असल्यास या कार्यालयाकडून जागेवर आणखी करून घेणे आवश्यक आहे. व्हामधील पोट हिश्याची शासनाच्या मूमापन कार्यालयाकडून जागेवर मोजणी करून त्याप्रमाणे ठरविलेल्या रकमेची भरवाक घ्यावी. याबाबतच्या प्रत्येकी अर्जासोबत

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Read: 1) Application dated 20/03/2004 From Shri. Devendrasingh

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 78 / 2004
Pune -1, Date 13 / 04 / 2004

ORDER

The land comprised in S.No. 33/1/12 of Village Balewadi, Tal, Haveli Dist. Pune measuring 718=00 Sq.Mtr. belong to Shri. Devendrasingh and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 718=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A. Permission for construction of Residential building in an area measuring 718=00 Sq.Mtr. out of S.No. 33/1/12 of village Balewadi, Tal-

there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A. use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A. use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025325, Dt.22 /03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.681/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F. cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C. Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (681/-) and C.Tax of RS. (3405/-) and only for one year has been credited by the applicant vide challan No.II/13/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the time specified, the grantee shall be liable to pay the cost of carrying out the same.

d) The grant of this permission is subject to the provision of any law being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



sd —
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,
✓ Shri.Devendrasingh
251/3, Baner, Pune-7

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

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Sub Divisional Officer
Pune Sub Division Pune

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(35)

Read: 1st Application dated 21/2/2004 From Smt. Priyavanda Adarsh Saxena
Resi. Q-1 Hunuman nagar Senapati Bapat Road Pune 16

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / H / 40 / 2004
Pune -1, Date / 2 / 3 / 2004

ORDER

The land comprised in S.No.33/1/21 Pl.of Village Balewadi Tal. Haweli Dist.Pune measuring 500 Sq.Mtr. belong to Smt. Priyavanda Adarsh Saxena have applied that Non-Agricultural permission may be granted to him to use an area measuring 500 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him w/s 44 of the M.L.R.C.1966 the Sub- Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 500 Sq.Mtr.out of S.No.33/1/21 Pl.of village Balewadi Tal-Haweli, Dist: Pune in favour of Smt. Priyavanda Adarsh Saxena

1. The grant of permission shall subject to the provision of the Code and rules made there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action w/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.CC/4456/03 Dt.14/10/2003 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs. 474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

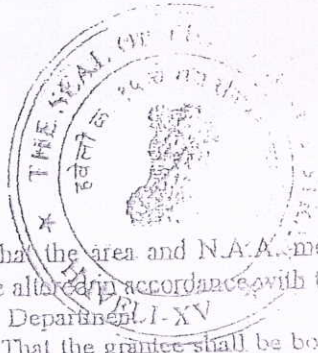
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any.

7(a) That the N.A. Permission is granted subject to the provision of U.L.C Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

1. Sonika Chhabra

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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department. I-XV

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (174/-) and C. Tax of Rs. (2,570/-) and only for one year has been credited by the applicant vide challan No. II/ 26 Dt. 10/05/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as arrears of Land Revenue.

For the time being in force and that only be applicable to cases e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act etc.



(Ajinkya Padwal)
Sub-Divisional Officer
Pune Sub Division Pune

To,

Smt. Priyavanda Adarsh Saxena
Resi. Q-1 Humman nagar Senapati Bapat Road
Pune 16

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II. and V.F.II.N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

(m/3w)
10/3/2004
Sub-Divisional Officer
Pune Sub Division Pune

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Read : 1) Application dated 20/03/2004 from Shri.Ramkisansingh Gill, through, (PAH)
Shri.Devendrasingh Gill - XV

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 80 /2004
Pune -1, Date 13 / 04 /2004

ORDER

The land comprised in S.No. 33/1/4 of Village Balewadi, Tal, Haveli Dist.Pune measuring 368=00 Sq.Mtr. belong to Shri. Ramkisansingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 368=00Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 368=00 Sq.Mtr.out of S.No. 33/1/4 of village Balewadi, Tal-Haveli, Dist.Pune in favour of Shri. Ramkisansingh Gill subject to the following conditions.

1. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub-Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025286, Dt.22 /03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948per Sq.Mtr. for Residential area (i.e. Rs.349./-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

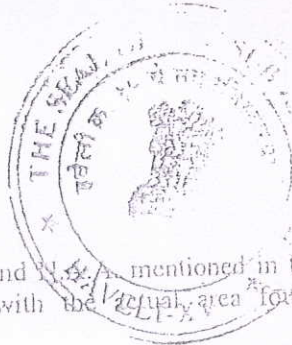
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (349/-) and C.Tax of RS. (1745/-) and only for one year has been credited by the applicant vide challan No. II/15/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the specified, he may cause the same to be carried out and recover the cost of carrying out the same

being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah. V.P. Act, the Municipal Act etc.



sd
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,
✓ Shri. Ramkisansingh Gill
through, (PAH) Shri. D. Chandrasingh Gill
251/3, Gill Niwas Baner, Pune-7

Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

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Sub Divisional Officer
Pune Sub Division Pune

Amika Chhabra 328



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(22)

Read: 1) Application dated 20/03/2004 From Shri.D.S.Gill & Smt.Varsha Madukar
Khanvalkar

Office of Sub Divisional Officer
Pune Sub Division, Pune - 1
No.NA / SR / II / 79 / 2004
Pune -1, Date / 3 / 04 / 2004

ORDER

The land comprised in S.No. 33/1/6 of Village Balewadi, Tal, Haveli Dist.Pune measuring 422=00 Sq.Mtr. belong to Shri.D.S.Gill & Smt.Varsha Madukar Khanvalkar and they have applied that Non-Agricultural permission may be granted to him to use an area measuring 422=00Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-Divisional Officer, Pune is pleased to grant the N.A.Permission for construction of Residential building in an area measuring 422=00 Sq.Mtr.out of S.No. 33/1/6 of village Balewadi, Tal-Haveli, Dist: Pune in favour of Shri.D.S.Gill & Smt.Varsha Madukar Khanvalkar subject to the

there under.

2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.

3. That the N.A.use is deemed to have been started from the date of this order.

4.That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.

5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025282, Dt.22 /03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.

6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948per Sq.Mtr. for Residential area (i.e. Rs.400./-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.

7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any

7(a)That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.

- 330 -

Varsha Chhabra



3353	188/42
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8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A. use of the land.

9. That the area and N.A. A. sanctioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (400/-) and C.Tax of RS.(2000/-) and only for one year has been credited by the applicant vide challan No.II/14/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may be liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawful for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf by the Sub-Divisional officer Pune and on such removal alterations not being carried out within the

d) The grant of this permission is subject to the provision of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Municipal Act etc.



sd
(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To, ✓
Shri.D.S.Gill & Smt. Varsha Madhukar Khanvalkar
251/3, Gill Niwas Baner, Pune-7

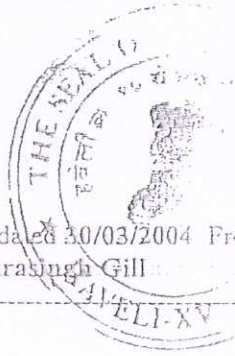
Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commenced the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

sd
Sub Divisional Officer
Pune Sub Division Pune

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33/10		84/42	(21)
2004			

Read: 1) Application dated 30/03/2004 From Smt.Koushal Percy Gonsalvis Trough (PAH) Shri Devendrasingh Gill

Office of Sub Divisional Officer
Pune Sub Division, Pune- 1
No.NA / SR / II / 91 / 2004
Pune -1, Date / 3 / 04 / 2004

ORDER

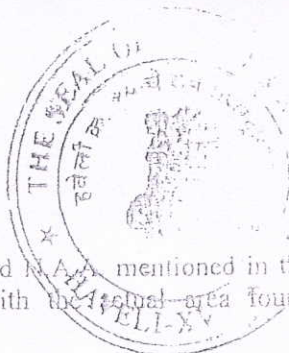
The land comprised in S.No. 33/10 of Village Balewadi, Tal.Haveli Dist.Pune measuring 500=00 Sq.Mtr. belong to Smt.Koushal Percy Gonsalvis Trough (PAH) Shri Devendrasingh Gill and he has applied that Non-Agricultural permission may be granted to him to use an area measuring 500=00 Sq.Mtr out of the said land for the Non-Agricultural purpose of Residential.

In exercise of the powers vested in him u/s 44 of the M.L.R.C.1966 the Sub-

Haveli. Dist: Pune in favour of Smt.Koushal Percy Gonsalvis Trough (PAH) Shri Devendrasingh Gill subject to the following conditions.

1. The grant of permission shall subject to the provision of the Code and rules made there under.
2. That the grantee shall use the land together with the building and or structure thereon, only for the purpose for which the land is permitted to be use and shall not use it or any part of the land or building thereon for any other purpose without the obtaining the previous written permission to that effect from the Sub- Divisional Officer, Pune. For this purpose the use of a building shall be decided the use of land.
3. That the N.A.use is deemed to have been started from the date of this order.
4. That the grantee shall be liable for taking action u/s 45 of the M.L.R.C.1966 and rules made thereunder, if it is noticed that he has commenced the N.A.use prior to issue this order.
5. That grantee shall construct the building strictly in accordance with the plans sanctioned by the Pune Municipal Corporation under his No.0025288, Dt.22/03/2004 and not make any addition or alterations without permission of the Pune Municipal Corporation Authorities.
6. That the grantee shall pay the N.A. Assessment in respect of the land at the rate of Rs.0.948 per Sq.Mtr. for Residential area (i.e. Rs.474/-) per year from the date of this order. N.A. use of the land for the purpose for which the permission is granted together with L.F.cess /Z.P. taxes* applicable to the area. In the event of any, any change in the use of the land the N.A. Assessment shall be liable to be levied at the different rate irrespective of the guarantee period of the N.A. Assessment already levied is yet to be fixed.
7. That the N.A.A. shall be guaranteed for the period ending 31st July 2006 after which it shall be liable to revision at the revised rate, if any
- 7(a) That the N.A. .Permission is granted subject to the provision of U.L.C.Act 1976.
8. That the grantee shall pay the measurement fees within one month from the date of commencement of N.A use of the land.

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9. That the area and N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

10. That the grantee shall be bound to execute a sanad in form as provided in Schedule IV or V appended to the M.L.R.C. (Conversion of use of land and N.A. Assessment) Rules 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of the N.A. use of the land.

10.a) Adv. N.A.A. of Rs. (474/-) and C.Tax of RS.(2370/-) and only for one year has been credited by the applicant vide challan No.II/21/04, Dt. 8/04/2004.

b) If the grantee contravenes any of conditions mentioned in this order and those in the Sanad, the Sub-Divisional Officer, Pune may with prejudice to and other penalty to which he may liable under the provisions of the code, continue the said land / plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

c) Not with standing anything contained in clause (b) above it shall be lawfull for Sub-Divisional Officer, Pune to direct the removal or alterations of any building or structure erected or use contrary to the provisions of this grant within a time specified in that behalf be the Sub-Divisional officer Pune and on such removal alterations not being carried out within the

d) The grant of this permission is subject to the provision of any laws being in force and that may be applicable to the relevent other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Mah.V.P. Act, the Muncipal Act etc.



Suraj Waghmare

(Suraj Waghmare)
Sub Divisional Officer
Pune Sub Division Pune

To,

✓ Smt. Koushal Percy Gonsalvis
{PAH} Shri Devendrasingh Gill
Plot No.13, Uttam Enclave Aundh, Pune-8

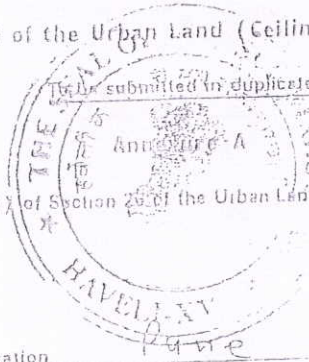
Copy to the Tahsildar Haveli with case papers for information and necessary action.

2/- He is requested to take steps to keep the necessary notes in T.F.II, and V.F.II, N.A. Note book, to effect the recovery of the N.A.A. and to get a sanad executed. If the occupants pay the measurement fees, they should inform the Taluka Inspector of Land Record accordingly along with the sanctioned plans extract from Record of Rights in respect of the land question. If the grantee has commence the N.A. use before grant of this order they should submit necessary proposal U/s 45 of the M.L.R.C. 1966.

Copy to the Taluka Inspector Land Record Haveli Pune for information & action

Suraj Waghmare
Sub Divisional Officer
Pune Sub Division Pune

Form of Notice U/s 26 of the Urban Land (Ceiling & Regulation) Act, 1976.



Submitted in duplicate	Form - 26
Annexure A	3353 / 80/42
	200 y

Notice under sub-section (1) of Section 26 of the Urban Land (Ceiling and Regulation) Act, 1976.

To,
The Competent Authority,

Urban Agglomeration

Sir,

The urban land, the particulars of which are given below, belongs to (give the particulars of the individual/family/firm/company/association or body of individuals to whom the urban land belongs)

M/s. MITTON Consultancy Services Ltd. Through Managing Director Dr. Pradeep Bavadekar

Notice is hereby given as required by Section 26 of the Urban Land (Ceiling & Regulation) Act, 1976 that it is intended to transfer by way of sale/mortgage/gift/lease or any other form of transaction to be specified, the vacant land held by me/our per particulars given below in favour of MITTON Foundation through Mr. Santosh Yeohwant Mahajan.

2. I am enclosing herewith an affidavit to the effect that I hold vacant land within the ceiling limit of the Urban Land (Ceiling and Regulation) Act, 1976.

3. I am enclosing herewith also a statement from the prospective transferee (Annexure II) containing particulars of the urban land/property held by him.

4. I propose to register the above transaction at the office of the (Registering) Authority.

Sub Registrar Office
Haveli No. 15.

Particulars

1. Name of the applicant (holder of vacant land)

M/s. MITTON Consultancy Services Ltd. Through Managing Director Dr. Pradeep Bavadekar.

2. Description of vacant land proposed to be transferred

Village Balewadi, Tal. Haveli

Dist. Pune, Survey No. 33/1/41, 33/1/42, 33/1/43, 33/1/18, 33/1/19, 33/1/17, 33/1/15, 33/1/22,

Plot number 33/1/20, 33/1/16, 33/1/14, 33/1/10, 33/1/11,

b) Block number 33/1/9, 33/1/8, 33/1/17, 33/1/21,

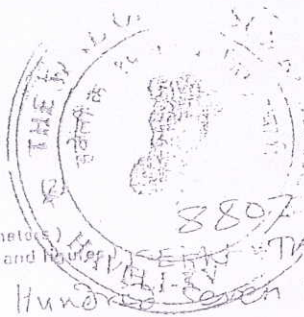
c) Location 33/1/12, Total Area 8807 sq. mtrs.

d) Classification of the land under the Master Plan (whether residential/industrial/commercial etc.)

Residential zone

e) Any other particulars in regard to the vacant land.

Retainable land



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3. Area of the vacant land (in square meters) proposed to be transferred (in words and figures) 8807 square meters
Eight thousand eight hundred and seven square meters

4. The intended transfer is by way of sale/mortgage/gift/lease.

By way of Sale

5. In the case of lease, the term of the lease, if any

6. In the case of sale, the price for which the land is proposed to be sold.



[Signature]
Signature of transferor

Place :

Pune

Full Name

M/s. MITCON consultancy Services Ltd. through Managing Director Dr. Pradeep Baradeekar

Address

R/at Shivajinagar, Pune

Date : 22/11/2009

*If the intended transfer is in any other manner specify the same.
Note : Duplicate copy of this notice should be returned to the person concerned by the competent authority with his acknowledgment indicating the date of receipt of the notice by him.

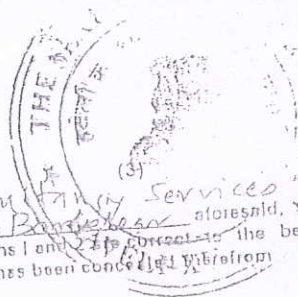
Annexure I

Affidavit of M/s. MITCON consultancy Services Ltd. Through
Managing Director Dr. Pradeep Baradeekar son / daughter / wife of Shivajinagar, Pune
resident of Shivajinagar, Pune
M/s. MITCON consultancy Services Ltd. through Managing Director
Dr. Pradeep Baradeekar aforesaid solemnly affirm and say as follows:
1. That the vacant land, particulars of which are given in the notice enclose herewith, belongs to M/s. MITCON consultancy Services Ltd. through M.D. Dr. Pradeep Baradeekar
(Give the particulars of the individual family, firm, company or association or body of individuals).

2. The aforesaid person / persons, to whom the vacant land belongs, holds vacant land within the ceiling limit laid down by the Urban Land (Ceiling and Regulation) Act, 1976

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I, MILTON CONSULTING SERVICES LTD through Pankaj
Director of Pankaj Pankaj do hereby solemnly affirm and say that the
 facts mentioned in the paragraphs 1 and 2 are correct to the best of my knowledge and nothing
 is false therein and nothing material has been concealed therefrom

Pankaj
 Desponent

Place Pune
 Date 22/11/2004

NOTARY PUBLIC
 This affidavit should be on a stampet paper of appropriate value and shall be attested by a
 Magistrate/Sub Judge/Notary/Oath Commissioner.

Annexure 11

Statement by the Prospective Transferee

I/We propose to purchase the land of the above named person in the name of my
 other form of transfer specify the form of such transfer
 in the notice enclosed herewith.

2. I/We do not hold any vacant land/lands with building.
 I/We hold vacnt lands with building as per particulars given below. :

Particulars

1. Description of land

- a) Plot number
- b) Block number
- c) Location
- d) Classification of the land under the Master Plan (whether residential/industrial/commercial etc)
- e) Any other particulars in regard to the vacant land.

2 Whether the land is vacant land or land with building and where it is a land with building whether there is any dwelling unit in such building

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3. Nature of right of the transferee in such land/land with building.

(Signature of Transferee)

Annexure B

Acknowledgement of the Competent Authority

Received the above notice on No. VLC/D-11T-12/SR-189/04 dated 22-11-04. In respect of 3311142-1331114 admeasuring total area 8807-10-00.

No. 1667-M Comp. Ltd. landholder is M/S Mitcon Consultancy Services Ltd. through its Managing Director Dr. Pradeep Bavadekar case decided on 8-10-04.

Date 22/11/2004

Seal.



Additional Collector and
Competent Authority,
Pune Urban Agglomeration Pune

Form of Declaration to be filed before The Registering Authority in case of sale.

M/S. MITCON Consultancy Services Ltd through Managing
I, Shri/Smt./Kom. _____ son/daughter/wife of Shri _____
Director Dr. Pradeep Bavadekar

hereby declare that I have not received any communication from the Competent Authority with reference to the above notice.

Place

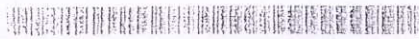
Pune

Date

22/11/2004

Signature of transferor

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05/05/2015

द्वयम निबधकः

दस्त गोषवारा भाग-१

हवल15

दस्त क्र 3383/2005

11/01/2011

ਪੰਨਾ 15 (ਦੋਹਰੀ)

उत्त क्रमांक

3383/2005

उत्पत्त्या प्रकार

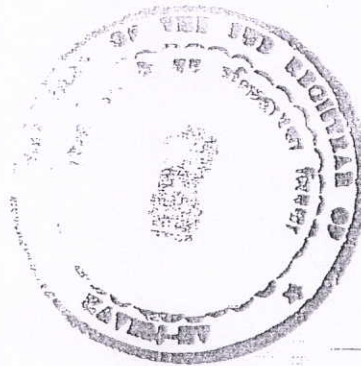
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अनु.क. मशकाराचे नाव व पत्ता

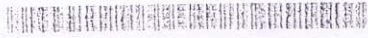
पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा तऱ्हा

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दस्ता गोबवारा भाग - 2

हवेली 15

दस्ता क्रमांक (3383/2005)

५२५२

दस्ता क्र. 3383/2005 या गोबवारा
दस्ता क्र. 3383/2005 भाग-2, 6072000, भारतीय मुद्रांक शुल्क 303600
दिनांक 05/05/2005 11:02 AM
दस्ता क्र. 3383/2005
दस्ता क्र. 3383/2005

[Signature]

पावती क्र. 3383 दिनांक 05/05/2005
पावतीचे वर्णन
नाम: मे.मिटकोंन फाऊंडेशन रजिस्टार ट्रस्ट, तर्फे
रजिस्टार श्री.सतोष वरावंत महजन

30000 नोटांची फी
1060 नक्का (अ. 11(1)), पृष्ठांकनाची
नक्का (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13)
एकत्रित फी
31060: एकूण

दस्ता क्र. 3383/2005 या गोबवारा
दस्ता क्र. 3383/2005 भाग-2, 6072000, भारतीय मुद्रांक शुल्क 303600
दिनांक 05/05/2005 11:02 AM
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दस्ता क्र. 3383/2005 भाग-2, 6072000, भारतीय मुद्रांक शुल्क 303600

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