

CERTIFICATE OF LAND

FILE No. 57/01/34

Certified that total land measuring 1645 sq mtrs + 1907.69 sq. mtrs + 1633.36 sq mtrs + 804 sq mtrs + 150sq mtrs = total 6140.05 sq mtrs. Situated at Survey No.105/1-5(C) & Survey No. 103/2(B) & Survey No.143/1/(C) in Village vadgaon, tal. Maval, Distt Pune, fully described in the schedule mentioned hereinafter, is owned by Sh. Kanhu .C. Savale & others in terms of sale deed Details vide The Sub-Registrar of Maval, 2 No. 57/1/34 to 57/11/34 registered in the office sub Registrar Maval 2 at Vadgaon Maval, Tal. Maval, Dist Pune, respectively. It is certified that the said entire land comprises of a single plot of land and is compact.

It is further certified that the owner of the land has sold (1645 sq mtrs + 1907.69 sq mtrs = 3552.69 sq mtrs), the said land to PODAR EDUCATION TRUST vide sale deed dated 7th Oct.2014 duly registered on 7th Oct.2014 at Serial No. 5166/1/49 to 5166/17/49 on page 1 to 17 and leased (1633.36 sq mtrs + 804 sq mtrs = 2437.36 sq mtrs) the land to PODAR EDUCATION TRUST for 99 years vide lease deed dated 27th Sept 2014 duly registered on 27th Sept 2014 at the office of sub Registrar Maval 2 at serial No.4914/1/50 on page 1 to 9 No and leased (150 sq mtrs) the land to PODAR EDUCATION TRUST for 30 yrs vide lease deed dated 16th Nov 2019 duly registered on 16 Nov 2019 at the office of Sub Registrar Maval 2 at serial no. 7204/1/ on page 1 to and the land is still in possession of PODAR EDUCATION TRUST.

It is further certified that Podar International School, Village Vadgaon Maval, Tal. Maval, Dist Pune is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 1645 sq mtrs + 1907.69 sq. mtrs + 1633.36 sq mtrs + 804 sq mtrs + 150 sq mtrs = total 6140.05 sq mtrs situated at Survey No.105/1-5(C) & Survey No. 103/2(B) & Survey No. 143/1/C in Village Vadgaon, tal. Maval, Dist. Pune and bounded as follows

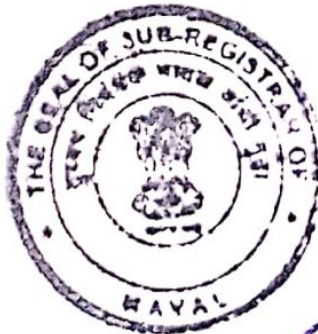
On the East - Plot No.20 & 22
On the West - S.No 100
On the North - S.No . 103
On the South - Open Space

MRS. SWATI SOHAN PATEL
PRINCIPAL
PODAR INTERNATIONAL SCHOOL
VADGAON (MAVAL) DIST PUNE

DISTRICT MAGISTRATE/ REGISTERING AUTHORITY WITH DESIGNATION

(Name of Officer)

(Name of District)



दुय्यम निबंधक मावळ

DSJ FRANKLIN
General Manager - Pune Region



01/06/2021



Tuesday, October 07, 2014
2:23 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5629 दिनांक: 07/10/2014

गावाचे नाव: वडगांव

दस्तऐवजाचा अनुक्रमांक: मवल २-5166-2014

दस्तऐवजाचा प्रकार : खरेदीखत

सादर करणाऱ्याचे नाव: पोदार एज्युकेशन ट्रस्ट तर्फे जनरल मॅनेजर उमेशकुमार जी कोटीअन - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 980.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 49

एकूण:

रु. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 2:34 PM ह्या वेळेस मिळेल

दुय्यम निबधक श्रेणी-९

बाजार मूल्य: रु. 9067685/-

मोबदला: रु. 3019919

भरलेले मुद्रांक शुल्क : रु. 1510000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003104115201415S दिनांक: 29/09/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु. 1000/-

गावाचे नाव : वडगांव

- (1) विलेखाचा प्रकार
(2) मोबदला
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)
(5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असलेले वेवहा.
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
(9) दस्तऐवज करून दिल्याचा दिनांक
(10) दस्त नोंदणी केल्याचा दिनांक
(11) अनुक्रमांक, खंड व पृष्ठ
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क
(13) बाजारभावाप्रमाणे नोंदणी शुल्क
(14) शेर

खरेदीखत

रु.30,199,195/-

रु.9,067,685/-

105, पालिकेचे नाव: पुणे इतर वर्णन: इतर माहिती: इतर माहिती: गाव: मौजे वडगाव, ता. मावळ, पुणे येथील स.नं 105/1 ते 5 अॅमेनिटी स्पेस सी यासी एकूण क्षेत्र 1645 चौ.मी. आकार 79 रु 96 पे व स.नं 103/2 अॅमेनिटी स्पेस बी यासी एकूण क्षेत्र 1907.69 चौ.मी. ही मिळकत 1,645.00 चौ.मीटर

1) नाव:- मे.आर.एम. असोसिएट्स तर्फे भागीदार मिलींद सुहास गिते व राकेश चंद्रभान अंगारवाल तर्फे कबुलीजबाबदारिता अशोक दादू भेगडे -- वय: 30; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- तळेगाव दाभाडे, मावळ, पुणे, महाराष्ट्र, PUNE. पिन कोड:- 410507 पॅन नंबर:- AAIFR9298P

2) नाव:- आरएसबी इंडस्ट्रीज लि तर्फे श्रीकृष्ण करमुडी -- वय: 50; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- विनं ए 5, प्लॉट नं 604, कुमार समृद्धी हौ सोसा, एअरपोर्ट रोड विश्रान्तवाडी, पुणे, महाराष्ट्र, पुणे. पिन कोड:- 411015 पॅन नंबर:- AAACN5647H

1) नाव:- पोदार एज्युकेशन ट्रस्ट तर्फे जनरल मॅनेजर उमेशकुमार जी कोटीअन -- वय: 53; पत्ता:-, पोदार सेंटर, 85, चमर बाग, पोस्ट ऑफीस लेन, परेल, मुंबई. BEST Staff Quarters, MAHARASHTRA, MUMBAI. Non-Government;; पिन कोड:- 400012; पॅन नं:- AAATP9120G;

07/10/2014

07/10/2014

5166/2014

रु.1,510,000/-

रु.30,000/-

दुय्यम निबंधक
मावळ-२



मूल्यांकनासाठी विचारात घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995



दुय्यम निबंधक श्रेणी:- १
मावळ-२

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14051068219471



Bank/Branch: IBKL - 6910139/Mumbai - Lalbaug
Pmt Txn id : 49278557 Stationery No: 14051068219471
Pmt DtTime : 29-Sep-2014@13:37:17 Print DtTime : 29-Sep-2014@14:32:07
ChallanIdNo: 69103332014092950766 GRAS GRN : MH003104115201415S
District : 2201-PUNE Office Name : IGR046-MVL2_MAWAL 2 SUB

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 15,10,000/- (Rs One Five, One Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : A25-Conveyance/Sale/Transfer/Assignment Deed
Prop Mvblty: Immovable Consideration: R 3,01,99,195/-
Prop Descr : SN 105 103,VILLAGE VADGAON,MAVAL,,,PUNE,Maharashtra,412106

Duty Payer: PAN-AAATP9120G,PODAR EDUCATION TRUST
Other Party: PAN-AAIFR9298P,R M ASSOCIATES

Bank official1 Name & Signature

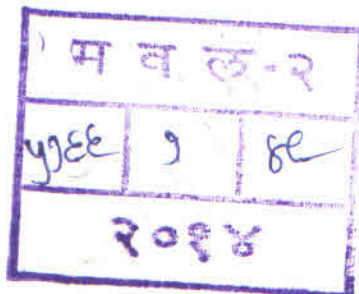
N.A. Pradhan

Pradhan



Bank official2 Name & Signature

--- Space for customer/office use - - - Please write below this line ---





|| SHREE ||

SALE DEED

This INDENTURE OF SALE made and executed at Vadgaon Maval, this 7th day of October, 2014;

BETWEEN

M/s R. M Associates

A Registered Partnership Firm,
Having its office at - Shop No. 7, Upper Ground Floor,
Agarwal Garden , Sec. No. 25, Near IDBI Bank,
Bhel Chouk, Pradhikaran Nigdi, Pune -411 044.

PAN - AAIFR9298P

through its Partners

1) Mr. Milind Suhas Gitay

Age 42 Years, Occupation : Business

R/at Suhasini Bunglow, Plot No 35, Devghar Housing So.
Chinchwad, Pune -411 033.

PAN : ABHPQ32487G

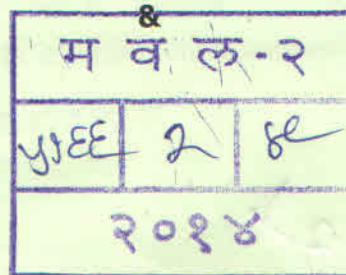
2) Mr Rakesh Chandrabhan Agarwal

Age 40 Years, Occupation : Business

R/at. Chandravilla Bunglow Sector 25, Nigadi
Pradhikaran Pune 411 044

PAN - ADJPA8634N

(Hereinafter referred to as "**THE OWNER/VENDOR** which term and expression shall be deemed to mean and include the said Partnership firm it's Partners and their respective legal heirs, successors, survivors, representatives and assigns etc.) **PARTY OF THE FIRST PART;**





PODAR EDUCATION TRUST,

Registered under the Trust Act,
Having office at Podar Centre, 85,
Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel,
Mumbai – 400 012, Maharashtra,
Through Its General Manager

Mr. Umeshkumar G. Kotian

Age – 54 Years, Occupation : Service
Having office at Podar Centre, 85,
Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel,
Mumbai – 400 012, Maharashtra,

.....Hereinafter referred to as the **"THE PURCHASER"** (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its partners and their respective heirs, executors, administrators, assigns and successors etc.)

PARTY OF THE SECOND

PART;

AND

R.S.B INDUSTRIES LIMITED

a Company registered under the Indian Companies Act, 1956 and having its registered Office at :

Having office at – Ubale Nagar, Pune- Nagar Road,
Wagholi, Pune – 412207.

PAN – AAACN5647H

Through its Authorised Representative

Mr. Shrikrishna Karmudi

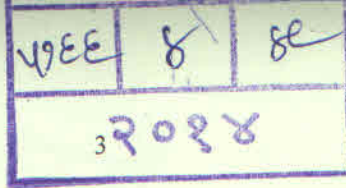
Age – 50 Years, Occupation : Business
R/at – Building No. A- 5, Flat No. 604,
Kumar Samrudhi Housing Society, Airport Road
Vishrantwadi, Pune – 411015

(Authorised by Resolution passed by its board of director on _____)

hereinafter referred to as the **"CONSENTING PARTY"**

(which expression shall unless repugnant to the context or contrary to the meaning thereof shall mean and include its Board of Directors, successors, executors, representatives, assigns, administrators, etc.,)

PARTY OF THE THIRD PART;



WHEREAS the Owner/Vendor is owner and in possession of property bearing Amenity Space of Survey No 105/1 to 5 (C) area admeasuring 1645 Sq. Mtrs assessed 79 Rupees 96 Paise situated in village Vadgaon, Tal- Maval, Dist- Pune more particularly described in **Schedule I** hereunder and also the property bearing Amenity Space of Survey No 103/2 (B) area admeasuring 1907.69 Sq. Mtrs situated in village Vadgaon, Tal- Maval, Dist- Pune more particularly described in **Schedule II** hereunder. (**Schedule I & II** both the properties collectively hereinafter referred as the said "**PROPERTY**").

AND WHEREAS the said property described in Schedule I is a part of Survey No 105/1, 105/2, 105/3, 105/4, 105/5. The said Survey No. Previously belonged to Dashrath Baburao Mahalaskar, Ashok Baburao Mahalaskar, Bhaskar Baburao Mahalaskar, Kisan Baburao Mahalaskar & Sopan Baburao Mahalaskar.

AND WHEREAS the said Mr. Sopan Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 459/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.

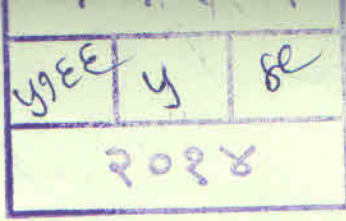
AND WHEREAS the said Mr. Kisan Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 460/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.

AND WHEREAS the said Mr. Dashrath Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 461/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.

AND WHEREAS the said Mr. Bhaskar Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 462/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.

AND WHEREAS the said Mr. Ashok Baburao Mahalaskar sold his share on 7/2/1994 by the sale Deed registered at Serial No 463/1994 in the office of Vadgaon Maval to the said Mr. Hemant Ramchandra Soman and others.

AND WHEREAS the layout was sanctioned on the said properties of Survey No 105 of Vadgaon Maval by Assistant Director of Town Planning Pune by their letter outward No A.D.T.P/ No/N.A.B.P/ Layout/ Survey No 105/ 1 to 5 /Vadgaon



Maval/ S.S.P/ 912 dated 30/4/1994. Thereafter the said layout was sanctioned by The Additional Collector, Pune by the letter outward No P.R.A/ N.A/S.R/ 56/ III/94 dated 18/7/1994 and the said land was converted to Non- Agriculture use thereafter.

AND WHEREAS the said layout was revised by No 2336 dated 1/11/1994 and accordingly the N.A order was also revised on 17/11/1994 from the same authorities. Accordingly the T.L.R issued the demarcation Plan by its registered No 95 dated 23/12/1994 of the said layout. And the entire thing was sanctioned by the Tashildar Maval by his letter outward No 1257/1994 dated 26/7/1994.

AND WHEREAS the said property described in Schedule I came into existence which was initially known as "Amenity Plot No 'C' " area admeasuring 1645 Sq. Mtrs.

AND WHEREAS the said property thereafter was sold by the said Hemant Ramchandra Soman for Self and as a POA holder of other 22 by a Sale Deed to Mr. Milind Parshuram Abhyankar and Satish Ganesh Joshi. The said Sale Deed is registered in the office of Vadgaon Maval at serial No 3717/1996 dated 23/8/1996.

AND WHEREAS the said Mr. Kalyan Kamalakar Kinkar has purchased the said property described in Schedule I from its previous owner Mr. Milind Parshuram Abhayankar and Satish Ganesh Joshi by a Gift Deed which is registered in the office of Sub Registrar Vadgaon Maval at Serial No.6777/2011 dated 25/10/2011. By virtue of the said Gift Deed Mr. Kalyan Kamalakar Kinkar has obtained ownership rights in the said property described in Schedule I. and the v Mr. Kalyan Kamalakar Kinkar is in the actual valid and legal physical possession of the said property described in Schedule I i.e. **S. No. 105/1 to 5 "Amenity Plot No 'C' "**

AND WERHEAS the said property described in Schedule II is a part of Survey No 103/2. The said Survey Number previously belonged to Chindhu Rama Savale. After the demise of the said Chindhu Rama Savale the said Survey No 103/2 was devolved on to his legal heirs Mr. Khanu Chindhu Salvale, Satybhama, Popat Gholap, Milan, Baban Garade, Shanta Natha Khongde, Nababai Chindhu Salvale.



AND WHEREAS the said Mr. Khanu Chindhu Salvale, Satybhama Popat Gholap, Milan Baban Garade, Shanta Natha Khongde, Nababai Chindu Salave agreed to sale the said Survey No 103/2 to Mr. Hemant Ramchandra Soman & others 18 by an Agreement for Sale dated 22/2/1995 registered in the office of Vadgaon Maval at Serial No 730. Thereafter the said property was sold by the original owners in favour of Mr. Hemant Ramchandra Soman & others 18 by a Sale Deed registered in the office of Maval at Serial No 4467/1995 dated 21/10/1995.

AND WHEREAS the layout was sanctioned on the said properties of Survey No 103/2 of Vadgaon Maval by Assistant Director of Town Planning Pune by their letter outward No A.D.T.P/ No/N.A.B.P/ Layout/ Survey No 103/2/Vadgaon/ S.S.P/ 1061 dated 21/6/1995. Thereafter the said layout was sanctioned by The Additional Collector, Pune by the letter outward No P.R.A/ N.A.S.R/ 117/95 dated 02/11/1995 and the said land was converted to Non- Agriculture use thereafter.

AND WHEREAS the T.L.R issued the demarcation Plan by its registered No 29/95 dated 6/2/1995 of the said layout. And the entire thing was sanctioned by the Tashildar Maval by his letter outward dated 25/5/1996. Accordingly the Mutation entry was carried out by No 5174.

AND WHEREAS the said property described in Schedule II came into existence which was initially known as "**Amenity Plot No B**" area admeasuring 1907.69 Sq. Mtrs.

AND WHEREAS the said property described in Schedule II thereafter was sold by the said Hemant Ramchandra Soman and others 18 through there POA holder Mr. Ajay Yashwant Paranjpe by a Sale Deed to Mr. Kalyan Kamalakar Kinkar and Kalika Kamalakar Kinkar. The said Sale Deed is registered in the office of Maval at serial No 3714/1996 dated 16/8/1996.

AND WHEREAS the said Kalika Kamalakar Kinkar being the sister of the Mr. Kalyan Kamalakar Kinkar. Kalika Kamalakar Kinkar gifted her share in s. no. 103/2 to her brother Mr. Kalyan kamalakar Kinkar by a Gift Deed. The said gift deed is registered in the office of Vadgaon Maval at Serial No.6776/2011 dated 25/10/2011. By virtue of the said Gift Deed Mr. Kalyan Kamalakar Kinkar has obtained ownership rights in the said property described in Schedule II, and the



Kalyan Kamlakar Kinkar is in the actual valid and legal physical possession of the said property described in Schedule II.

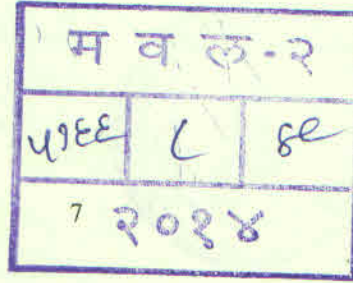
AND WHEREAS Mr. Kalyan Kamlakar Kinkar by an agreement dated 28/11/2011 have agreed to sell to R.M. Associate i.e. Owner/Vendor herein sale the said i.e. a) Survey No. 103/2 Amenity Plot 'B' total area admeasuring 1907.69 Sq. Meter., and b) Survey No. 105/ 1 to 5 Amenity Plot 'C' total area admeasuring 1645 Sq. Meter., which property more particularly described in Schedule I and II written herein under and hereinafter collectively referred to as "the said Property" the said Agreement is registered in office of Sub – Registrar Maval , Dist. Pune at Sr. No. 7463/2011.

AND WHEREAS after receipt of the consideration price said Mr. Kalyan Kamlakar Kinkar executed a Sale Deed in favour of the R.M. Associate i.e. Owner/Vendor herein on 15/10/2012 which is Registered in the office of Sub-Registrar Maval at Sr. No. 6050/2012 by virtue of the aforesaid Sale Deed the R.M. Associate i.e. Owner/Vendor herein became the owner of **a) Survey No. 103/2 Amenity Plot 'B' total area admeasuring 1907.69 Sq. Meter., & b) Survey No. 105/ 1 to 5 Amenity Plot 'C' total area admeasuring 1645 Sq. Meter. of village Vadgaon Pune** which property is more particularly described in the Schedule – I and II written herein under and hereinafter referred to as the said property. By virtue of the said Sale Deed the Owner/Vendor has obtained ownership rights in the said property described in Schedule I and II and the Owner/Vendor is in the actual valid and legal physical possession of the said property described in Schedule I and II.

AND WHEREAS as such the Owner/Vendor herein is in possession of the said property being purchased thereof and are fully entitled to deal with and dispose off the same as per their desire.

AND WHEREAS the Owner/Vendor herein due to their legal and sufficient reasons decided to sell, transfer and assign all the rights, title, interests in respect of the Said property.

AND WHEREAS the Consenting Party herein expressed its desire to purchase the said property in course of their business and accordingly the negotiations took place between the R.M. Associate i.e. Owner/Vendor and R.S.B INDSRIUES



LIMITED i.e. the Consenting Party herein and the R.M. Associate i.e. Owner/Vendor agreed to sell and also empowered to sale the said property for the total Consideration Price of **Rs. 1,83,76,512/- (Rupees One Crore Eighty Three Lacks Seventy Six Thousand Five Hundred Twelve Only)** and the Consenting Party herein paid only Rs. 15,00,000/- (Rupees Fifteen lacks only)consideration against Schedule property and remaining amount to be paid at the time of agreement.

AND WHEREAS the Consenting Party herein could not undertake the sale of the said property due to its pre-occupation in other projects and as such the Consenting Party decided to assign their rights with the consent of the Owner/Vendor herein entrust in respect of the property bearing **a) Survey No. 103/2 Amenity Plot 'B' total area admeasuring 1907.69 Sq. Meter., and b) Survey No. 105/ 1 to 5 Amenity Plot 'C' total area admeasuring 1645 Sq. Meter. of village Vadgaon** acquired by it under the aforesaid Memorandum of Understanding dated 22.11.2013 from the Owner/Vendor as aforesaid, to some other Promoter /Developer/Purchaser.

AND WHEREAS The Owner/Vendor and the Consenting Party found the said offer given by the Purchaser to be the highest amongst the offers till date received by them and accepted the same.

AND WHEREAS The Owner/Vendor & Consenting Party & the Purchaser in furtherance of the aforesaid offer and acceptance thereof, negotiated inter-se the terms and conditions of the proposed transaction, and the said negotiations culminated in execution of this sale deed.

AND WHEREAS, the Owner/Vendor having found the said offer being good and marketable and as per the market rates now prevailing in the said area, agreed to sell the said property to the Purchaser at a lump sum price of **Rs.3,01,99,195/- (Rupees three Crore One Lacks Ninety Nine Thousand One Hundred Ninety Five Only)** and upon the terms and conditions discussed and agreed between the parties.



AND WHEREAS, As per terms and conditions agreed between the parties the Owner/Vendor execute MOU dated 30.12.2013 and Purchaser paid some consideration of the property to the Owner/Vendor therefore as such, these presents, as under;

AND WHEREAS, hence the parties have executed this **SALE DEED** in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That the Owner/Vendor doth hereby convey and transfer by way of Sale unto the Purchaser all that piece and parcel of ground or land together with all the appurtenant land and rights more particularly described in **SCHEDULE I and II** hereunder written herein referred as the said properties TOGETHER WITH the right of ingress and egress for approaching the said properties TOGETHER WITH all the proportionate things permanently attached thereto or standing thereon and all the proportionate privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said properties or any part thereof belonging or anywise appertaining thereto, and all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the Owner/Vendor to the said property hereby conveyed and every part thereof TO HOLD the same unto and to the use and benefit of the Purchaser and / or their successors-in-title for ever, subject to the payment of rents, rates, taxes, assessments, dues and duties chargeable and payable as on this date and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or the Talathi of Village Vadgaon, or any other public body or local authority in respect thereof. The 7/12 extract of the land more particularly described in the Schedule I & II hereunder written has been annexed herewith. That by way of total Consideration for the said sale, transfer and conveyance he purchaser had paid **Rs.3,01,99,195/- (Rupees Three Crore One Lacks Ninety Nine Thousand One Hundred Ninety Five Only)** which is paid by the Purchaser time to time to the Owner/ Vendor as follows:-

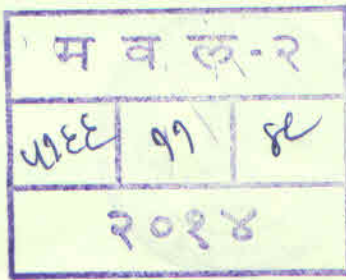
| Amount | Particulars |
|-------------|---|
| 35,00,000/- | Paid by cheque bearing no. 085749 dated 15/11/2013 drawn on IDBI Bank Malad West Branch in favour of Owner/Vendor at the time on signing of MOU receipt whereof, is hereby acknowledged, admitted and confirmed |

| | |
|---------------|---|
| | by the Owner/Vendor, |
| 1,84,77,203/- | Paid by cheque bearing no 118012 dated 06/10/2014 drawn on The IDBI bank Ltd, Malad West Branch in favour of Owner/Vendor receipt whereof, is hereby acknowledged, admitted and confirmed by the Owner/Vendor. |
| | Paid for the TDS of 1% (Tax Deducted at Source) under section 194-IA as per Notification No. 39/2013, <i>vide</i> (1) Challan Serial No. _____ of Rs. 3,01,991/- dated _____, (2) Challan Serial _____ of Rs. _____/- dated _____ (Copies of the same are enclosed herewith this document). Receipt of the amount whereof, is hereby acknowledged and admitted by the Owners/Vendors. For the whole transaction amount i.e. Rs. 3,01,99,195/- , 1% TDS, receipt whereof, is hereby acknowledged, admitted and confirmed by the Owners/Vendors |
| 79,20,000/- | Paid by cheque bearing no 118015 dated 06/10/2014 drawn on The IDBI bank Ltd, Malad West Branch in favour of Consenting Party. (RSB INDUSTRIES ^{11d.} receipt whereof, is hereby acknowledged, admitted and confirmed by the Consenting Party. |
| 3,01,99,195/- | (Rupees Three Crore One Lacks Ninety Nine Thousand One Hundred Ninety Five Only) |

That the Owner/Vendor has received the entire consideration, in the form of cheques mentioned in the payment schedule mentioned above is correct and reasonable price of the said property & the said is accordingly more than the market rate in the Vicinity.

1. The Owner/Vendor hereby, granted, handed over and delivered the actual and physical possession of the said Property to the Purchaser today, and the Purchaser accepted the same from the Owner/Vendor as the absolute Owner/Vendor, in full accord and satisfaction and the Consenting Party hereby given consent to the same,
2. The Owner/Vendor, declared, assured the Purchaser, and the Owner/Vendor also covenants that,



10

- (a) The Owner/Vendor alone is entitled to the said Property and to dispose the same of, by this indenture to and in favor of the Purchaser, and except the Owner/Vendor, no other person has any rights, title, interest or claims relating thereto, or any part thereof,
- (b) The said Property as shown in the map annexed herewith has been continuously in occupation and possession of the Owner, so also the predecessor-in-title of the Owner/Vendor.
- (c) The said Property is not subject matter of any dispute as to its title, possession, tenancy rights, license, boundary, encroachment or any matter of any nature in any courts, tribunals or authorities or even otherwise with any person.
- (d) The said Property is free from encumbrances and is perfectly marketable.
- (e) The Owner/Vendor has not done any act or omission resulting into or have neither mortgaged nor gifted nor sold nor leased nor parted possession with nor created any third party interest in or relating to or over the said Plot Property or any part thereof, nor agreed expressly or impliedly to do so.
- (f) The said Property is neither requisitioned nor acquired nor reserved, for any purposes, nor the notices thereof have been received by the Owner/Vendor, nor have the same been notified for the same, under any of the statute.
- (g) There is no impediment or obstruction of any nature either by acts of the Owner or under any statute, rules, regulations or orders of any courts for the Owner to execute this indenture.
- (h) All the outgoings levied on the said Property till today, under any statute/ enactment/ rules/ regulations/ any contract, till today have been satisfactorily discharged and paid by the Owner/Vendor.
- (i) The Purchaser shall be entitled to all the benefits available in any concerned statute in force or which would be applicable *vis a vis* the said Property.
- (j) In the event of encumbrance and any dues of any nature found if any, on and in respect of the said Property, the Owner/Vendor does covenant to remove and discharge the same entirely at their own cost, and to the satisfaction of the Purchaser.

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3.

- (a) The Owner/Vendor does hereby confirm that the said Plot Property now is exclusively owned, seized and possessed without any reservations, to have and to hold forever by the Purchaser.
- (b) The Owner/Vendor does hereby grant, sell, assign, release, relinquish, convey, transfer all their rights, titles, interests in the said Property and all the rights relating thereto, together with all the singular covenants and hereditaments, advantages or any parts thereof belonging to or in any way appertaining to the said Plot Property as well as Property and all the respective estates, rights, title, interest at law and equity of the Owner/Vendor.
- (c) The Owner/Vendor does hereby confirm unto the Purchaser, that the said Property to hold peaceably and quietly and to occupy, enter upon, have possession and enjoy the said Property together with all its appurtenances and to receive, collect, measure, and to make use and add for its benefit without any suit, eviction, interruption, claim and demand whatsoever, from or any other person claiming through or under the Owner/Vendor.
- (d) The Owner/Vendor further hereby, covenant with the Purchaser that the Owner/Vendor has not done, omitted or knowingly or willingly or willfully, suffered or being a party or privy to act, deed, thing, claim, dispute whereby the Owner/Vendor is prevented from granting or selling or conveying the said Property in the manner aforesaid or whereby the same or any part thereof, is or can be or may be charged, encumbered or prejudicially affected in estate, title, claim or otherwise howsoever from any acts, deeds, things which the Owner/Vendor have been doing at present in consideration of making this indenture of sale of the said Plot Property.
- (e) The Owner/Vendor covenants to do all such acts, deeds and things as may be required to assure, full, complete and better title and to record the same accordingly in various revenue records unto the Purchaser forever, at the cost of the Purchaser.

All the expenses for this instrument, such as stamp duty, registration fees and incidentals thereto, as agreed, have been borne and paid by the Purchaser exclusively.

STAMP DUTY PARTICULARS**Location:**

The said Property is located at village **Vadgaon** of Pune District, as described in Sector No.9.9 of the Ready Reckoner, 2014, prescribed by the Town Planning and Valuation Department of Pune.

Valuation:

Area of the Land admeasuring **1645 Sq. Mtrs +1907.69 Sq. Mtrs**
thus total area admeasuring =3552.69 sq. mt. =

Rs. 90,67,685/-

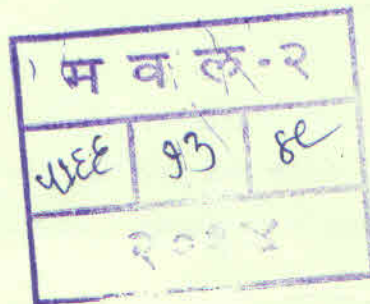
Agreed consideration of **Rs.3,01,99,195/-**

Market Value- **Rs. 90,67,685/-**

Thus agreed consideration of **Rs.3,01,99,195/-** is higher than Market Value of Property and therefore Stamp duty on Agreed Consideration i.e. **Rs. 15,10,000/-**

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SCHEDULE- I

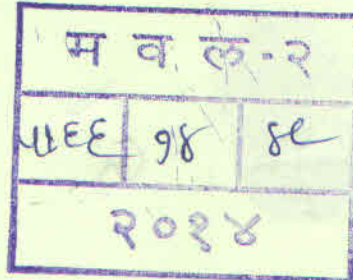
All that piece and parcel of land bearing Amenity Plot bearing Survey No **105/1 to 5 (C)** area admeasuring **1645 Sq. Mtrs** assessed 79 Rupees 96 Paise situated in village **Vadgaon**, Tal- Maval, Dist- Pune and laying within the limits of the Registration Dist. Pune and Sub-Registration Dist. Vadgaon Maval within the limits of Grampanchayat Vadgaon and which is bounded as follows;

On Or Towards East : Plot No. 20 & 21 and colony road
 On Or Towards West : S.no. 99/2/5
 On Or Towards South : S.no. 106/1
 On Or Towards North : Open space

SCHEDULE -II

All that piece and parcel of land bearing Amenity Plot bearing Survey No **103/2 (B)** area admeasuring **1907.69 Sq. Mtrs** situated in village **Vadgaon**, Tal- Maval, Dist- Pune and laying within the limits of the Registration Dist. Pune and Sub-Registration Dist. Vadgaon Maval within the limits of Grampanchayat Vadgaon and which is bounded as follows;

On Or Towards East : Plot no. 20 & 22
 On Or Towards West : S. no. 100
 On Or Towards South : Open space
 On Or Towards North : S. no. 103



IN WITNESS WHEREOF, THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBE THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST THEREIN ABOVE MENTIONED.

| NAME OF THE PARTIES | L.H.T.I. | SIGNATURES | PHOTOGRAPH |
|---|---|--|---|
| M/s R. M Associates <i>Through its Partner</i> Mr. MILIND SUHAS GITAY (Owner/Vendor) |  |  |  |
| M/s R. M Associates <i>Through its Partner</i> Mr. RAKESH CHANDRABHAN AGARWAL (Owner/Vendor) |  |  |  |
| PODAR EDUCATION TRUST <i>Through its General Manager</i> Mr. Umeshkumar G Kotian (Purchaser) |  |  |  |
| RSB INDUSTRIES LIMITED <i>Through its Authorised Representative</i> Mr. SHRIKRISHNA KARMUDI (CONSENTING PARTY) |  |  |  |
| WITNESSES-1 | | WITNESSES-2 | |
| Signature  Name <u>प्रविणकुमार महेन्द्रावत खेड्या</u> Address <u>चिपकोली पुणे.</u> | | Signature  Name <u>राहुल जगन्नाथ डेकर</u> Address <u>सोहो येड.</u> | |

महाराष्ट्र जमीन अधिार अधिलेख आणि नोंदवडी (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ बाबतील नियम १, १९७१

गाव वडगाव

तालुका मावळ



| भूमापन क्रमांक | भूमापन क्रमांकाचा उपविभाग | भूधारणा पद्धती | भोगवटादाराचे नाव | खाते क्रमांक |
|-------------------------------|---------------------------|----------------|-------------------------------|--------------|
| से. ०१ | | | श्री. मिहिंद परशुराम जम्पंगकर | कुळाचे नाव |
| १०५/१९५५ | | | सतीश गणेश जोशी | |
| शेताचे स्थानिक नाव | क. ऑमिनीटी फॉट | | कल्याण कमलाकर किंकर | इतर अधिकार |
| लागवडीयोग्य क्षेत्र | हेक्टर | आर | ने. आर. राम अयो तर्फे आगीदा | |
| | १६४५ | ०० | मिहिंद सुहास गिते व | |
| | | | राकेश चंद्रभाज आगरवाल | |
| एकूण | १६४५ | ०० | | |
| मोटखराब (लागवडीयोग्य नसलेले)- | | | | |
| वर्ग (अ) | | | | |
| वर्ग (ब) | | | | |
| एकूण | १६४५ | ०० | | |
| आकारण | रुपये | पैसे | | |
| जुडी किंवा विशेष नोंदवडी | ७९ | ९९ | | |

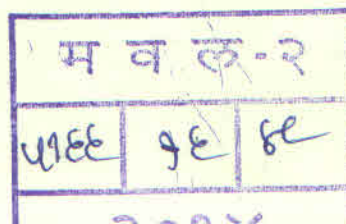
गाव नमुना वारा (पिकांची नोंदवडी)

महाराष्ट्र जमीन अधिार अधिलेख आणि नोंदवडी (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ बाबतील नियम १, १९७१

| वर्ष | हंगम | पिकांखालील क्षेत्रांचा तपशील | | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | साधन | जमीन करणाराचे नाव | शेरा |
|------|------|------------------------------|-----------|------------|------------------------------------|------------|-----------|---------------------------|------------|-----------|------------|-------------------------------|------|-------------------|------|
| | | मिश्र पिकांखालील क्षेत्र | | | | | | विभक्त पिकांखालील क्षेत्र | | | | | | | |
| | | मिश्र पिकांचा क्षेत्र | जल सिंचित | अजल सिंचित | घटक पिके व प्रत्येका-खालील क्षेत्र | पिकाचे नाव | जल सिंचित | अजल सिंचित | पिकाचे नाव | जल सिंचित | अजल सिंचित | | | | |
| १ | २ | ३ | ४ | ५ | ६ | ७ | ८ | ९ | १० | ११ | १२ | १३ | १४ | १५ | १६ |
| | | | हे. आ. | हे. आ. | | हे. आ. | हे. आ. | | हे. आ. | हे. आ. | | हे. आ. | | | |
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| २०१० | | | | | | | | | | | | | | | |
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| २०११ | | | | | | | | | | | | | | | |
| २०१२ | | | | | | | | | | | | | | | |
| २०१२ | | | | | | | | | | | | | | | |
| २०१३ | | | | | | | | | | | | | | | |
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| २०१४ | | | | | | | | | | | | | | | |

असल नक्कल तयार तारिख - 1 SEP 2014

के. व्ही. मोहमारे
कामगार तलाठी वडगाव



[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (द्वयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९, ३०, ३१ व ३२ अन्वये]

गाव वडगाव

तालुका भावळ

| | | | | |
|-------------------------------|----------------------------|----------------|---------------------|------------------------|
| भूमापन क्रमांक | भूमापन क्रमांकाचा उर्विभाग | भूधारणा पद्धती | भोगवटादाराचे नाव | जाते क्रमांक |
| १०३१२ | अंमिनीटी | खोर् | (५१०४) | कुळाचे नाव |
| शेताचे स्थानिक नाव | ब | | कल्याण कमाळकर किंकर | |
| | | | कालीका कमाळकर किंकर | |
| लागवडीयोग्य क्षेत्र | हेक्टर | आर | (५३०३) | इतर अधिकार |
| | १९०७ | ६९ | (९३३८) | |
| एकूण | १९०७ | ६९ | (९०४४) | |
| पोटखराब (लागवडीयोग्य नसलेले)- | | | | |
| वर्ग (अ) | | | | |
| वर्ग (ब) | | | | |
| एकूण | १९०७ | ६९ | | |
| आकारणी | रुपये | पैसे | | सीमा आणि भूमापन चिन्हे |
| जुडी किंवा विशेष आकारणी | | | | |



गाव नमुना बारा (पिकांची नोंदवही)

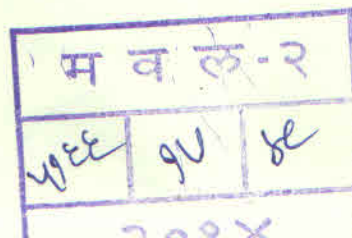
[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवह्या (द्वयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

| वर्ष | हंगाम | पिकाखालील क्षेत्रांचा तपशील | | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | | जल सिंचनाचे साधन | जमीन करणाराचे नाव | शेरा |
|------|-------|-----------------------------|-----------|------------|------------------------------------|-----------|------------|--------------------------|-----------|------------|--------|-------------------------------|----|------------------|-------------------|------|
| | | मिश्र पिकाखालील क्षेत्र | | | | | | निर्भळ पिकाखालील क्षेत्र | | | | | | | | |
| | | मिश्रणाचा संकेत क्रमांक | जल सिंचित | अजल सिंचित | घटक पिके व प्रत्येका-खालील क्षेत्र | | | पिकाचे नाव | जल सिंचित | अजल सिंचित | स्वरूप | क्षेत्र | | | | |
| | | | | | पिकाचे नाव | जल सिंचित | अजल सिंचित | | | | | | | | | |
| १ | २ | ३ | ४ | ५ | ६ | ७ | ८ | ९ | १० | ११ | १२ | १३ | १४ | १५ | १६ | |
| २००८ | | | हे. आ. | हे. आ. | | हे. आ. | हे. आ. | | हे. आ. | हे. आ. | | हे. आ. | | | | |
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| २०११ | | | | | | | | | | | | | | | | |
| २०१२ | | | | | | | | | | | | | | | | |
| २०१३ | | | | | | | | | | | | | | | | |

अस्सल नक्कल तयार तारिख

= 1 SEP 2014

के.व्ही.मोहम्मद
कामगार तलाक़ी कार्यालय



Read :- (1) Application dated 6/6/1995

From Shri Kanhu C.

Sawale & Others

District Pune.

(2) Correspondence ending with the Asstt. Director of Town Planning and Valuation Department, Pune Division, Pune No NABP/Layout/S, No.103/2/Vadgaon/SSP/1061, Dt.21/6/95.

Collectorate, Pune

Revenue Branch

No. PRA/NASR/117/95,

Pune.

Dt. 2 /11 / 1995.

ORDER

The land comprised in S. No. 103/2 of village Vadgaon

Taluka Mawal

District Pune admeasuring

84/74

Sq. Metre 18,300 belongs to Shri Kanhu C. Sawale & Others

of Vadgaon

Taluka Mawal

District Pune has applied that

Non-Agricultural permission may be granted to him to use an area measuring 84/74 Sq Metre 18,300 out of the said land for the Non-Agricultural purpose of Residential.

2. In exercise of the powers vested to him under Section 44 of the M. L. R. Code, 1966 the Additional Collector of Pune is pleased to grant Shri Kanhu C. Sawale,

& Others

of Vadgaon

Taluka Mawal

District

Pune the Non-Agricultural permission to use an area measuring 18,300

Sq Metre -- out of S. No. 103/2 of village Vadgaon

Taluka Mawal

District Pune for the Non-Agricultural purpose

of Residential

subject to the following conditions :-

(1) The grant of permission shall be subject to the provision of the Code and Rules made thereunder;

(2) That the grantee shall use the land together with the building and structure thereon only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building thereon for any other purpose without the previous written permission to that effect from the Collector Pune, for the purpose the use of a building shall decide the use of the land;

(3) That the grantee shall not sub-divide the plot or sub-plots if any approved in this order, without getting the sub-division previously approved from the authority granting these permissions;

(4) That the grantee shall develop the land strictly in accordance with the sanctioned lay-out plan within a period of two years from the date of this order by (a) construction



2098

(5) That if the plot is sold or otherwise disposed of by the grantee, it shall be duty of the grantee to sell or otherwise dispose of the plot subject to the conditions mentioned in this order and to make a specific mention about this in the deed to be executed by him;

(6) That the grantee shall be bound to obtain the requisite building permits from the Addl. Collector, Pune before starting construction of the proposed building structure if any;

(7) That the grantee shall get the building plans approved by the competent authority, where the building comes under that authority and in conformity with the prepared building plans strictly conforming to the provisions of the Maharashtra Land Revenue Code, 1948 and the Maharashtra Land Revenue Rules, 1962 and get them approved by the Collector, Pune according to the sanctioned plans;

(8) That the grantee shall commence the N. A. use of the land within the period of two years from the date of this order unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled;

(9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar, Mawal within one month failing which he shall be liable to be dealt with under Rule 6 of the M. L. R. (conversion of use of land and N. A. A.) Rules, 1962;

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. 0.04.8 per Sq. mtr. i.e. Rs. 878.40 from the date of commencement of the N. A. use of the land for the purpose for which permission is granted. In the event of any change in the use of the land, the rate shall be liable to be levied at the different rate applicable to the use to which the land is put of the N. A. assessment already levied is yet to expire;

(11) That the N. A. A. shall be guaranteed for the period ending 31-7-2001 after which it shall be liable to revision at the revised rate, if any;

(12) That the grantee shall pay the measurement fees within one month from the date of commencement of the N. A. use of land;

(13) That the area and N. A. rates mentioned in this order and the Sanad, shall be liable to be altered in accordance with the actual area found on measurement of the land by the Survey Department;

(14) That the grantee shall construct substantial building and use of the land in any in the land within a period of three years from the date of the sanctioning of the N. A. use of the land. This period may be extended by the Collector, Pune on sanctioning on payment by the grantee such fine/premium as may be imposed as per Government orders;

(15) That the grantee shall not make any additions or alterations to the building already constructed as per sanctioned plan without the previous permissions of and without getting the plans thereof approved by the Collector, Pune;

(16) All the plots laid down in layout shall be used only for the purpose of _____

Residential.

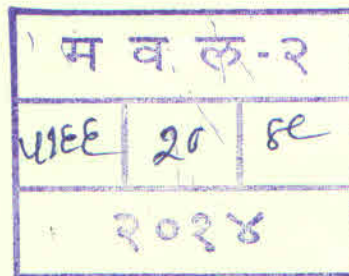
(17) That the layout shall get demarcated on site and demarcated area of each plot shall not be less than as shown in layout plan, width of road and the area under open space shall not be less than the width of the road.

(18) That the roads and gutters shall be constructed before disposal of any plot.

(19) The grantee shall made his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.

(20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village panchayat for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.

(21) The Roads in the layout shall be allowed to be used by the grantee for the purpose of access and secure proper coordination of Road.



(22) That the grantee shall be bound to execute a Sanad in form and substance as in Schedule IV or V appended to the Maharashtra L. R. (conversion of use of land and N. A. A.) Rules, 1969, embodying therein all the conditions of this order within a period of one month from the date of commencement of N. A. use of the land

- (a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any 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 assist as he may direct
- (b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and such removal or alteration being carried out within the specific time, he may exact the same to be carried out and recover the costs of carrying out the same from the grantee and the cost of land revenue.
- (c) The grant of this permission is subject to the provisions 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 Maharashtra Village Panchayat Act, the Municipal Act, etc.



Sd/- (Sujata Saunik)

Additional Collector, Pune

To

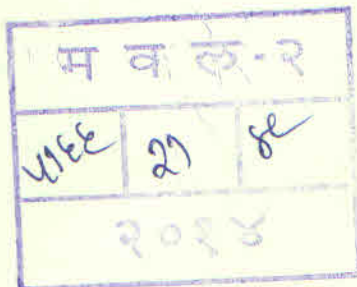
✓ Shri Kanhu C. Sawale & Others,
C/o. Ajay Y. Paranjape (P.A.H.)
1398, Sadashiv Peth, Paranjape Apartment,
Pune- 411030.

Copy with the case papers (in One file) forwarded to the Tahsildar Maw
for information and necessary action.

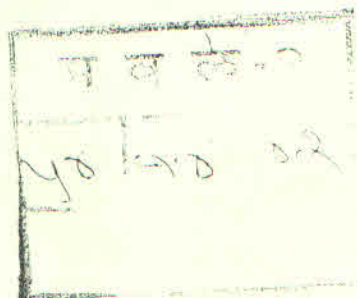
2. He is requested to watch the report from the grantee about commencement
the N. A. use of the land in time. On receipt of that report, he should take steps
necessary notes in T. F. IV and V. F. IV. No. A note-book to effect of the N. A. to
grantee, and to get a Sanad executed. If the occupant pays the measurement fee
should inform the District Inspector of Land Record, Pune, and the
sanctioned plan and extracts from Records of Rights in respect of the land.

3. Advance copy forwarded to the Deputy Inspector of Land Record, Pune
for information.

4. The Asstt. Director of Town Planning the Valuation Department, Pune Division
(W. Cs.) for information.



for Additional Collector, Pune



✓ To

Shri Hemant Ramchandra Soman,
P.A.H. A/6, Sahakar Niwas,
B. S. Road, Dader, Bombay -400 028.

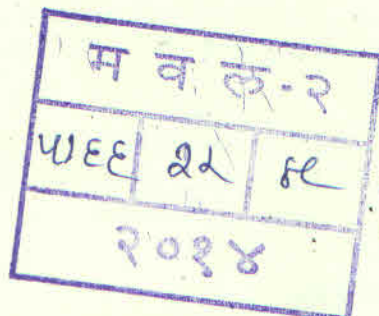
Copy with the case papers (in One file) forwarded to the Tahsildar Maawal
for information and necessary action.

2. He is requested to watch the report from the grantee about commencement of the N. A. use of the land in time. On receipt of that report, he should take steps to keep necessary notes in T. F. IV and V. F. IV. No. A note-book to effect of the N. A. from the grantee, and to get a Sanad executed. If the occupant pays the measurement fees he should inform the District Inspector of Land Record, Pune, accordingly along with the sanctioned plan and extracts from Record of Rights in respect of the land in question.

3. Advance copy forwarded to the District Inspector of Land Record, Pune for information.

4. The Asstt. Director of Town Planning the Valuation Department, Pune Division. Pune (W. Cs.) for information.

8
for Additional Collector, Pune

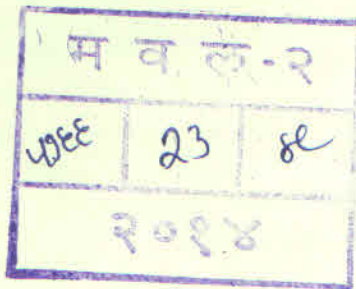


(18) That the roads and gutters shall be constructed before disposal of any plot.

(19) The grantee shall make his own arrangements to secure water and electricity if village Panchayat is not ready to provide water and electricity.

(20) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the village panchayat for maintenance and same shall be open to the public. All the Roads and open space shown in the layout shall be open to the adjacent holder.

(21) The Roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper coordination of Road.



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

(a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any 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 assist as he may direct.

(b) Notwithstanding anything concerned in clause (a) above, it shall be lawful for the Collector, Pune to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and on such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the costs of carrying out the same from the grantee as an arrears of land revenue.

(c) The grant of this permission is subject to the provisions 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 Maharashtra Village Panchayat Act, the Municipal Act, etc.



Sd/-(Shivajirao Deshmukh)
Additional Collector, Pune

- (+) 7) That the layout sanctioned vide this office order Dt.18/7/94 is treated as cancelled.

--2--

3) That the roads and gutters shall be constructed before disposal of any plot.

4) The grantee shall make his own arrangement to secure water and electricity if Village Panchayat is not ready to provide water and electricity.

5) The roads and open space provided in the layout shall be mentioned by the applicant otherwise they should be handed over to the Village Panchayat for maintenance and same shall be open to the public. All the roads and open space shown in the layout shall be open to the adjacent holder.

6) The roads in the layout shall be allowed to be used by the adjoining holder for the purpose of access and secure proper circulation of traffic.

7) (+)



sd/- (Shivajirao Deshmukh)

Addl. Collector Pune.

Copy to :- Shri Hemant R. Soman, P.A.H.
A/6, Sahakar Niwas, B.S. Road,
Dadar, Bombay- 400 028.

- 2) The Tahsildar Mawal with case paper in one file for information and necessary action.
3) The Asstt. Director of Town Planning Pune for information.

For Addl. Collector, Pune



Reas:- 1) Application dt. 12/10/94 from Shri Hemant Soman

2) N.A. permission issued vide this office Order
No. PRA/NA/SR/56/III/94, Dt. 18/7/94,

3) A.D.T.P. L. Order No. NABP/Layout/CS No. 105/Wadgaon Mawal/
SSP/2336, Dt. 1/11/94

Collectorate Pune,
Revenue Branch,
No. PR A/NA/SR/208/III/94
Pune, Dt. 17/11/94.

Subject :- Grant of Revised layout
of Village Wadgaon Taluka Mawal
7/11/94 / S.No. 105/1, 105/2, 105/3, 105/4, 105/5,

ORDER

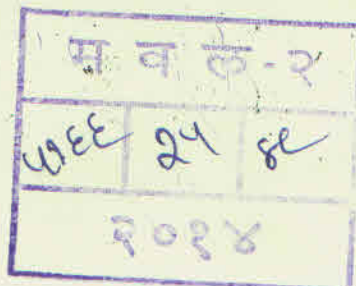
Shri Hemant Ramchandra Soman, P.A.H.
has applied for grant of revised layout permission in area
admeasuring 22500 Sq. Mtrs out of 744/11/S.No. 105/1, 105/2, 105/3
Village Wadgaon Taluka Mawal. 105/4, 105/5

The revised layout plan has been recommended by the
Asstt. Director of Town Planning Pune under his letter No.
NABP/Layout/S.No. 105/Wadgaon Mawal/SSP/2336, Dt. 1/11/94.

The Additional Collector Pune is pleased to
sanctioned revised layout plan in favour Mr H.R. Soman
Pune for the purpose of Residential use out of 744/11/S.No. 105/1 to
Village Wadgaon Taluka Mawal on following conditions. 105/5

- 1) All the plots laid down in layout shall be used
only for the purpose of Residential
- 2) That the layout shall got demarcated on site and
demarcated area of each plot shall not less than as shown in
layout plan width of road and the area under open space shall
not be less than the width area shown in the layout. It there
will be any discrepancy after actual measurement the revised
plan shall be got approved from the A. D. Collector so far any
development is carried out.

..2



AREA UNDER OPEN SPACE CALCULATION

A = $22.25 \times 22.50 \times 60.72 = 10,99.25$
 B = $20.00 \times 79.70 \times 430.72 = 1,063.55$
 PROVIDED OPEN SPACE = 1830.80 SQ.M
 REQUIRED OPEN SPACE 107 = 1830.00 SQ.M

AREA UNDER AMENITY SPACE CALCULATION

A = $20.00 \times 20.00 \times 42.75 \times 2 = 6,55.00$
 B = $29.50 \times 28.00 \times 1610.72 = 1,960.17$
 PROVIDED AMENITY SPACE = 2745.37 SQ.M
 REQUIRED AMENITY SPACE 15% = 2745.00 SQ.M

AREA UNDER INTERNAL ROAD CALCULATION

90M WIDE ROAD = $90 \times 31.000 = 31,140.00$
 60M WIDE ROAD = $60 \times 4.800 = 2,900.00$
 AREA UNDER CUL-DE-SACS & CHANFERS = $45.00 \times 55.00 = 100.00$
 3490.00 SQ.M

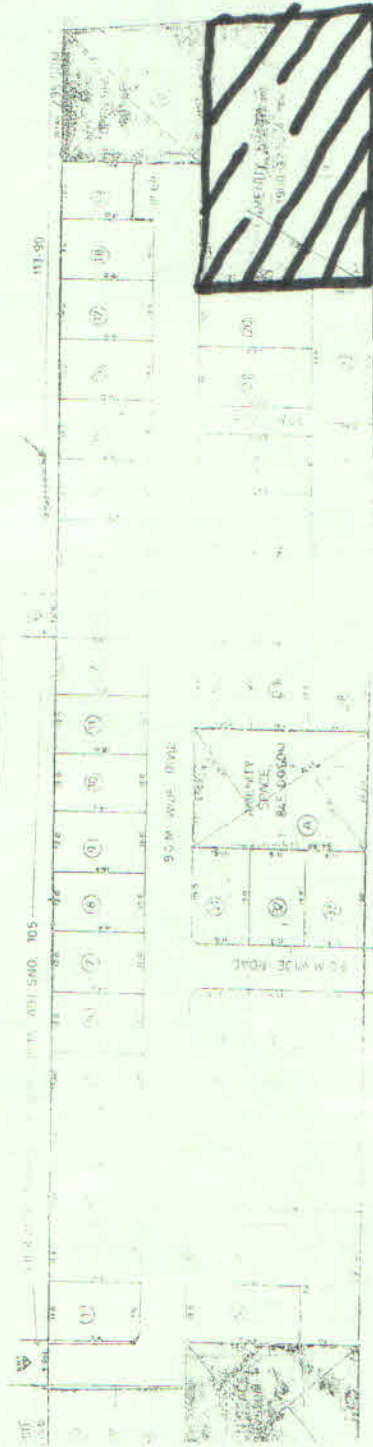
PLOT AREA CALCULATION

□ AREA = $594.95 \times 62.10 \times 301.00 / 2 = 18100.00$ SQ.M



LOCATION PLAN

AREA KEY PLAN



LAY-OUT PLAN

PLOT AREA STATEMENT

| PLOT NO. | AREA OF PLOT | PLOT NO. | AREA OF PLOT |
|------------------------|--------------|---------------|--------------|
| 1 | 211.00 | 21 | 211.00 |
| 2 | 215.70 | 22 | 111.00 |
| 3 | 205.20 | 23 | 231.02 |
| 4 | 105.20 | 24 | 211.00 |
| 5 | 215.00 | 25 | 211.00 |
| 6 | 215.00 | 26 | 211.00 |
| 7 | 215.00 | 27 | 211.00 |
| 8 | 215.00 | 28 | 211.00 |
| 9 | 215.00 | 29 | 211.00 |
| 10 | 215.00 | 30 | 211.00 |
| 11 | 215.00 | 31 | 211.00 |
| 12 | 211.00 | 32 | 211.00 |
| 13 | 211.00 | 33 | 211.00 |
| 14 | 211.00 | 34 | 211.00 |
| 15 | 211.00 | 35 | 211.00 |
| 16 | 211.00 | 36 | 211.00 |
| 17 | 211.00 | 37 | 211.00 |
| 18 | 211.00 | 38 | 211.00 |
| 19 | 211.00 | 39 | 211.00 |
| 20 | 211.00 | 40 | 211.00 |
| TOTAL AREA UNDER PLOTS | | 10233.81 SQ.M | |

AREA STATEMENT

| | |
|-----------------------------|----------|
| 1. AREA OF THE PLOT | 18100.00 |
| 2. AREA UNDER OPEN SPACE | 1830.80 |
| 3. PROVIDED AMENITY SPACE | 2745.37 |
| 4. REQUIRED AMENITY SPACE | 2745.00 |
| 5. PROVIDED AMENITY SPACE | 2745.37 |
| 6. AREA UNDER INTERNAL ROAD | 3490.00 |
| 7. AREA UNDER LAWN | 10233.81 |
| 8. AREA UNDER PLOT | 301.00 |

LEGEND

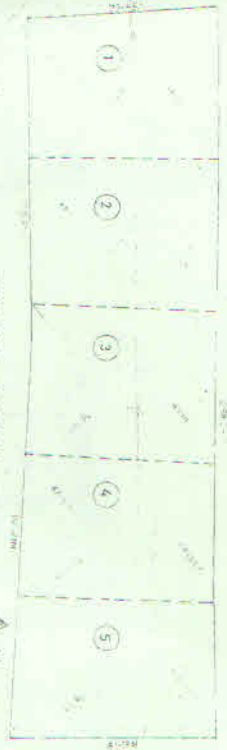
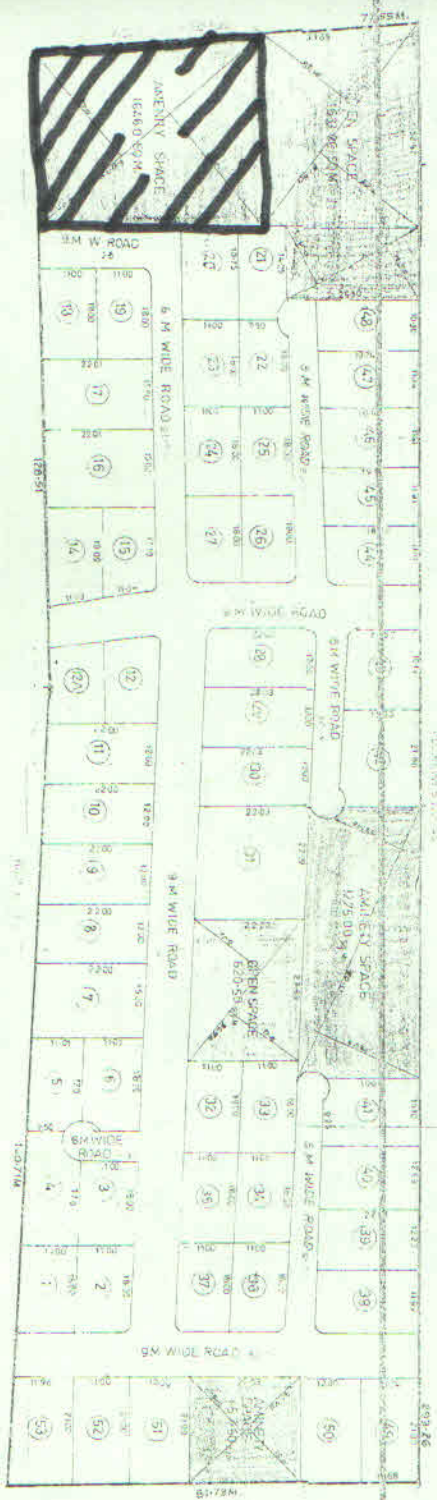
PLOT BOUNDARY
 OPEN SPACE
 AMENITY SPACE

PROJECT

PROPOSED LAYOUT OF PLOTS IN 5 NE-103 HNO VADSAON MAVAL DIST. PUNE.

ARCHITECT

ARCHITECT FIRM
 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 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LAYOUT PLAN SCALE: 1:500 N.A.

PLOT AREA KEY PLAN SCALE: 1:100

TOTAL PLOT AREA = 1153.307 + 1153.307 + 1153.307 + 1153.307 + 1153.307 + 1153.307
 = 6919.842 SQM
 TOTAL PLOT AREA = 27.500

AREA UNDER OPEN SPACE = 1533.201 + 1533.201 = 3066.402 SQM
 AREA UNDER AMENITY SPACE = 1153.307 + 1153.307 + 1153.307 + 1153.307 + 1153.307 + 1153.307
 = 6919.842 SQM
 AREA UNDER INTERNAL ROAD = 2258.500 SQM
 AREA UNDER CALDSACK = 10.41 SQM
 TOTAL 4755.41 SQM

NOTE:
 1. ALL THE PROPOSED PROVISIONS OF THE P.U.A. ACT, 1974, AND THE P.U.A. RULES, 1974, SHALL BE APPLIED TO THE PROPOSED DEVELOPMENT.
 2. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE P.U.A. AUTHORITY.
 3. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE APPROVAL OF THE P.U.A. AUTHORITY.

| SL. NO. | AREA UNDER OPEN SPACE | AREA UNDER AMENITY SPACE | AREA UNDER INTERNAL ROAD | AREA UNDER CALDSACK | TOTAL |
|---------|-----------------------|--------------------------|--------------------------|---------------------|---------|
| 1 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 2 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 3 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 4 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 5 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 6 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 7 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 8 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 9 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 10 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 11 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 12 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 13 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 14 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 15 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 16 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 17 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 18 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 19 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 20 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 21 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 22 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 23 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 24 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 25 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 26 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 27 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 28 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 29 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 30 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 31 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 32 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 33 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 34 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 35 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 36 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 37 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 38 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 39 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 40 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 41 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 42 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 43 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 44 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 45 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 46 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 47 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 48 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 49 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| 50 | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |
| TOTAL | 1533.201 | 1153.307 | 2258.500 | 10.41 | 4755.41 |



म व ल-२
 ५४६ २०/११ २०१४

STAMP OF APPROVAL

RECEIVED BY: [Signature]
 DATE: 20/11/2018

AREA STATEMENT

| | |
|-----------------------------|----------|
| 1. TOTAL PLOT AREA | 22500.00 |
| 2. AREA UNDER OPEN SPACE | 3066.402 |
| 3. AREA UNDER AMENITY SPACE | 6919.842 |
| 4. AREA UNDER INTERNAL ROAD | 2258.500 |
| 5. AREA UNDER CALDSACK | 10.41 |
| 6. AREA UNDER PLOTS | 12503.33 |

REVISOR: [Signature]
 DATE: 20/11/2018

ARCHITECT: [Signature]
 DATE: 20/11/2018

SHRIKAD PADHYE
 4891, SHUKRAWAR BEH
 SHAMNAPURA
 PUNE - 411002

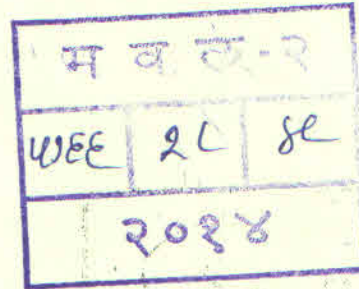


महाराष्ट्र MAHARASHTRA

अनुक्रमांक : ८९७२ दिनांक : २७/२/१२ रुपये : ५००/-
 मुद्रांक कोषाच्या कारणासाठी वापराच्या आहे : कुलमुद्रासारखा
 मुद्रांक मुद्रांक अधिनियम १९५८ चे अनुच्छेद क :
 मुद्रांक वापरणाऱ्याचे संपूर्ण नांव : अशोक दादू भैरव
 संपूर्ण पत्ता : वाळुंकावाडी सिव्हर ३३
 हस्ते व्यवहारीचे संपूर्ण नांव : दिलेश
 पत्ता : गिरडी ४४

मुद्रांक धारकाची / हस्ते व्यवहारीची सही

स्वाक्षरी Sm
 श्री. सुभाष मुध्वा
 मुद्रांक विक्रेता
 परवाना क्र. : HVL-V/53/1998
 परवान्याची मुदत ३१/३/२०१२
 पत्ता : सिध्देश्वर स्वस्तिक, आकुडी, पुणे-१५.
 फोन :



M 604549



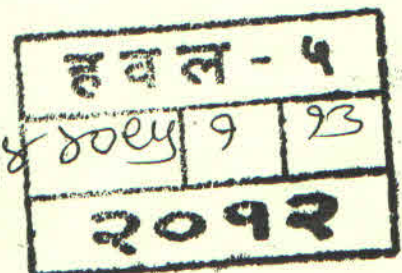
7 FEB 2012

उप कोषाचार अधिकारी
 कोषाचार पुणे जिल्हा

// Shree Gajanan Prasanna //

POWER OF ATTORNEY

This General Power of Attorney is made and executed at Pune on
 this 27th day of February 2012





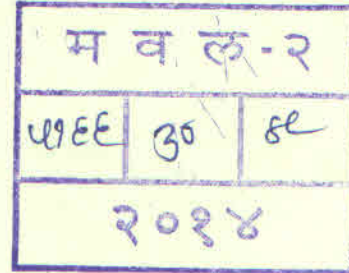
2092

KNOW YE ALL BY THESE PRESENTS THAT, WE, THE
UNDERSIGNED, DO STATE AS FOLLOWS -

1. Mr. Suhas Dattatray Gitay
Age - 73 Years, Occ. Business
Plot No.35, Suhasini Bungalow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.ABHPG3134B.
2. Mrs. Suhasini Suhas Gitay
Age - 68 Years, Occ. Business
Plot No.35, Suhasini Bungalow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.AHXP8966B.
3. Mr. Milind Suhas Gitay
For himself and Karta of HUF
Age - 43 Years, Occ. Business
Plot No.35, Suhasini Bungalow,
Deoghar Housing Society,
Chinchwad, Pune - 411 033.
PAN No.AAKHM6390R.
4. Mr. Chandrabhan Choturam Garg (Agarwal)
Age - 65 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.AAYPG3092L.
5. Mrs. Nirmala Chandrabhan Agarwal
Age - 61 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.AARPA2448R.
6. Mr. Rakesh Chandrabhan Agarwal
For himself and Karta of HUF
Age - 38 Years, Occ. Business
Plot No.18, Sector No.27, Chandra Villa,
Nigdi Pradhikaran, Pune - 411 044.
PAN No.ADJPA8634N.

WHEREAS We are the friends and well-acquainted with each other. All of us are in the Business of Real Estate and Development of the Properties. We are Partner/s in various Partnership firms jointly and severally and also Director/s in various Companies and due to our busy schedule, we are unable to attend the offices of the Sub-Registrar's for registration of the documents executed by us jointly or severally, in individual capacity or as Partner/s of firm or Director/s of the Company. Hence, we have decided to appoint one of our employees to do and carry out all acts, deeds and things mentioned hereinbelow.

We therefore hereby NOMINATE, CONSTITUTE and APPOINT,



Mr. Ashok Dadu Bhegade

Age : 27 Years , Occ : Service

R/at : S. No.121, Walhekarwadi, Chinchwad, Pune - 411 033.

as our true and lawful Attorney to carry out all acts mentioned hereinbelow.

1. To lodge the documents executed by us jointly or severally in our individual capacity or as Partner/s of any firm or as Director/s of any Company with the proper Registrar of Assurances and to admit the execution in respect thereof and to do and carry out all acts, deeds and things necessary for the registration of such documents.
2. To receive the original documents after registration of the same.
3. To represent us by signature or otherwise before the competent officers of State Government, Central Government and local Authorities for obtaining various permissions for the transactions, in our name and on our behalf and for the same to sign and execute all applications, forms, undertakings and to comply with the legal formalities.
4. To represent us before the Revenue Authority for mutation/deletion of our names in respect of the properties, we have purchased or sold and to do and carry out all acts, deeds and things necessary for the same.

To do all such acts, deeds and things as may be necessary for due and effective execution of the powers hereby conferred on my said attorney.

We hereby declare that all such acts, deeds and things as may be lawfully done by our said attorney by virtue of the powers hereby conferred on him shall be construed acts, deeds and things as if done by us personally and We undertake to ratify the same.

IN WITNESS WHEREOF we have hereunto set our hands at this 27th day of February 2012

WITNESSES

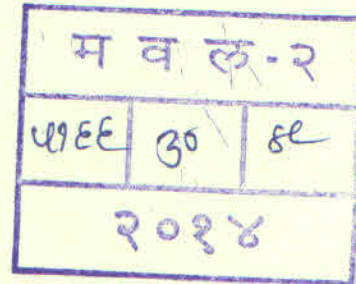
1. Patil V. L.
Vasant Limbaji Patil
Walhekarwadi,
Chinchwad, Pune-411033.

Gitay
Mr. Suhas Dattatray Gitay



KNOW YE ALL  THESE PRESENTS THAT, WE, THE
UNDERSIGNED, DO STATE AS FOLLOWS -

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Chinchwad, Pune - 411 033.
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Age - 43 Years, Occ. Business
Plot No.35, Suhasini Bungalow,
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Age - 38 Years, Occ. Business
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We therefore hereby NOMINATE, CONSTITUTE and APPOINT,

2. Hanyagi SS.

Sanjay Kumar
Shivsharan Hanyagi
Nigdi Pradhikaran,
Pune. 44.

श्री सुहास सुहास गिते

Mrs. Suhasini Suhas Gitay



Mr. Milind Suhas Gitay
For himself and Korta of HUF



Mr. Chandrabhan Choturam Garg (Agarwal)



| | | |
|-----------|---|----|
| ह व ल - ५ | | |
| २०९५ | ५ | २३ |
| २०१२ | | |



N. C. Agarwal

Mrs. Nirmala Chandrabhan Agarwal



Mr. Rakesh C. Agarwal
Executants For himself and Korta of HUF



I ACCEPT THE POWERS

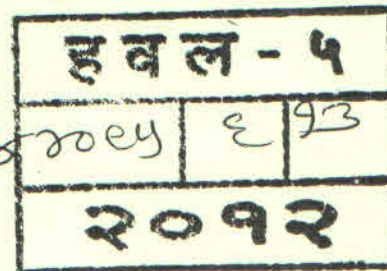


Mr. Ashok Dadu Bhegade



| | | |
|-----------|----|----|
| म व ल - २ | | |
| २०९६ | ३२ | २६ |
| २०१४ | | |





स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ABHPG3134B



नाम /NAME

SUHAS DATTATRAYA GITAY

पिता का नाम /FATHER'S NAME

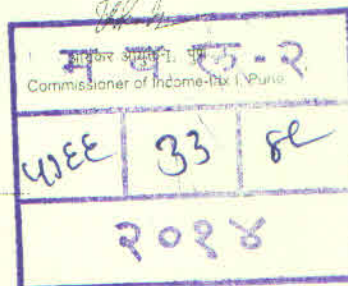
DATTATRAYA TRYMBAK GITAY

जन्म तिथि /DATE OF BIRTH

01-03-1941

हस्ताक्षर /SIGNATURE

Gitay



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAYPG3092L

नाम / NAME
CHANDRABHAN CHOTURAM GARG

पिता का नाम / FATHER'S NAME
CHOTARAM BHAKTORAMAL GARG

जन्म तिथि / DATE OF BIRTH
16-01-1947

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, पुणे
 Commissioner of Income-tax I, Pune

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AARPA2448R

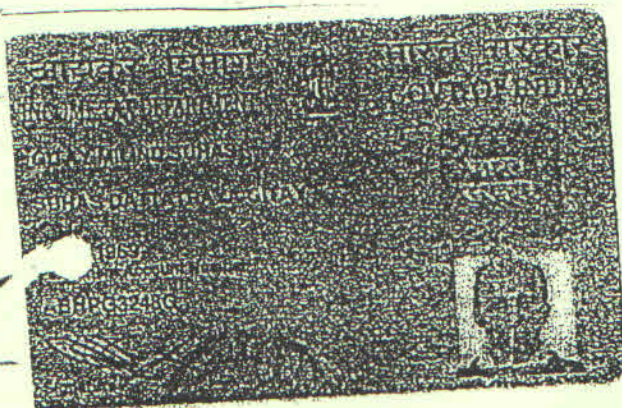
नाम / NAME
NIRMALA CHANDRABHAN AGARWAL

पिता का नाम / FATHER'S NAME
SHREECHAND NEKHAM GUPTA

जन्म तिथि / DATE OF BIRTH
28-06-1951

हस्ताक्षर / SIGNATURE

आयकर अधिकारी, पुणे
 Commissioner of Income-tax I, Pune



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

HAKESH C AGARWAL
 CHANDRABHAN CHHOTARAM
 AGARWAL
 27/08/1972
 Permanent Account Number
 ADJPA8634N



| | | |
|---------|---|----|
| हवल - ५ | | |
| 2004 | 6 | 93 |
| 2092 | | |

18/04/2012

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

दस्त क्र 4095/2012

3:46:27 pm

हवेली 5 (पिंपरी)

५९३

दस्त क्रमांक : 4095/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: अशोक दादू भेगडे
पत्ता: घर/फ्लॅट नं: बाल्हेकरवाडी चिंचवड पुणे -33
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/वसाहत:
शहर/गाव:
तालुका:
पिन:
पॅन नम्बर:-

लिहून घेणार

वय 27

सही



100904 - 390106



2 नाव: सुहास दत्तात्रय गिते
पत्ता: घर/फ्लॅट नं: चिंचवड पुणे -33
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/वसाहत:
शहर/गाव:
तालुका:
पिन:
पॅन नम्बर:-

लिहून देणार

वय 73

सही



100904 - 390107



3 नाव: सुहासिनी सुहास गिते
पत्ता: घर/फ्लॅट नं: सदर
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/वसाहत:
शहर/गाव:
तालुका:
पिन:
पॅन नम्बर:-

लिहून देणार

वय 68

सही श्री. सुहास गिते



100904 - 390108



4 नाव: मिलिंद सुहास गिते व (कर्ता HUF)
पत्ता: घर/फ्लॅट नं: सदर
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/वसाहत:
शहर/गाव:
तालुका:
पिन:
पॅन नम्बर:-

लिहून देणार

वय 48

सही



5 नाव: चंद्रमान छोटुराम अगरवाल (गर्ग)
पत्ता: घर/फ्लॅट नं: निगडी पुणे -44
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं:
पेट/वसाहत:
शहर/गाव:
तालुका:
पिन:
पॅन नम्बर:-

लिहून देणार

वय 65

सही



100904 - 390110



| | | |
|---------|----|----|
| म व ल-२ | | |
| ५९६६ | ७६ | ५८ |
| २०१४ | | |



18/04/2012

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

3:46:27 pm

हवेली 5 (पिंपरी)

हवल5

दस्त क्र 4095/2012

90193

दस्त क्रमांक : 4095/2012

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

6

नाव: निर्मला चंद्रमान अगरवाल :-

पत्ता: घर/फ्लॅट नं: सदर

गल्ली/रस्ता:

इमारतीचे नाव:-

इमारत नं:-

पेट/वसाहत:-

शहर/गाव:-

तालुका:

पिन:

पॅन नम्बर:

लिहून देणार

वय 61

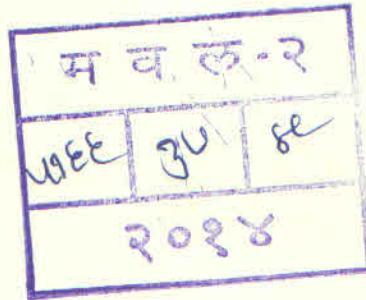
सही M.C. Agarwal



खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

7 राकेश सी. अगरवाल व (कर्ता HUF) -



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BHEGADE ASHOK DADU

DADU MARUTI BHEGADE

08/11/1985

Permanent Account Number

ARHPB1897N

Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RAKESH C AGARWAL HUF

18/10/2002

Permanent Account Number

AAE1165004

| | | |
|-----------|----|----|
| म व ल - २ | | |
| ५९६ | ३५ | ६८ |
| २०१४ | | |



ADVOCATE

BAR COUNCIL OF
MAHARASHTRA & GOA

HIGH COURT, BOMBAY

☎ : 2267 3371 / 2265 6567



NAME: Sarjerao Namdeo Gaikwad
RESIDENCE: Chinchwad, Pune.
ROLL No.: Mah/1347 / 2004
ENROLLED ON: 16.06.2004
DATE OF BIRTH: 06.09.1953

SECRETARY



| | | |
|-----------|---|----|
| ह व ल - ५ | | |
| १०९५ | ८ | ९३ |
| २०१२ | | |



R

99193

दस्त क्र. [हवेली-4095-2012] चा गोषवारा

बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक : 18/04/2012 03:37 PM

निष्पादनाचा दिनांक : 27/02/2012

दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 48) मुखत्यारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/04/2012 03:37 PM

शिक्का क्र. 2 ची वेळ : (फी) 18/04/2012 03:39 PM

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) अॅड.सर्जोराव नामदेव गायकवाड - - - घर/फ्लॅट नं: वाल्हेकरवाडी चिंचवड पुणे 33

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिना: -

पावती क्र.: 4136

दिनांक: 18/04/2012

पावतीचे वर्णन

नाव: अशोक दादू भेगडे - -

100 : नोंदणी फी

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

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

340: एकूण

पावती क्र.: 4137

दिनांक: 18/04/2012

पावतीचे वर्णन

नाव: अशोक दादू भेगडे - -

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

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

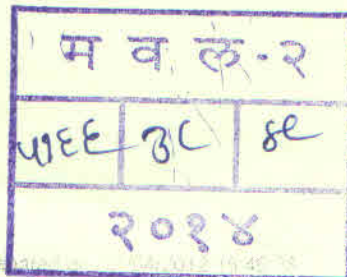
20: एकूण

7.15.1

दु. निबंधकाची सही, हवेली 5 (पिंपरी)

दु. निबंधकाची सही
हवेली 5 (पिंपरी)

7.15.1



21/04/2012

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

हवल5

दस्त क्र 4095/2012

2:38:56 pm

हवेली 5 (पिंपरी)

दस्त क्रमांक : 4095/2012

दस्ताधा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

7

नाव: राकेश सी. अगरवाल व (कर्ता HUF) -

पत्ता: घर/फ्लॅट नं: सदर

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

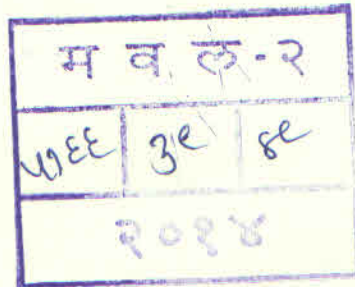
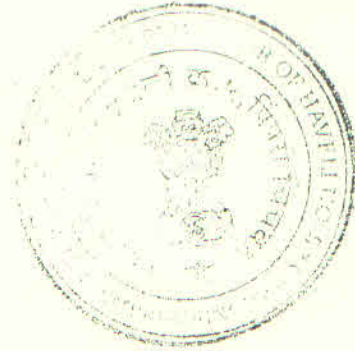
पैन नम्बर: -

लिहून देणार

वय 38

सही

108804 - 390112





दस्त गोषवारा भाग - 2

हवेली 5

दस्त क्रमांक (4095/2012)

93193

दस्त क्र. [हवेली-4095-2012] चा गोषवारा
बाजार मुल्य : 0 मोबदला 0 भरलेले मुद्रांक शुल्क : 500

पावती क्र.: 4136 दिनांक: 18/04/2012
पावतीचे वर्णन
नाम अशाक दादु भंगडे

दस्त हजर केल्याचा दिनांक : 18/04/2012 03:37 PM
निष्पादनाचा दिनांक : 27/02/2012
दस्त हजर करणा-याची सही :

100 नोंदणी फी
240 नकासल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2))
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

20: एकूण

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/04/2012 03:37 PM
शिक्का क्र. 2 ची वेळ : (फी) 18/04/2012 03:37 PM (कार्यवाही पूर्ण)
शिक्का क्र. 3 ची वेळ : (कबुली) 21/04/2012 03:39 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 21/04/2012 03:39 PM

पावती क्र.: 4137 दिनांक: 18/04/2012
पावतीचे वर्णन
नाम अशाक दादु भंगडे

दस्त नोंद केल्याचा दिनांक : 21/04/2012 03:39 PM

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

20: एकूण

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीय करतात की, ते दस्तऐवज करून देणा-यांना
व्यक्तीशः ओळखतात, व त्यांची ओळख पुढेवितात.

1) अॅड. सर्जेराव नामदेव गायकवाड - घर/पत्ते : न. बाल्हेकरवाडी विचवड पुणे 33

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेठ/पसाहत : -

शहर/गाव : -

तालुका : -

पिन : -

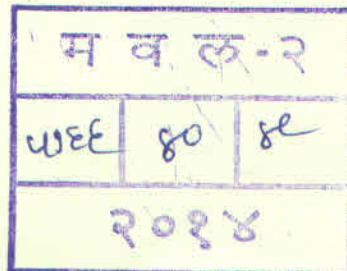
दु. निबंधकाची सही, हवेली 5 (पिंपरी)

दु. निबंधकाची सही
हवेली 5 (पिंपरी)

असे प्रमाणित करण्यात येते की,
सदर दस्तऐवजात एकूण 93 पाने आहेत.

सह. दुय्यम निबंधक
हवेली क्र. 5

सह. दुय्यम निबंधक हवेली
दिनांक 29/12/12



घोषणापत्र

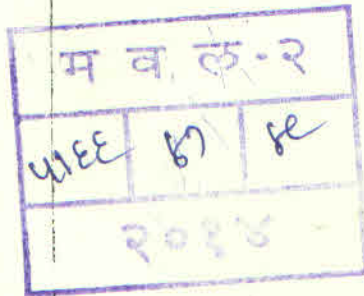
मी श्री. अशोक दादू भेगडे रा. चिचवड घोषित करतो की, दुय्यम निबंधक तळेगावता. मावळ यांचे कार्यालयात घोषणापत्र रद्द या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. राकेश चंद्रभान अगरवाल व श्री. मिलिंद सुहास गिते यांनी दि. रोजी हवेली क्र. ५ येथे दस्त क्र. ४०९५/२०१२ या दस्ताअन्वये मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे. निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही. किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८९ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :-

(श्री. अशोक दादू भेगडे)

कुलमुखत्यारपत्रधारकाचे नाव व

सही



PODAR EDUCATION TRUST

Podar Centre, 85, Chamarbaug Post Office Lane, Dr. Ambedkar Road, Parel, Mumbai - 400 012.

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES HELD ON 15TH SEPTEMBER 2014. AT 11.00 A.M. AT THE BOARD ROOM, PODAR CENTER 85, CHAMAR BAUG POST OFFICE LANE, PAREL, MUMBAI - 400 012

Mr.Gaurav Podar briefed the Trustees of the proposal for Purchasing Plots at Village Vadgaon, Taluka Maval, District Pune admesuring 38,226.83 sq.ft.

Above plots to be purchased for construction of School Building and play ground, proposed draft of Sale Deed was placed before the Board Trustees.

The Board deliberated on the new proposal and was accorded sanction for the same unanimously

It was RESOLVED that "The Trust be and hereby accorded approval for commencement of procedures of purchase of Plots and Open Space at above mentioned address. Dr. Pavan Podar is authorized to appoint such team of Engineers, Officers, Finance personal and Legal Professionals and provide such facilities to set up the School.

It is RESOLVED that " The Sale Deed for purchase of Plots at above mentioned address tabled for approval is hereby approved. Dr. Pavan Podar is hereby authorized to take such steps found necessary for the Purchase of said Plots.

It is further RESOLVED that " Dr. Pavan Podar or Mr.Umeshkumar G. Kotian, General Manager be and hereby authorized to sign the above mentioned Sale Deed and all connected documents for and on behalf of the Trust and shall execute the Registration of Sale Deed on behalf of the Trust."

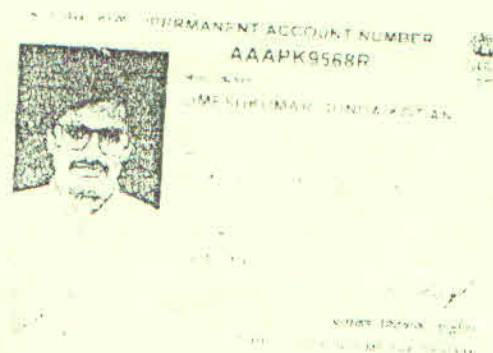
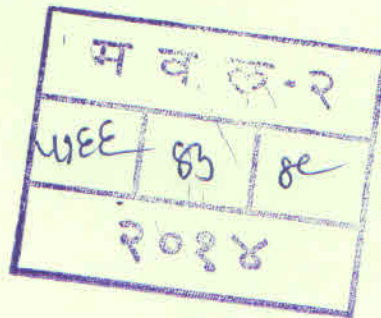
CERTIFIED TRUE COPY.

For and on behalf of the Board of Trustees
Podar Education Trust

Dr. Pavan Podar
(Trustee)

(Signature of Mr.Umeshkumar G. Kotian)







स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ABQPK4143D



नाम /NAME

SHRIKRISHNA LAXMAN KARMUDI

पिता का नाम /FATHER'S NAME

LAXMAN KESHAV KARMUDI

जन्म तिथि /DATE OF BIRTH

26-10-1963

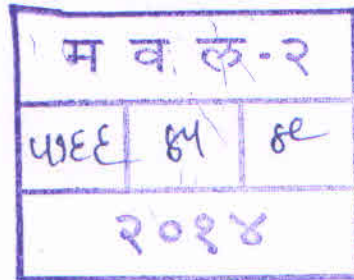
हस्ताक्षर /SIGNATURE

आयकर आयुक्त-1, पुणे
Commissioner of Income-tax I, Pune

Valuation ID : 20141007685

मवलर

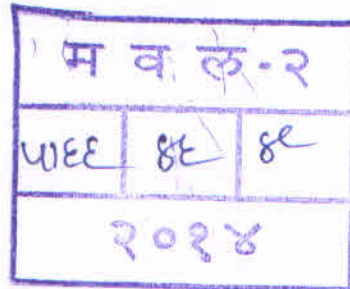
| | | |
|---|---|--------------------------------|
| मूल्यांकनाचे वर्ष | 2,014 | |
| जिल्हा | पुणे | खुल्या जमिनीचे मूल्यांकन पत्रक |
| गावाचे नाव | वडगाव मावळ | |
| क्षेत्राचे नाव | B and C Class Palika AND Influence Area | |
| सल्ले नंबर | 11/11.4/- | |
| तालुक्याचे नाव | मावळ | |
| मिळकतीचा प्रकार | खुली | |
| मिळकतीचे क्षेत्र | 1907.6 चौ. मीटर | Bulk Land |
| वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर :- | Rs. 2,750.00 /- | |
| 1. 500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 100 % दर = 2750 | | |
| 500 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 500 * 2750 | | |
| = 1375000 | | |
| 2 1407.6 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 90 % दर = 2475 | | |
| 1407.6 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 1407.6 * 2475 | | |
| = 3483810 | | |
| एकत्रित अंतिम मूल्य | = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य | |
| | = 1375000 + 3483810 | |
| | = 4858810 /- | |



दुष्यम निबधक श्रेणी-१
मावळ-२

Valuation ID : 20141007678

| | | |
|--|---|--------------------------------|
| मूल्यांकनाचे वर्ष | 2,014 | खुल्या जमिनीचे मूल्यांकन पत्रक |
| जिल्हा | पुणे | |
| गावाचे नाव | वडगाव मावळ | |
| क्षेत्राचे नाव | B and C Class Palika AND Influence Area | |
| सर्व्हे नंबर | 11/11.4/- | |
| तालुक्याचे नाव | मावळ | |
| मिळकतीचा प्रकार | खुली | |
| मिळकतीचे क्षेत्र | 1645 चौ. मीटर | Bulk Land |
| वार्षिक मूल्य दर तक्रियानुसार जमिनीचा दर :- | Rs. 2,750.00 /- | |
| <p>1. 500 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 100 % दर = 2750</p> <p>500 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 500 * 2750</p> <p>= 1375000</p> | | |
| <p>2. 1145 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दराच्या 90 % दर = 2475</p> <p>1145 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 1145 * 2475</p> <p>= 2833875</p> | | |
| एकत्रित अंतिम मूल्य | = मिळकतीचे क्षेत्र 1 मूल्य + मिळकतीचे क्षेत्र 2 मूल्य | |
| | = 1375000 + 2833875 | |
| | = 4208875 /- | |



दुय्यम निबंधक श्रेणी-१
मावळ-२

454/5166

मंगळवार, 07 ऑक्टोबर 2014 2:26

म.नं.

दस्त गोश्वारा भाग-1

मवलर

दस्त क्रमांक: 5166/2014

दस्त क्रमांक: मवलर /5166/2014

बाजार मूल्य: रु. 90,67,685/- मोबदला: रु. 3,01,99,195/-

भरलेले मुद्रांक शुल्क: रु.15,10,000/-

दु. नि. सह. दु. नि. मवलर यांचे कार्यालयात

पावती:5629

पावती दिनांक:

अ. क्र. 5166 वर दि.07-10-2014

07/10/2014

रोजी 2:12 म.नं. वा. हजर केला.

सादरकरणाचे नाव: पोदार एज्युकेशन ट्रस्ट तर्फे
जनरल मॅनेजर उमेशकुमार जी कोटीअन - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

980.00

डाटा एन्ट्री

रु.

20.00

पृष्ठांची संख्या: 49

एकुण: 31000.00

दुय्यम निबधक श्रेणी-१

MVL2

मावळ-२

दुय्यम निबधक श्रेणी-१

मावळ-२

दस्ताचा प्रकार: खरेदीखत

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

शिवका क्रं. 1 07 / 10 / 2014 02 : 12 : 48 PM ची वेळ: (सादरीकरण)

शिवका क्रं. 2 07 / 10 / 2014 02 : 14 : 01 PM ची वेळ: (फी)





07/10/2014 2 25:54 PM

दस्त गोषवारा भाग-2

मवल २ ४८८८

दस्त क्रमांक:5166/2014

दस्त क्रमांक :मवल २/5166/2014

दस्ताचा प्रकार :-खरेदीखत

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|---|-----------|---------------|
| 1 | नाव:पोदार एज्युकेशन ट्रस्ट तर्फे जनरल मॅनेजर उमेशकुमार जी कोटीअन - - पत्ता:-, -, -, पोदार सेंटर, 85, चमर बाग, पोस्ट ऑफीस लेन, परेल, मुंबई, BEST Staff Quarters, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAATP9120G | लिहून घेणार वय :-53 स्वाक्षरी:- | | |
| 2 | नाव:मे आर एम असोसिएट्स तर्फे भागीदार मिलींद सुहास गिते व राकेश चंद्रभान अगरवाल तर्फे कबुलीजबाबाकरिता अशोक दादू भेगडे - - पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: तळेगाव दाभाडे, मावळ, पुणे, महाराष्ट्र, PUNE. पॅन नंबर:AAIFR9298P | लिहून देणार वय :-30 स्वाक्षरी:- | | |
| 3 | नाव:आरएसबी इंडस्ट्रीज लि तर्फे श्रीकृष्ण करमुडी - - पत्ता:फ्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बि नं ए 5, फ्लॉट नं 604, कुमार समृद्धी हौ सोसा, एअरपोर्ट रोड विश्रान्तवाडी, पुणे, महाराष्ट्र, पुणे. पॅन नंबर:AAACN5647H | मान्यता देणार वय :-50 स्वाक्षरी:- | | |

बरील दस्तऐवज करून देणार तथाकथीत खरेदीखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:07 / 10 / 2014 02 : 15 : 23 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-----------|---------------|
| 1 | नाव:प्रदिपकुमार नंदलाल खन्ना वय:49 पत्ता:पिंपरी पुणे पिन कोड:411017 | | |
| 2 | नाव:राहुल जगन्नाथ ठाकूर - - वय:23 पत्ता:सांेळ, खेड, पुणे पिन कोड:412105 | | |

शिक्षा क्र.4 ची वेळ:07 / 10 / 2014 02 : 15 : 59 PM

Summary-2(दस्त गोषवारा भाग - २) *Self*

शिका क 5 ची वेळ 02/10/2014 02:16:07 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक श्रेणी-१

MVL2

मावळ-२

EPayment Details.

| sr. | Epayment Number |
|-----|--------------------|
| 1 | MH003104115201415S |

| Defacement Number |
|-------------------|
| 0001933542201415 |

5166 /2014

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प्रमाणित करण्यात येते की,
या दस्तामध्ये
एकूण.....पाने आहेत

शिवकुमार

दुय्यम निबंधक श्रेणी-१

मावळ-२

पहिले नंबरचे पुस्तकाचे

म.ए.ए. नंबरी नोंदला

शिवकुमार

दुय्यम निबंधक श्रेणी-१

मावळ-२

दिनांक - ७ १० २०१४

