329/22098
Thursday,September 21 ,2023
3:53 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 23915 दिनांक: 21/09/2023

गावाचे नाव: केमनंद
दस्तऐवजाचा अनुक्रमांक: हवल11-22098-2023
दस्तऐवजाचा प्रकार : भाडेपट्टा
सादर करणाऱ्याचे नाव: मालक महाळुंगे कन्स्ट्रक्शन एलएलपी (पुर्वीचे महाळुंगे कन्स्ट्रक्शन प्रा.लि) तर्फे भागीदार भूषण विलास पालरेशा यांच्यातर्फे कबुली जबाबा साठी कु मु म्हणून श्री सुरज शिवाजी मानप

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2200.00
पृष्ठांची संख्या: 110	
एकूण:	रु. 32200.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
4:13 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-11

बाजार मुल्य: रु.68505113 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 3083500/-

सह.दुय्यम निबंधक (वर्ग-२) हवेली क्रं. ११
मुल्यदस्त मिळाला
हवेली क्र. ११

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923219304275 दिनांक: 21/09/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: DHC रक्कम: रु.200/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923210704403 दिनांक: 21/09/2023
बँकेचे नाव व पत्ता:
3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008394056202324P दिनांक: 21/09/2023
बँकेचे नाव व पत्ता:

PRINCIPAL
VIBGYOR RISE-WAGHOLI

21/09/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 11
दस्त क्रमांक : 22098/2023
नोंदणी :
Regn:63m

गावाचे नाव : केसनंद

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	68505113
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: गाव मौजे केसनंद येथील गट नं 625 पार्ट,626 पार्ट,653 पार्ट,652 पार्ट,654 पार्ट,661,662 पार्ट,या मिळकतीवरील व्हीटीपी पुर्वांचल मधील अॅमेनिटी प्लॉट यांसी क्षेत्र 5272.85 चौ मी म्हणजेच 56757 चौ फुट पैकी क्षेत्र 4000 चौ.मी. व त्यावरील तळमजला बांधकाम क्षेत्र 12322 चौ.फुट ही मिळकत((GAT NUMBER : 625 part and other ;))
(5) क्षेत्रफळ	1) 4000 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-भाडेकरू नोबल फाऊंडेशन तर्फे अधिकृत स्वाक्षरीकार दरायस केकी पालीया - वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मोतीलाल नगर, नं.1, श्रीरंग साबडे मार्ग, गोरेगाव पुर्व, मुंबई. , रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AABTN2669K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मालक महाळुंगे कन्स्ट्रक्शन एलएलपी (पुर्वीचे महाळुंगे कन्स्ट्रक्शन प्रा.लि) तर्फे भागीदार भूषण विलास पालरेशा यांच्यातर्फे कबुली जबाबा साठी कु मु म्हणून श्री सुरज शिवाजी सानप वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: व्हीटीपी हाऊस, वडगांवशेरी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-ABOFM6568L 2): नाव:-मालक महाळुंगे कन्स्ट्रक्शन एलएलपी (पुर्वीचे महाळुंगे कन्स्ट्रक्शन प्रा.लि) तर्फे भागीदार निलेश विलास पालरेशा यांच्यातर्फे कबुली जबाबा साठी कु मु म्हणून श्री सुरज शिवाजी सानप वय:-25; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: व्हीटीपी हाऊस, वडगांवशेरी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-ABOFM6568L 3): नाव:-मालक महाळुंगे कन्स्ट्रक्शन एलएलपी (पुर्वीचे महाळुंगे कन्स्ट्रक्शन प्रा.लि) तर्फे भागीदार सिध्दार्थ कांतीलाल खिंवसरा यांच्यातर्फे कबुलीजबाबा साठी कु मु म्हणून श्री भारत भोसले वय:-38; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: व्हीटीपी हाऊस, वडगांवशेरी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411014 पॅन नं:-ABOFM6568L
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	22098/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3083500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

श्री नक्कल आचली
कजयान पंतली

न्यायालय हुकुम नक्कल

दस्त सोबतची नक्कल
श्री. सुरज सानप
यांना दिली.
दिनांक- 21/9/23

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II * HAVELI-11 * सह दुय्यम निबंधक वर्ग-२ हवेली ११ सत्यमेव जयते

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

PRINCIPAL
VIBGYOR RISE-WAGHOLI

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Noble Foundation	eChallan	69106562023092100053	MH008394056202324P	3083500.00	SD	0004419644202324	21/09/2023
2		DHC		0923219304275	2000	RF	0923219304275D	21/09/2023
3		DHC		0923210704403	200	RF	0923210704403D	21/09/2023
4	Noble Foundation	eChallan		MH008394056202324P	30000	RF	0004419644202324	21/09/2023

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

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

PRINCIPAL
VIBGYOR RISE-WAGHOLI

22098

LEASE DEED

BETWEEN

MAHALUNGE CONSTRUCTION LLP

(THE LESSOR)

AND

NOBLE FOUNDATION

(THE LESSEE)

DATED [21st September], 2023

PRINCIPAL
VIBGYOR RISE-WAGHOLI

Property of
Lightwave Research Laboratory

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0923210704403	Receipt Date	21/09/2023

Received from SELF, Mobile number 9000000000, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 22098 dated 21/09/2023 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.

DEFACED
₹ 200
DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	21/09/2023
Bank CIN	10004152023092104105	REF No.	202326461376876
Deface No	0923210704403D	Deface Date	21/09/2023

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

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II ★ HAVELI-11 ★

हवेली – ११
22098 | 9 | 999
२०२३

PRINCIPAL
VIBGYOR RISE-WAGHOLI

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0923219304275	Receipt Date	21/09/2023

Received from SELF, Mobile number 9000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 22098 dated 21/09/2023 at the Sub Registrar office Joint S.R. Haveli 11 of the District Pune.

DEFACED ₹ 2000 DEFACED

Payment Details

Bank Name	sbiepay	Payment Date	21/09/2023
Bank CIN	10004152023092103981	REF No.	2023264384992 22
Deface No	0923219304275D	Deface Date	21/09/2023

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

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II * HAVELI-11 *

हवेली-११
२२०९८ | २ | २०२३

PRINCIPAL
VIBGYOR RISE-WAGHOLI

CHALLAN
MTR Form Number-6

GRN	MH008394056202324P	BARCODE		Date	21/09/2023-11:38:11	Form ID	36

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AABTN2669K
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name	Noble Foundation
Location	PUNE		
Year	2023-2024 One Time	Flat/Block No.	GAT NO.625
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	3083500.00	Road/Street	KESNAND
0030063301 Registration Fee	30000.00	Area/Locality	PUNE
		Town/City/District	
		PIN	0 0 0 0 0 0
		Remarks (If Any)	
		SecondPartyName=MAHALUNGE CONSTRUCTION LLP~	
Total	31,13,500.00	Amount In Words	Thirty One Lakh Thirteen Thousand Five Hundred Rup ees Only

DEFACED 3113500.00 DEFACED

THE SEAL OF JOINT SUB-REGISTRAR CLASS-I HAVELI-1

हवेली-१२
2205 | 3 | 199
2023

Payment Details	PG3	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69106562023092100053	YHMP2084049384
Cheque/DD No.		Bank Date	RBI Date	21/09/2023-11:38:59	Not Verified with RBI
Name of Bank		Bank-Branch		PG3	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9768039399

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

सदर चलन केवल दस्तम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-329-22098	0004419644202324	21/09/2023-15:53:35	IGR018	30000.00
2	(iS)-329-22098	0004419644202324	21/09/2023-15:53:35	IGR018	3083500.00
			Total Defacement Amount		31,13,500.00

Print Date 21-09-2023 03:55:43

PRINCIPAL
VIBGYOR RISE-WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II * HAVELI-11 *

हवल-११

२२७९ | ८ | १२१

२०२३

CHALLAN

MTR Form Number-6

GRN MH008394056202324P	BARCODE	Date 21/09/2023-11:38:11	Form ID 36

Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	AABTN2669K
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		Full Name	Noble Foundation
Location PUNE			
Year 2023-2024 One Time		Flat/Block No.	GAT NO.625
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	3083500.00	Road/Street	KESNAND
0030063301 Registration Fee	30000.00	Area/Locality	PUNE
		Town/City/District	
		PIN	0 0 0 0 0 0
		Remarks (If Any)	
		SecondPartyName=MAHALUNGE CONSTRUCTION LLP~	
Total	31,13,500.00	Amount In Words	Thirty One Lakh Thirteen Thousand Five Hundred Rupees Only

Payment Details PG3		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	69106562023092100053	YHMP2084049384
Cheque/DD No.		Bank Date	RBI Date	21/09/2023-11:38:59	Not Verified with RBI
Name of Bank		Bank-Branch		PG3	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID :

Mobile No. : 9768039399

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

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

Print Date 21-09-2023 11:41:29

PRINCIPAL
VIBGYOR RISE-WAGHOLI

LEASE DEED

This Lease Deed (*"this Deed"*) is made and executed at Pune on this 21st day of September 2023;

BETWEEN

Mahalunge Construction LLP, (LLP Identification No.: AAT-5267) (formally known as "Mahalunge Construction Pvt. Ltd.") incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its Registered Office situated at 3rd Floor, S. No. 34, Inorbit Mall, Vadgaon Sheri, Pune through its Designated Partners hereinafter referred as **"the Lessor"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners, authorized representatives, successors and permitted assigns) of the **One Part;**

AND

Noble Foundation, a Public Charitable Trust, (PAN : AABTN2669K) registered under the provisions of Bombay Public Trusts, Act, 1950 having Registration No. E – 26225 (M) and having its registered address at C/o, Vibgyor High, Motilal Nagar, No. 1, Sriram Sabde Marg, Off Link Road, Goregaon (West), Mumbai- 400 104, through its Managing Trustee Mr. Darayus K Palia hereinafter referred to as **"the Lessee"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the trust and its executors, authorized representatives, successors and permitted assigns) of the **Other Part;**

The Lessor and the Lessee are hereinafter at certain places individually referred to as "a Party" and collectively as "the Parties".

JOINT SUB-REGISTRAR CLASS-2 HAVELI 1

RECITALS:

A. The Lessor has *inter alia* represented to the Lessee and hereby declares that:

i. The Lessor represents that there exists a large plot of land consisting of all that piece and parcel of land or ground admeasuring about 42,669.68 square meters situated at– Kesnand, Tal. Haveli, Dist. Pune; and within the limits of the PMRDA (**"the entire parcel of land"**). The entire parcel of land is more fully and particularly described in **Schedule I** hereunder written.

ii. The Lessor further represents that out of the entire parcel of land an area of land admeasuring about 5272.85 square meters approximately equivalent to 56757 square feet has been demarcated as a "Amenity Plot" whereon a school building is constructed (**"the said Land"**). The said Land is shown as marked in red colour boundary lines on the plan annexed hereto and marked as ***Annexure 'A'*** and is more particularly described in the **Schedule II** hereunder written.

iii. By and under various Development Agreements & Sale Deeds made and executed by the respective land owners in favour of one M/s. VTP Corporation LLP for the consideration and on the other terms and conditions more particularly set out in those documents the said M/s. VTP Corporation LLP was put in quiet, vacant and peaceful possession of the entire parcel of land.

iv. M/s. VTP Corporation LLP was thus seized and possessed of and otherwise well and sufficiently entitled to the entire parcel of land as the absolute, rightful, legal owner thereof.

v. The Lessor further represents that the Collector of Pune passed an Order BHA/MOU.KESNAND/TAL.HAVELI/ DIST.PUNE/GAT NO. 625 & Others/P. No. 1532/16-17 dated 20/05/2017 and further obtained revised sanction bearing No. DP/BHA/ MOU.KESNAND/ TAL.HAWELI/DIST.PUNE/ GAT NO. 625

PRINCIPAL
VIBGYOR RISE-WAGHOLI

PART & OTHERS/P. NO. 656-17-18 dated 4/9/2017 and further obtained revised sanction bearing No. BHA/CR No. 1602/17-18/Kesnand dated 19/09/2018 thereby granting its sanction to the Master /Larger Layout plan and granting permission to use the Larger Land for non-agricultural purpose for implementation of project on certain terms and conditions more particularly recorded therein. Accordingly, the entire parcel of land consists of a residential project and as per the master layout plan, the entire parcel of land is subdivided into 7 residential buildings, open area space No. 1, 2 and 3, roads, pathway, service and transformer areas, Amenity Plots.

vi. The Lessor has further represented that it has purchased the said Land from M/s. VTP Corporation LLP through registered Sale Deed dated 25th February 2020 bearing registration No. HVL10/4539/2020 registered with the sub-registrar of assurance at Haveli, Pune Maharashtra. The Lessor has thus become the rightful and legal owner of the said Land and is thus seized and possessed of and otherwise well and sufficiently entitled to the said Land as the absolute owner thereof. The copy of the said Sale Deed and 7/12 extract reflecting the name of the Lessor as the owner of the said Land are annexed hereto and marked as ***Annexure 'A-I'***.

vii. On the said Land the Lessor herein has already constructed a building consisting of Ground + 3 Floors with the further intention to construct another 4 (four) floors therein, thereby making a Ground + 7 Floor Building including Terrace.

B. On the basis of the aforesaid and certain other representations and assurances as set out hereinafter, made by the Lessor to the Lessee, the Parties hereto have entered into certain negotiations and on conclusion of such negotiations, it is mutually agreed by and between the Parties hereto that the Constructed Demised Area (as defined hereinafter) along with the said land, collectively referred to as **"the Leased Area"** *(as defined hereinafter)* shall be demised on a leasehold basis by the Lessor to and in favour of the Lessee on terms and conditions as recorded in this Deed.

C. The Lessor represents that M/s. VTP Corporation LLP had made an application to the PMRDA and has obtained approval of plans for construction of a part of the Constructed Demised Area and the PMRDA has issued the development permission bearing reference no. BHA/CR No. 1602/17-18/Kesnand dated 19/09/2018 in respect of the construction of the Constructed Demised Area. Annexed hereto and marked as ***Annexure 'A-II'*** is a copy of the said development permission bearing reference no. BHA/CR No. 1602/17-18/Kesnand dated 19/09/2018, issued by the PMRDA in the name of M/s. VTP Corporation LLP with regard to construction of the Constructed Demised Area. The Lessor represents that it has been agreed between the Lessor and M/s. VTP Corporation LLP that though the said development permission is in the name of M/s. VTP Corporation LLP, the construction of the Constructed Demised Area shall be completed by the Lessor who agreed and given undertaking that it shall be their sole responsibility to obtain any further/additional development permission/approvals/sanctions from the concerned authorities (including the PMRDA).

D. Before execution of these presents, the Lessee has verified all the plan, specifications, permissions, orders, physical structure etc. of the Building constructed on the said Land and has been satisfied to the same.

PRINCIPAL
VIBGYOR RISE-WAGHOLI

E. Before execution hereof, the Lessor has handed over a stability certificate dated 08/07/2023 to the Lessee, a copy of the same is annexed hereto.

F. The Parties being desirous of reducing to writing, the terms and conditions agreed upon between themselves are executing this Deed.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND AGREEMENTS SET FORTH HEREIN AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES HERETO AGREE AS FOLLOWS:

1 DEFINITIONS AND INTERPRETATION

1.1 *Definitions:*

In the body of this Deed, various terms or words or phrases are defined at various places (including in the Recitals) and such defined terms or words of phrases shall have the meanings ascribed to them in this Deed, unless such meanings are inconsistent with the context of the relevant provisions hereof.

1.2 *Interpretation:*

Except where the context requires otherwise, this Deed will be interpreted as follows:

1.2.1 the Recitals, Schedules and Annexures shall form an integral and operative part of this Deed;

1.2.2 headings are for convenience only and shall not affect interpretation of the provisions of this Deed;

1.2.3 where a word or phrase is defined herein, other parts of speech and grammatical forms/variations of such word or phrase, shall have corresponding meanings;

1.2.4 any reference to Clause, Schedule or Annexure shall be deemed to be a reference to a Clause, Schedule or Annexure respectively of this Deed;

1.2.5 any reference to any enactment or statutory provision is a reference to it as it may have been, or may from time to time be, amended, modified, consolidated or re-enacted;

1.2.6 words importing the singular shall include plural and vice versa; and

1.2.7 words denoting any gender shall include all genders.

1.2.8 In addition to and without prejudice to what is set out hereinabove, the following terms, words and phrases, unless inconsistent with the context, shall have the meanings ascribed thereto in the following table:

Term/Phrase	*Ascribed Meaning*
Applicable Law	shall mean all applicable statutes, enactments, laws, ordinances, bye-laws, rules, regulations, guidelines,

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	notifications, notices, and/or judgments, decrees, injunctions, writs or orders of any court, forum, statutory or regulatory or taxation authority, tribunal, board or stock exchange in any jurisdiction as may be in force and effect during the subsistence of this Deed as may be applicable to each of the Parties respectively; and shall include without limitation the DCR or any statutory modification or re-enactment thereof.
Built-up Area	means in relation to the constructed areas in the Constructed Demised Area, the outer wall to wall area but excluding (i) the internal and external ducts; (ii) the chajjas (weather sheds) and canopies; (iii) elevation features like boxing, flower beds, etc.; (iv) open to sky and cut-outs; and (v) in case of double/multiple height atrium, the area of the floor shall be considered and not the unused area due to the atrium double / multiple height. In case of basement, 33% of its Built-up Area shall be considered for calculation of rent.
Constructed Demised Area	shall mean the portion of area on Ground Floor in the building admeasuring 12,322 sq.ft. constructed on the said Land in accordance with the agreed specifications and/or any amendments thereto and more particularly set out in annexure marked as ***Annexure – B***.
Concessionaires	shall have the meaning as ascribed to the said term in Clause 8.6.
DCR	shall mean the applicable development control regulations and amendments/modifications thereto from time to time as are framed under and pursuant to the provisions of the Maharashtra Regional and Town Planning Act, 1966 and any statutory modification or re-enactment thereof.
Force Majeure Event	shall have the meaning as ascribed to the said term in Clause 13 hereof.
FSI	shall mean the floor space index viz. the ratio that the permissible construction on a particular plot of land bears to the area of such plot and shall include without limitation any type of FSI (by whatever name called) that can be consumed on the said Land for the purpose of construction of the Constructed Demised Area either free of costs or by payment of premium (including compensatory fungible FSI) or otherwise howsoever.

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Governmental Authority(ies)	shall mean any government authority, statutory authority, government department, agency, commission, board, tribunal or court or other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the State of Maharashtra and/or the Republic of India and/or any state or other subdivision thereof or any municipality, district or other subdivision thereof and shall include without limitation, the PMRDA;
Leased Area	shall mean Land admeasuring about 4000 Sq. meters of and the Constructed Demised Area admeasuring 12822 Sq. ft. on the Ground floor of the building constructed on the said Land, hereinafter collectively referred to as the '**Leased Area**'.
Lock-in Period	shall mean a period of 7 (Seven) years commencing from the Rent Commencement Date.
Parties	shall mean the Lessor and the Lessee collectively.
Party	shall mean the Lessor and the Lessee severally.
Person(s)	shall mean any natural person, company, trust, firm, partnership, society, corporate entity or unincorporated association of persons.
Rent or Lease Rent	shall mean the lease rent payable by the Lessee to the Lessor, in respect of the Leased Area to be calculated solely basis the Constructed Demised Area, which shall be computed as per the terms of Clauses [3.5] to [3.9] hereof
Rent Commencement Date	shall mean the date on which the obligation of the Lessee to pay the Lease Rent shall commence as per the details set out in Clause [3.3]
PMRDA	shall mean the Pune Metropolitan Regional Development Authority; and the said term shall include without limitation, any other planning authority or special planning authority being appointed or designated as such under the provisions of the Maharashtra Regional and Town Planning Act, 1966 having jurisdiction to grant approvals for the construction of the Constructed Demised Area on the portion of the said Land.
said Land	all that piece and parcel of land or ground as described in Recital A hereof and in the Schedule hereunder written. The said Land is shown as marked in red colour boundary lines on

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the plan annexed hereto and marked as *Annexure 'A'*.

Security Deposit shall mean the Deposit to be paid by the Lessee to the Lessor in accordance with the provisions of Clause 4 hereof.

2 GRANT OF LEASE

In consideration of the lease rent hereby reserved and agreed to be paid by the Lessee to the Lessor as provided hereinafter (hereinafter referred to as "**the Lease Rent**") the Lessor doth hereby demise unto and in favour of the Lessee the Leased Area consisting of the Constructed Demised Area admeasuring 12,322 sq. ft. alongwith Land admeasuring an area of 4000 sq. meters out of the said Land. A copy of the floor plan of the Constructed Demised Area is hereto annexed and marked as "Annexure -B". ALL THAT the demised premises i.e. the said Land as is shown as marked in red colour shades on the plan annexed hereto and marked as *Annexure 'A'* and is more particularly described in the *Schedule II* hereunder written together with the Constructed Demised Area (constructed by the Lessor on the said Land), which is more particularly described in the ***Schedule III*** hereunder written and as shown on the plans annexed hereto and marked as *Annexure* **'B' TOGETHER WITH** all rights of and incidental thereto (hereafter for brevity's sake collectively referred to as "the Demised Premises") with effect from the Rent Commencement Date (*as defined hereinafter*) for the term of 30 years **TO HAVE AND HOLD UNTO** the Lessee the Demised Premises hereby demised and transferred from the Rent Commencement Date for the said term of 30 years. The Lessee confirms that the Lessor has handed over possession of the Leased Area on 01.06.2023 and presently the Lessee is in use and possession of the same.

3 TERMS OF THE LEASE

3.1 The Lessor agrees and covenants that the Lessor has obtained the occupancy certificate in respect of the Constructed Demised Area.

3.1.1 The Lessor agrees and covenants to permit the Lessee free, unhindered and complete access to the Leased Area.

3.1.2 The Lessor has also continued and completed all parallel outer peripheral work, power work and other ancillary work/activities with regard to the entire Constructed Demised Area;

3.1.3 The Lessor agrees and represents that the Lessor has applied for and obtained all necessary and requisite approvals, sanctions, authorizations, NOC including fire NOC, the part occupancy, and completion certificate (whichever applicable) from the Pune Municipal Corporation in respect of the Constructed Demised Area;

3.1.4 The Lessor has further put the Lessee in quiet, vacant and peaceful possession of the Leased Area. However, the Lessor shall provide the first two months i.e. from 01.06.2023 to 31.07.2023, as a lease rent-free period.

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3.2 The tenure of lease under this Deed shall commence on and from the Rent Commencement Date (*as defined hereinafter*); and shall expire by efflux of time on the expiry of a period of 30 (Thirty) years from the Rent Commencement Date.

3.3 The obligation of the Lessee to make payment of the Lease Rent to the Lessor, under this Deed, shall commence on and from 1st August 2023 for the Constructed Demised Area (**"the Rent Commencement Date"**).

3.4 The lease rent payable by the Lessee to the Lessor under this Deed for the Leased Area and shall be computed at the rate of Rs.30.37/- (Rupees Thirty and Thirty-Seven Paise Only) per square foot per month on the Built-up Area in the Constructed Demised Area (hereinafter referred to as **"the Lease Rent"**). It is clarified that vide this Deed, the Lessor is granting on lease and demising the Leased Area to and in favour of the Lessee, but the Lease Rent is to be computed only on the basis of the Constructed Demised Area. The Lease Rent shall be paid by the Lessee, subject to deduction of tax at source, as per the provisions of the Income Tax Act, 1961; and the Lessee shall provide the requisite certificates of deduction of tax at source as per the provisions of the Income Tax Act, 1961 and Rules framed thereunder.

3.5 The amount of the Lease Rent shall be escalated at the rate of 4 % (Four percent) after the expiry of every 12 (twelve) months from the Rent Commencement Date. The term "the Lease Rent", wherever the same appears in this Deed shall mean the lease rent payable by the Lessee to the Lessor after taking into account such escalations. A Rent Chart specifying the details of rent payable is set out in ***Annexure 'C'*** hereto

3.6 The Lease Rent shall be paid by the Lessee to the Lessor by cheque/RTGS/NEFT in advance on a monthly basis on or before the 15th day of the month to which the same pertains. For example, the Lease Rent for the month of August, 2023 shall be paid by the Lessee to the Lessor on or before 15th August, 2023 and the Lease Rent for the month of September 2023 shall be paid by the Lessee to the Lessor on or before 15th September, 2023 and so on and so forth. In the event of any delay by the Lessee in making payment of the Lease Rent, the Lessee shall be liable to bear and pay interest to the Lessor on the delayed amount calculated at the rate of 15% (Fifteen Percent) per annum.

3.7 The Lessee shall be liable to bear and pay the applicable Goods and Services Tax (GST) or any other applicable indirect taxes on the amount of the Lease Rent as per the applicable law ***PROVIDED THAT*** appropriate invoices for the same are issued by the Lessor to the Lessee.

3.8 The initial period of 7 (Seven) years from the date of the Rent Commencement Date shall be a lock-in period for the Lessee under this Deed viz. during such period, the Lessee shall not be entitled to terminate the this Deed, save and except in the circumstances set out in Clauses [11.3 and 11.4] hereof (hereinafter referred to as **"the Lock-in Period"**). In the event if the Lessee desires to terminate this Deed during the Lock-in Period (other than in accordance with the provisions as set out in Clauses 11.3 and 11.4 hereof), then the Lessee shall be liable to pay to the Lessor an amount equivalent to the Lease Rent for the entire residue of the Lock-in Period (after deduction of the actual Lease Rent till then paid by the Lessee).

3.9 The Lessor shall not be entitled to terminate the lease granted hereby or this Deed during the entire tenure thereof, save and except in the events as specified in Clause 10 hereof.

4 SECURITY DEPOSIT

4.1 The Lessee has deposited and will keep deposited with the Lessor the Security Deposit sum of Rs. 33,27,016 /- (Rupees Thirty Three Lakhs Twenty Seven Thousand Only) as and by way of a security deposit for and against the grant of lease of the Leased Area (**"the Security Deposit"**).

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4.2 On or before execution hereof the Lessee has made payment of the entire amount of Security Deposit to the Lessor (the payment and receipt whereof the Lessor doth hereby admit and acknowledge).

4.3 The Security Deposit shall be refunded by the Lessor to the Lessee in the designated account as specified by the Lessee, simultaneously on the Lessee handing over the vacant and peaceful possession of the Leased Area upon the expiry or sooner determination of this Deed, as the case may be. In the event if the Lessor commits any delay in refund of the Security Deposit to the Lessee, then and in such an event:

4.3.1 The Lessee shall be entitled to receive from the Lessor interest calculated at the rate of 15% (Fifteen Percent) per annum on the amount of the outstanding amount of the Security Deposit during such period of delay; and

4.3.2 The Lessee shall (till the entire Security Deposit subject to deduction of arrears as agreed herein with interest thereon as mentioned in Clause 4.3.1 is refunded by the Lessor to the Lessee) be entitled to continue to retain possession of the Demised Premises without being liable for payment of the Lease Rent under this Deed or other amounts by whatever name called to the Lessor.

4.4 On the expiry or sooner determination of this Deed, simultaneously against the Lessee receiving refund of the amount of the Security Deposit as aforesaid, the Lessee shall handover vacant and peaceful possession of the Demised Premises to the Lessor.

5 CONSTRUCTION OF THE CONSTRUCTED DEMISED AREA

The Lessor hereby agrees and covenants that the Lessor has completed construction of the said Constructed Demised Area and obtained all requisite Permissions, NOCs and/or authorizations from PMRDA and/or other governmental or quasi – governmental authorities as may be necessary. The Lessor further agrees and covenants to take any further Permissions, NOCs and/or Authorizations, if required.

6 REPRESENTATIONS, WARRANTIES AND COVENANTS

6.1 The Lessor doth hereby confirm having represented to the Lessee and hereby covenants with the Lessee that:-

6.1.1 The Lessor is the sole owner of and is absolutely seized and possessed of the said Land in the manner recited above, free from all encumbrances; and is entitled to put up construction of the Proposed Building on the said Land and is entitled to grant a Lease in respect of the Leased Area in favour of the Lessee, in the manner as set out in this Deed. Further, the Lessor shall incorporate this Lease Deed in the records of 7/12 extract and/or Property Card maintained by the concerned government authorities in respect of the Leased Area;

6.1.2 The right, title and interest of the Lessor to the said Land is clear and marketable and free from all encumbrances;

6.1.3 The Lessor is a Limited Liability Partnership firm duly registered under the provisions of the Limited Liability Partnership Act, 2008 having LLP Identification bearing No. AAT-5267 and in the event of any change in the status of the Lessor, the Lessor shall promptly inform the Lessee accordingly;

6.1.4 The Constructed Demised Area is constructed on the said Land by the Lessor in accordance with all approvals and the plans sanctioned by the PMRDA and other concerned Governmental Authorities; and the Lessor has not committed any

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deviation/s from agreed specifications therefor in the course of construction thereof or has not committed any violations of any conditions subject to which the permissions for construction of the Constructed Demised Area are granted by the PMRDA and other concerned Governmental Authorities;

6.1.5 No notice/s is/are received by the Lessor, either from local authorities or from any Governmental Authorities or otherwise, for requisition and/or acquisition of the said Land and/or in respect of the Constructed Demised Area construction and/or any part thereof;

6.1.6 The said Land is not reserved for any public purpose under the applicable development plan or regional plan and the said Land is developed in the manner recorded in this Deed and the Constructed Demised Area being constructed thereon will be permissible for use by the Lessee, as school/educational institute;

6.1.7 Neither the Lessor nor anyone authorized to act on its behalf has created nor shall create any third party rights or interest in respect of the said Land and/or in respect of the Constructed Demised Area constructed thereon including *inter alia* by way of sale, exchange, grant of development rights, charge, gift, trust, maintenance, possession, tenancy, inheritance, lease, leave and license, easement, settlement of trust, or otherwise howsoever; and no third parties have asserted or claimed any entitlement or any other claim over the said Land and/or any part thereof and/or the over the Constructed Demised Area constructed thereon. In the event if the Lessor shall avail of any project finance or loans by mortgaging the said Land and/or in respect of the construction proposed to be put up thereon and then the terms of the same shall be subject to the rights of the Lessee hereunder i.e. without affecting the rights, interests and possession of the Lessee under this Deed and the Deed/s to be executed hereafter, if any;

6.1.8 The Lessor has mortgaged or deposited the title deeds in respect of the said Land (or any part thereof) with ICICI Bank Ltd as a security for the purpose of obtaining loan/advance or for the purpose of performing any obligations; and has otherwise not encumbered the said Land and/or the Constructed Demised Area being constructed thereon and/or any part thereof in any manner whatsoever.

6.1.9 The Lessor has not done any act, omission, deed or thing, which is likely to curtail, restrict, prejudice jeopardize or adversely affect the right of the Lessee to possess, use and occupy the Leased Area (including the right of ingress and egress from said Land to the Leased Area) or any part thereof, in the manner as recorded herein.

6.1.10 No consent or NOC or permission is required to be obtained by the Lessor from any third parties or any authorities for the purposes of completion of and consummation of the transactions contemplated hereby and, in the event, if any such NOC or permission or approval is or may be required, then and in such an event, the Lessor shall obtain the same at its own costs and expenses, without holding the Lessee responsible and/or liable for the same.

6.1.11 There is no income tax, wealth tax, sales tax or other taxation proceeding whether for recovery or otherwise initiated by any Governmental Authority, whereby the right and entitlement of the Lessor to grant the lease of the Leased Area or any part thereof is in any way affected and/or jeopardized.

6.1.12 All municipal and property taxes, land revenue taxes, water charges, electricity charges, etc., payable to all Governmental Authorities in respect of the said Land are paid and there are no such dues in respect thereof and the Lessor shall

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continue to pay the same in the future without committing any defaults.

6.1.13 The exterior painting of the Constructed Demised Area shall be carried out by the Lessor once every 5 (five) years at its own costs and expenses.

6.1.14 The structural maintenance of the Proposed Building shall be carried out by the Lessor at its own costs and expenses for the entire duration of the leases. (Note:- the regular wear and tear or minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 degree C◦ and which do not amount to structural defects and hence cannot be attributed to structural defect)

6.1.15 Additionally, while the Lessee shall continue to be bound, responsible, liable and obliged for day to day care and maintenance of the Constructed Demised Area but the Lessor shall continue to be bound, responsible, liable and obliged to carry out major structural repairs including but not limited to water proofing, to the Constructed Demised Area at all times during the term of this Deed at its sole cost and consequences. In case on intimation by way of a notice of 15 (Fifteen) days being provided by the Lessee and, if the Lessor is not still carrying out and performing such work, then the Lessee may after completion of such notice period may opt to but shall not be obliged to perform the said work themselves. On the Lessee electing to perform such work they shall be allowed to carry out the same and the Lessor shall provide all necessary co-operation required in connection therewith including signing of necessary NOCs. The cost incurred in carrying out such work shall be adjusted against the monthly Lease Rent to be paid by the Lessee to the Lessor and shall be treated as payment of the lease rentals. (Copy of such details / invoice / proof or expenditure shall be provided to the Lessor by Lessee)

6.1.16 Civil structural repair of the Constructed Demised Area is under the scope of the Lessor throughout the term hereof. The Lessor shall also be solely and exclusively responsible for getting the exterior portion of the Constructed Demised Area painted every 5 (five) years at their own costs and expenses. The Lessor shall also be responsible for defect liability in respect of the construction and waterproofing of the Constructed Demised Area for / in respect of the entire agreed specifications for a period of 5 (five) years from the date of handover of the structure/s to the Lessee. In the event if any defects/deficiencies are found during such defect liability period of 5 (five) years, then the Lessor shall forthwith be bound, liable and obliged to satisfactorily rectify/repair such defects/deficiencies and/or to repair/make good all decays, deficiencies, defective materials, items, parts or accessories and/or shortcomings in workmanship at its own costs and to the satisfaction of the Lessee. In the event the Lessor fails to rectify the defects during the defect liability period or fails to carry out structural repair during the entire tenure of the lease and/or fails to paint the exterior portion of the Proposed Building as stated above, then the Lessee shall be entitled but not obliged to rectify/repair such defects/deficiencies, paint the exterior at its own costs and at the sole consequences of the Lessor, and recover such costs and expenses from the Lessor by deducting the same from the Lease Rent and / or the Security Deposit or any other payments, without being required to separately inform or intimate the Lessor in this regard. Such adjustment shall be deemed to constitute a valid discharge of the Lessee's liability towards payment of Lease Rent. That the Lessee has been made aware that the regular wear and tear of the unit/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 degree C◦ and which do not amount to structural defects and hence cannot be attributed to either bad workmanship or structural

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6.1.17 The Lessee confirms that, during the subsistence of the lease, as hereby contemplated, the Lessor shall not create any easementary rights, lease/leave and license or enter into any rental/lease agreement in respect of the said Land and/or the Constructed Demised Area or agree to part with possession of the said Land and/or the Constructed Demised Area and/or any part thereof, in favour of any third party/ies, without obtaining prior written approval of the Lessee.

6.1.18 The Lessor hereby covenants with the Lessee that, the Lessee shall, during the subsistence of the lease as hereby contemplated, be entitled to be in exclusive, peaceful and quiet use, occupation and possession of the entire Leased Area (upon the possession thereof being handed over by the Lessor to the Lessee as contemplated herein), free from any interference, objection, evictions, claim, interruptions and demand whatsoever by the Lessor and/or its successors or assigns and/or any person(s) claiming by from under or in trust for the Lessor; and that the Lessee shall have the absolute right to exclusively possess, use and enjoy the entrances, staircase, lifts, landings, corridors, passage in and outside the Proposed Building and the right of ingress to and egress from the said Land and the Constructed Demised Area and all the related services, in as much as the same is necessary for the effective enjoyment of the Leased Area by the Lessee.

6.1.19 There are no hazardous or prohibited substances located in the said Land and/or the area surrounding the said Land; and there has been no violation thereon of any law governing hazardous substances.

6.1.20 The said Land and/or the Constructed Demised Area constructed thereon are not the subject matter of any pending litigation and/or arbitration proceedings and that there are no prohibitory or restraint orders (whether ad-interim, interim or final) passed by any courts, fora, tribunals or Governmental Authorities, which are in force in respect of the said Land and/or the construction to be brought up thereon.

6.1.21 The Lessor is not restricted/restrained under the any other Applicable Law including *inter alia* any act, statute, law, rules, regulations, bye-laws, notifications, guidelines, orders of any Governmental Authorities or courts, fora or tribunals from developing the said Land or entering into this Deed or the Lease Deed (or any of them) or consummating the transaction as contemplated hereby.

6.1.22 The Lessor shall ensure that the use of the entire Constructed Demised Area is approved as a school by the PMRDA and other concerned Governmental Authorities (to the extent of construction related permissions); and shall pay all requisite premiums as may be required for the same. It is clarified that the Lessee shall be responsible for obtaining all approvals for the purposes of actual operation of the pre-primary school, primary school, secondary school, college, institute for higher education, etc. from the concerned Governmental Authorities and boards.

6.1.23 The Lessor shall keep the structure of the Constructed Demised Area insured and pay the premium in respect thereof during the entire term of the lease hereby contemplated. However, such insurance shall not include insurance of any third-party liability, articles, equipment and/or moveable assets of the Lessee brought into the Constructed Demised Area. A copy of the insurance policy shall be provided to the Lessee, on demand.

6.1.24 Notwithstanding anything to the contrary contained in this Deed, save and except the construction of the Constructed Demised Area, as set out in this Deed, the Lessor shall not carry out additional construction (including on the terrace of the

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Constructed Demised Area) by loading or consuming any further development potential/FSI over and above what is agreed upon between the Parties, without obtaining the prior written approval of the Lessee.

6.1.25 The Lessee shall be at liberty to put up, affix, place, display or exhibit its name, board, sign boards, neon signs and other sign boards of any nature whatsoever on any part of the said Land and/or the Constructed Demised Area (including the façade or terrace thereof), without being liable to paying any additional amount to the Lessor, at the Lessee's own cost and expenses. However, if any charges/taxes. Levies, etc become payment to the any government / local authority or body then the same shall be borne and paid by the Lessee.

6.1.26 Notwithstanding whatsoever stated in this Deed or anywhere else, the Lessor clearly understands, agrees and confirms that all the assets including but not limited to the furniture and fixtures lying at the Leased Area are owned/licensed by the Lessee and shall belong to the Lessee at all times and the Lessor shall have no claim/lien/charge or right or interest of any kind over such assets at any point of time.

6.2 The Lessee hereby confirms having represented to the Lessor and hereby covenants with the Lessor that:

6.2.1 The Lessee is a Trust duly formed under a Trust Deed dated 19th September 2009 and is registered with the Sub-Registrar Office, at Mumbai under a Trust Deed, which Trust Deed is registered vide Registration No. E-26225 (M).

6.2.2 The Constructed Demised Area shall always be used by the Lessee only for the purposes of operating and managing a school or an institute for imparting education or for any other lawfully permitted use, as may be permissible under the regulations in force from time to time, and subject to and in accordance with the permissions/approvals granted by the concerned Governmental Authorities.

6.2.3 The Lessee shall not use the Constructed Demised Area for carrying out any illegal activities.

6.2.4 The Lessee shall cooperate with the Lessor and with fire prevention department/authorities for inspection of the Constructed Demised Area, relating to fire and safety requirements, and abide by all directions of the authorities, as per Applicable Law.

6.2.5 The Lessee shall not do or allow or suffer to be done anything on the Constructed Demised Area, which prejudices the title of the Lessor as the owner of the said Land and/or the Constructed Demised Area.

6.2.6 The Lessee shall maintain the interiors of Constructed Demised Area and shall not commit any act which shall directly or indirectly adversely affect the structure of the Constructed Demised Area until the expiry or sooner determination of the Lease and shall leave the same in a good condition as the same was on the date of handover (reasonable wear and tear excepted).

6.2.7 The Constructed Demised Area shall always be used by the Lessee with proper care and caution and in keeping with the applicable rules and regulations of the local Governmental Authorities.

6.2.8 The Lessee shall comply with all sanitation, health or safety requirement or guidelines as may be specified by the Governmental Authorities from time to time.

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6.2.9 The Lessee shall take all reasonable precautions to keep the Leased Area free of rats, rodents, vermin, insects, pests, birds and animals and to promptly co-operate with the Governmental Authorities to fumigate, disinfect or in taking any other steps as may be deemed necessary by the competent authorities and to bear the expenses in this regard. Subject to the above and other reasonable safeguards, the Lessee will be permitted to carry out such activity as may be necessary for educational purposes;

6.2.10 The Lessee shall not make any structural or other permanent alterations or additions to the Constructed Demised Area without obtaining the requisite permissions for such alterations from the PMRDA and other concerned Governmental Authorities, wherever required. However, the Lessee shall be entitled to undertake fit outs modification and non-structural alterations within the Constructed Demised Area, provided that the same are in accordance with the applicable laws, rules, regulations and guidelines and after obtaining the necessary permissions from the PMRDA and other concerned Governmental Authorities (if required). In the event the Lessee requires any structural changes in the Constructed Demised Area, then the same can be carried out by the Lessee at its own costs and expenses, subject to the Lessee obtaining the necessary approvals from the PMRDA and other Governmental Authorities (if and as required under the Applicable Law). Such structural alterations will be carried out by the Lessee, after taking prior approval from the Lessor; and the Lessor shall not object to the same.

6.2.11 The Lessee shall be at liberty to bring into the Leased Area, its own furniture, fixtures, articles and equipment which are be required by the Lessee for its activities at its own cost and shall remove the same on the expiry or sooner determination of the lease hereby agreed to be granted by the Lessor in favour of the Lessee without adversely affecting the structure of the Constructed Demised Area.

6.2.12 The Lessee shall permit the Lessor along with its authorized representatives to enter upon the Leased Area for inspection and to carry out repairs at the reasonable time as and when necessary, with 2 (Two) days' prior written notice thereof to the Lessee except in the case of extreme emergency, when the notice will be of 12 (Twelve) hours. Such inspection will be carried out without disrupting the activities/use of the Lessee of the Leased Area.

6.2.13 On and from the Rent Commencement Date as provided in this Deed, the Lessee shall regularly pay the Lease Rent and all other amounts payable under this Deed in respect of the lease agreed to be granted hereby.

6.2.14 The Lessee shall not challenge, withhold or seek any remission or rebate under any law or due to the change in any law (whether present or future), in its liability to pay the Lease Rent or any other payments due and payable to the Lessor by the Lessee under this Deed.

6.2.15 All permissions/corporate approvals necessary or required on the part of the Lessee for the execution and performance of this Deed have been duly obtained and the Lessee is fully authorized to enter into and perform its obligations under this Deed and has duly authorized Mr. Darayus Palia in a meeting held on 06.07.2023 to execute these presents.

6.2.16 The Lessee shall be liable to bear and pay charges for all utilities consumed in the Constructed Demised Area like internet, electricity, telephone, etc.

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6.2.17 In the event if the Lessor suffers any losses or damages or cost/expenses due to any obligations of the Lessee to any third parties and/or due to any act, omission or negligence of the Lessee, its staff, officers, employees, etc and/or due to breach or non compliances of any provisions, rules, regulations, directories of the government/local authority/body, then the Lessee shall indemnify and keep the Lessor indemnified from and against such losses or damages or cost or expenses.

6.2.18 The Lessee shall be solely responsible to ensure that adequate security is maintained at the Leased Area and Constructed Demised Area and the Lessee shall be solely responsible for payment of salaries of the employees of the Lessee.

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7 INDEMNITY

7.1 The Lessor doth hereby agree to indemnify and keep indemnified the Lessee from and against all costs, charges, expenses, actions, claims, injury, losses, damages, litigations, obligations, or liabilities, etc. as may be suffered or incurred by the Lessee by virtue of any defect in the title of the Lessor to the said Land and/or by virtue of any of the representations or warranties made by the Lessor under this Deed turning out to be false or untrue and/or by virtue of the Lessor committing any breach/breaches of the covenants or terms and conditions of this Deed on the part of the Lessor to be observed, performed and complied with.

7.2 The Lessee hereby agrees to indemnify and keep indemnified the Lessor from and against all costs, charges, expenses, actions, claims, injury, losses, damages, litigation, obligations or liabilities, etc. as may be suffered or incurred by the Lessor by virtue of any of the representations or warranties made on the part of the Lessee under this Deed turning out to be false or untrue and/or by virtue of the Lessee committing any breach/breaches of the covenants or terms and conditions of this Deed on the part of the Lessee to observed, performed and complied with.

8 ADDITIONAL TERMS AND CONDITIONS

8.1 The Lessor shall throughout the tenure of the Lease bear and pay the entire property taxes payable to the PMRDA or other concerned Governmental Authorities in a timely manner. On failure of the Lessor to make payment of such amounts of property taxes to the PMRDA or other concerned Governmental Authorities, the Lessee shall be entitled (but not obliged) to make payment of such amounts to the PMRDA or other concerned Governmental Authorities under intimation to the Lessor and adjust such amounts from the lease rent or any other amounts payable by the Lessee to the Lessor under this Deed.

8.2 The Lessor shall throughout the tenure of the Lease repay in a timely manner the financial assistance/loans availed of by the Lessor from the Lender. On failure of the Lessor to make repayment of such amounts to the Lender, the Lessee shall be entitled (but not obliged) to make payment of such amounts to the Lender under intimation to the Lessor and adjust such amounts from the lease rent or any other amounts payable by the Lessee to the Lessor under this Deed.

8.3 The Lessee shall be responsible and liable to maintain the interiors of the Constructed Demised Area comprised at the Lessee's own costs and expenses.

8.4 The Lessee shall be entitled to enter into sub-lease or leave and licence arrangements with any of its associate companies/firms/legal entities within Lessee's own group entities or affiliates (viz. entities wherein any of the trustees or office bearers of the Lessee may be in charge of the day to day management and operations or may be trustees, office bearers, directors or shareholders or have a share in profit) in respect of any part or portion of the Leased Area at and for such consideration, lease rent or license fee, as the Lessee may

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deem fit and proper, without being liable to account for the same to the Lessor and without requiring the prior permission of the Lessor and this Clause shall at all times operate as the irrevocable no-objection and consent of the Lessor in that behalf ***PROVIDED THAT*** the Lessee shall intimate the Lessor in writing in the event if the Lessee shall enter into any such sub-lease/or leave and license arrangements with third parties and shall provide to the Lessor, copies of the documents executed by the Lessee in favour of such sub-lessees or licensees. It is clarified that the Lessor shall not be entitled to terminate the lease on the ground that the Lessee has permitted third parties to enter upon or use and occupy the Leased Area or part thereof on sub-lease or leave and license basis.

8.5 It is clarified that under no circumstances shall the Lessee be entitled to enter into any sub-lease and/or leave and license arrangements for any period exceeding the tenure of lease, agreed to be granted hereby. The Lessee shall, under no circumstances, require the Lessor to receive the lease rent or any other amounts hereby reserved directly from any such third parties; and the Lessee shall continue to be obliged to perform and comply with all the Lessee's obligations hereunder (and under the Lease Deed/s) notwithstanding any such sub-lease or leave and license arrangements that the Lessee may have entered into. Such sub-lease or leave and license arrangements shall be co-existent and co-terminus with the lease agreed to be granted hereby; and on expiry or sooner determination of the said lease, the Lessee shall be responsible to deliver possession of the entire Leased Area to the Lessor, notwithstanding the creation of such sub-lease and leave and license by the Lessee. The Lessee shall be responsible to the Lessor for any acts of the sub-lessees or the licensees of the Lessee in breach of the terms of this Deed.

8.6 Without prejudice to what is set out in Clauses 8.4 and 8.5 hereof it is agreed by and between the Parties that for the more effective management and conduct of the Lessee's activities from the Leased Area, the Lessee shall be permitted to appoint concessionaires, management franchisees or any operators ("**the Concessionaires**") and to permit such Concessionaires to enter upon and carry out any activities incidental to operating and managing a school/educational institution from the Leased Area (including vending of stationery, snacks, food items, operating a canteen etc.) on such terms as the Lessee may deem fit and proper; without creating any leasehold or sub-lease, license or possessory rights, title or interest in favour of such Concessionaires in respect of the Leased Area. Notwithstanding the appointment by the Lessee of any Concessionaire/s, the Lessee shall continue to be responsible to comply with all its obligations under this Deed (and the Lease Deed/s to be executed in pursuance hereof); and any arrangement that the Lessee may enter into with the Concessionaire/s shall be co-terminus and co-existent with the tenure of the Lease Deed/s to be executed in pursuance hereof. The Lessee shall be responsible to the Lessor for any acts of the Concessionaires in breach of the terms of this Deed. The Lessee shall not require the Lessor to receive any lease rent or other amounts hereunder agreed to be paid by the Lessee directly from such Concessionaire/s and the Lessee shall not assign any rights or obligations of the Lessee under this Deed to or in favour of such Concessionaire/s. The Lessee hereby agrees and undertakes with the Lessor that if it appoints any Concessionaires and/or allows any third Person or party to use and/or occupy any part of the Leased Area; then and in such an event, upon expiry or termination of the lease, the Lessee shall ensure that the Concessionaires or other third parties shall vacate the Leased Area; and the Lessee shall handover vacant and peaceful possession thereof to the Lessor. The Lessee shall be responsible to ensure that the said Concessionaires shall comply with the terms and conditions hereof and shall not commit a breach of the terms hereof (in so far as the same relate to use of the Leased Area or part thereof by the Concessionaire).

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9 SUBSEQUENT TRANSFER BY THE LESSOR

9.1 In view of the fact that the Lessor has constructed the Constructed Demised Area, it is agreed by and between the Parties hereto that during the subsistence of this Deed and till receipt of full occupancy certificate therefor and till such time as the Parties have already agreed upon in writing, the Lessor shall not be entitled to create or agree to create any third party right, title or interest in to or upon the Leased Area including inter alia by way of sale, exchange, grant of development rights, charge, gift, trust, maintenance, possession, tenancy, inheritance, easement, lease, leave and license, settlement of trust, lien or otherwise in any manner howsoever;

9.2 In the event if the Lessor intends to sell and/or transfer its rights or entitlement in to or upon the Leased Area, the Lessee shall have the first right of refusal to purchase the Leased Area. In case the Lessee does not exercise this option, then the Lessor shall be entitled to sell and/or transfer the Leased Area to any other third party as mentioned in clause 9.3 herein below.

9.3 Further in the event if the Lessor intends to sell and/or transfer its rights or entitlement in to or upon the Leased Area to or in favour of any third Person or party (hereinafter referred to as "**the Proposed Acquirer**"), the Lessor shall be entitled to do so, subject to the following conditions:

9.3.1 the transfer of the Leased Area shall be subject to the rights of the Lessee hereunder;

9.3.2 the transfer of the Leased Area should only be in favour of a single entity or person (including a limited liability partnership firm or a registered partnership firm or a limited company) (being the Proposed Acquirer). It is clarified that it is the intention of the Parties that the transferee of Lessors' ownership and/or reversionary rights in the said Land and the Proposed Building, would be a single person or entity;

9.3.3 the Lessor shall be entitled to sell and/or transfer the Leased Area to and in favour of the Proposed Acquirer, for such consideration, as the Lessor may deem fit and proper;

9.3.4 such Proposed Acquirer (or the shareholders or persons entitled to profits/revenue of the Proposed Acquirer or the persons in effective charge, control and management of the Proposed Acquirer viz. partners, directors or designated partners or trustees, etc. of the Proposed Acquirer) should not be a Competitor of the Lessee. For the purposes of this Clause [9.3.4], the term "***Competitor***" shall mean any person or entity, directly or indirectly (viz. acting through itself or its affiliates, subsidiaries or holding companies or associate entities) engaged in the business or activities similar to the Lessee's objects viz. that of operating, running or managing schools, colleges or any other type of educational institutes/institutions; or providing any services or operation/management consultancy to such educational institutes/institutions, in India or elsewhere;

9.3.5 the Lessor obtains a duly notarised declaration executed by the Proposed Acquirer, stating therein that the Proposed Acquirer has read and understood the terms and conditions of this Deed and all other documents executed between the Parties and that the Proposed Acquirer shall perform, comply and abide by all

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terms, conditions, covenants, obligations and representations on the part of the Lessor as mentioned in this Deed and such documents, as if this Deed and such other documents were executed by the Proposed Acquirer (in place and stead of the Lessor), and further that the Proposed Acquirer shall be responsible to refund the Security Deposit to the Lessee in terms of this Deed;

9.4 Neither the Lessor nor anyone authorised to act on its behalf has created nor shall create any third party rights in respect of the Leased Area including *inter alia* by way of sale, exchange, grant of development rights, mortgage, charge, gift, trust, maintenance, possession, tenancy, inheritance, lease, leave and license, settlement of trust, lien or otherwise howsoever, and no third parties have asserted or claimed any entitlement or any claim over the Leased Area and/or any part thereof and/or the Constructed Demised Area.

10. TERMINATION OF THIS DEED BY THE LESSOR

10.1 The Lessor shall not be entitled to terminate the lease granted hereby under any circumstances, throughout the tenure thereof save and except as expressly provided in this Clause.

10.2 In the event that the Lessee commits a Material Breach, then in such an event the Lessor shall be entitled to serve a written notice to the Lessee (hereinafter referred to as "**the Rectification Notice**"), calling upon the Lessee to rectify/remedy the breach within a period of 30 (Thirty) days from the date of receipt of the notice (hereinafter referred to as "**the Rectification Period**"). For the purposes of this Deed, the term "*Material Breach*" shall mean a breach or delay by the Lessee in payment of Lease Rent for 4 (Four) consecutive months under this Deed.

10.3 In the event if either:

10.3.1 the Lessee has committed a Material Breach and fails and/or neglects to rectify/remedy such breach within the Rectification Period, despite the Lessor having sent the Rectification Notice to the Lessee; or

10.3.2 if any proceeding for winding up of the Lessee has been admitted against the Lessee and any such order of admission is not set aside within a period of 90 (Ninety) days from the date of such order; or

10.3.3 if any liquidator (in bankruptcy or winding up) has been appointed in respect of the leasehold rights of the Lessee in respect of the Leased Area or if the leasehold rights of the Lessee as agreed to be granted hereunder, are attached and the order appointing such liquidator (at least to the extent of the leasehold rights of the Lessee hereunder agreed to be created) is not stayed within a period of 90 (Ninety) days from the date of such order of appointment of the liquidator.

then and in any of the aforesaid events (hereinafter referred to as a "**Termination Event**"), the Lessor shall be entitled to forthwith terminate the lease hereby granted by sending an intimation to that effect to the Lessee (the Lock-in Period notwithstanding). Upon such termination, the lease hereby granted shall stand terminated.

10.4 It is clarified that the Lessor shall not be entitled to terminate the lease hereby granted, otherwise than as provided in Clause [10.3] viz. unless there is an occurrence of a Termination Event.

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11 TERMINATION OF THIS DEED BY THE LESSEE

11.1 The Lessee shall not be entitled to terminate the lease granted hereby during the Lock-in Period. Accordingly, in the event if the Lessee desires to terminate this Deed during the Lock-in Period, then the Lessee shall be liable to pay to the Lessor, an amount equivalent to the Lease Rent for the entire residue of the Lock-in Period (after deduction of the actual Advance Lease Rent till then paid by the Lessee, if any).

11.2 After the expiry of the Lock-in Period the Lessee shall (solely) be entitled to terminate this Deed and the lease granted hereby, by giving to the Lessor a prior written notice of 3 (Three) months in advance, without citing any reasons for such termination. It is clarified that the Lessors shall not have the right to terminate the Leases at any time save and except as provided in Clause 10 hereof.

11.3 Notwithstanding anything to the contrary contained in this Deed, it is agreed by and between the Parties that the Lessee shall be entitled (but not obliged) to terminate the lease hereby granted at any time (the Lock-in Period notwithstanding) in any of the following circumstances:

11.3.1 any breaches of the representations, terms and conditions hereof being committed by the Lessor whereby the Lessee's entitlement/right/ability to use, occupy and possess the Leased Area or part thereof is jeopardized or prejudicially or adversely effected; or as a result whereof, the Lessee is not able to effectively (in the reasonable opinion of the Lessee) carry on its operations and activities from the Leased Area or any part thereof, and which breaches are not rectified by the Lessor despite a notice of 30 (thirty) days being issued by the Lessee to the Lessor, calling upon the Lessor to rectify such breach; or

11.3.2 a bankruptcy or insolvency petition or other similar proceeding being admitted against the Lessor (or any of them) or an assignee or liquidator or assignee or administrator being appointed (pursuant to any insolvency or bankruptcy or winding up proceedings) in respect of any assets of the Lessor;

11.3.3 if there is an attachment of the title/rights/interest of the Lessor in, to and upon the Leased Area or part thereof, and such attachment is not stayed or vacated within a period of 90 (Ninety) days from the date of such order of attachment;

11.3.4 occurrence of any Force Majeure event (as defined hereinafter) or it being discovered that there is any defect in the title of the Lessor in respect of the Leased Area and/or any part thereof and/or if any prohibitory or restraint orders being passed by any courts/Governmental Authorities/tribunals/forums, due to or as a result or consequence of or incidence of which, the Lessee is not able to effectively (in the reasonable opinion of the Lessee) use, occupy, possess or enjoy the Leased Area or carry on its operations and activities therefrom.

11.4 In the event if the Lessee terminates this Lease Deed in the circumstances or due to the events as enlisted in the preceding Clause [11.3], then and in such an event, the Lessee shall not be liable to make payment of the amounts as mentioned in Clause [11.1] hereof (or any part thereof) to the Lessor.

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12 CONSEQUENCES OF TERMINATION/EXPIRY OF THE LEASE

12.1 Upon expiry or earlier sooner determination of the lease hereby granted, the Lessee shall remove or cause to be removed itself and all its sub-lessees, licensees, Concessionaires, its employees and other person or persons and their respective belongings, chattels, articles and things including any other equipment installed by it in the Leased Area; and the Lessee shall, subject to refund of the Security Deposit by the Lessor to the Lessee, handover possession of the Leased Area to the Lessor.

12.2 The Lessor shall refund the Security Deposit after deduction of any arrears of Lease Rent (if any) therefrom in full to the Lessee, simultaneously against the Lessee handing over quiet, vacant, and peaceful possession of the Leased Area to the Lessor, as aforesaid.

12.3 If despite the Lessee being ready and willing to hand over the vacant and peaceful possession of the Leased Area to the Lessor, the Lessor does not refund the Security Deposit to the Lessee, then the consequences as mentioned in Clause [4.3] hereof shall apply.

12.4 The Lessee shall comply with all the statutory requirements and inform all the relevant authority(s)/department(s) while moving out of the Leased Area at the expiry or the sooner determination hereof so as to ensure that the Lessor is enable to use or rent out the leased area to any third person/party for any other purpose or use.

12.5 The Lessee has agreed to take a lease of the leased area from the Lessor on the clear understanding that the Lessee shall definitely and immediately vacate the Leased Area on the expiry or earlier termination or determination of the lease and shall not claim any right, title or interest in the Leased Area and or claim any right to hold over or continue to use Leased Area thereafter, subject to the terms as set out in this agreement and further thereafter any use or occupation of the Leased Area or part thereof by the Lessee shall be construed as trespassing by the Lessee.

13 FORCE MAJEURE

13.1 Neither Party shall be responsible for payment of any damages for any failure to fulfil, observe, perform or carry out the terms of this Deed, if such fulfilment or observance or performance or carrying out of such terms is delayed, prevented, suspended or hindered directly due to existence of a Force Majeure Event.

13.2 For the purposes of this Deed, the term "*Force Majeure Event*" shall mean any event beyond any Party's reasonable control and shall include without limitation the following:

13.2.1 any acts of God, (such as, but not limited to earthquake, perils of the sea or air, flood or any drought, fires, explosions, lighting, accident, unprecedented rains, tidal waves, wind, storm, cyclone and floods), explosion;

13.2.2 any reasons like war, civil commotion, biological war, medical disaster, armed conflicts, epidemic, pandemic, mobilisation, requisition, acts of criminals or of public enemy, insurrection, blockade, embargo, terrorism, revolution, strike, labour disturbances, civil unrest, protest by any section of the society preventing the performance of this Deed, in each case (mentioned above) involving or directly affecting the Parties;

13.2.3 any embargo, notice, order, rule or notification proclamation, demand, act or of the Government and/or any other public body or authority or of the Court and/or any Act or Ordinance; affecting the activities of Lessee herein.

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13.2.4 any event or circumstances of a nature analogous to any events set forth above.

13.3 It is clarified that nothing contained in Clauses 13.1 and 13.2 hereof shall prejudice the entitlement of the Lessee, as set out in this Deed.

13.4 The Party whose performance is directly or indirectly affected on or due to the occurrence of a Force Majeure Event shall at the earliest available reasonable opportunity notify the other Party of the commencement, existence and cessation of such an event. Upon occurrence of a Force Majeure Event, all contractual obligations and liabilities under this Deed shall be immediately suspended and this period shall be Rent Free period till cessation of the Event.

13.5 If due to a Force Majeure Event, the Constructed Demised Area (or any part thereof) is damaged or destroyed or if there is any damage thereto and due to such damage/destruction the Constructed Demised Area or any part thereof is not capable of being used by the Lessee for the purpose of operating/managing a school or educational institution, then the Lessor shall make prompt endeavours and take all required steps at its own costs and expenses in good faith to restore/repair such damage/destruction to the Constructed Demised Area, such that the Lessee's activities can be resumed therefrom by the Lessee, as expeditiously as possible.

13.6 In the event if the Lessor cannot restore/repair such damage/destruction to the Constructed Demised Area within a period of 180 (One Hundred and Eighty) days from the date of such Force Majeure Event resulting in the said damage/destruction to the Constructed Demised Area or if the Lessor is of the reasonable opinion that the damage/destruction to the Constructed Demised Area cannot be repaired within such period of 180 (One Hundred and Eighty) days, then and in such an event, on and from the date of expiry of the such period of 180 (One Hundred and Eighty) days (if the Lessor has commenced work of repairs or restoration) or from the date of communication by the Lessor to the Lessee of the opinion of the Lessor that the damage/destruction to the Constructed Demised Area cannot be repaired within such period of 180 (One Hundred and Eighty) days (whichever is earlier), the Lessee shall at its discretion be entitled to terminate this Deed and neither Party shall thereupon have any claim against the other under this Deed save and except, to the extent of the liabilities already accrued prior to the date of destruction of or damage to the Constructed Demised Area.

13.7 It is clarified that on and from the date of the Force Majeure Event resulting in the damage/destruction of the Constructed Demised Area, as a result of which the Lessee is not able to effectively (in the reasonable opinion of the Lessee) carry on the Lessee's activities from the Constructed Demised Area, the obligation of the Lessee to make payment of the lease rent and all other amounts shall remain suspended till repair/restoration of the damage/destruction to the Constructed Demised Area or till termination of the Lease Deed/s, pursuant to Clause 13.6. In the event however, if the Lessee (in its sole opinion) is in a position to use a part of the Constructed Demised Area and if the Lessee continues to use a part of the Constructed Demised Area then the proportionate lease rent on the area actually occupied and used by the Lessee for its activities (which is not destroyed/damaged as aforesaid due to the Force Majeure event) shall be paid by the Lessee to the Lessor in accordance with the terms hereof.

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14 NO PARTNERSHIP

14.1 Nothing contained in this Deed shall be deemed to constitute a partnership or a joint venture or association of Persons between the Parties hereto.

14.2 It is hereby declared and clarified that each of the Parties have undertaken obligations herein and have rights specified hereinabove on their own account and on principal to principal basis. No agency is hereby intended to be created or created by any of the Parties in favour of the other Parties.

15 SEVERABILITY AND SURVIVAL

15.1 Whenever possible, each provision of this Deed shall be interpreted in such manner as to be effective and valid under applicable laws, but if any provision of this Deed should be prohibited or rendered invalid under applicable laws, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Deed. In such event, the Parties shall negotiate, in good faith, a valid, legal and enforceable substitute provision, which most nearly gives effect to and reflects the Parties' intent in entering into this Deed.

15.2 Where the purpose and the text of a provision in this Deed clearly indicate an intent to survive termination of this Deed, the provision shall survive the termination of this Deed. Without prejudice to the generality of this Sub-Clause 15.2, the provisions of this Clause 15 (*Severability and Survival*), Clause 16 *(Dispute Resolution)* Clause 17 (*Governing Law and Jurisdiction*) and Clause 19 (*Notices*), shall survive the termination of this Deed.

16 DISPUTE RESOLUTION

16.1 If any dispute or difference arises between the Parties hereto, in connection with the subject matter of this Deed, then the Parties hereto shall refer the dispute to the arbitration of a sole arbitrator to be mutually appointed by the Parties. The arbitration proceedings/meetings shall be held in Pune and all proceedings shall be conducted in English language and in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as the same may be amended from time to time or any statutory re-enactment thereof.

16.2 This Deed shall be governed by, interpreted and construed in accordance with the laws of India as applicable to the State of Maharashtra.

17 GOVERNING LAW AND JURISDICTION

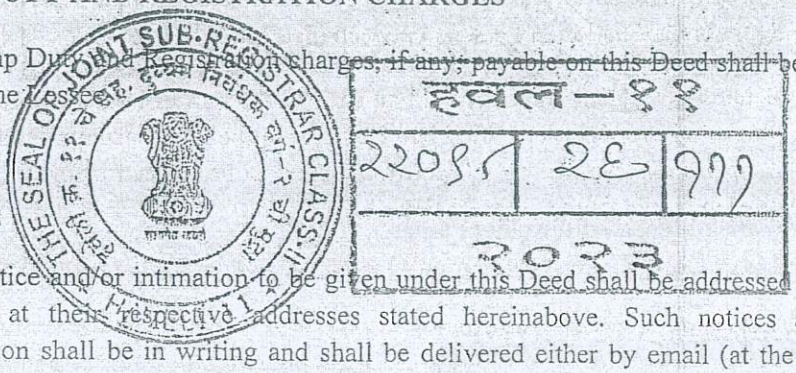
17.1 This Deed shall be governed by, interpreted and construed in accordance with the laws of India, as applicable to the State of Maharashtra.

17.2 Subject to the provisions of Clause [16] hereof, the competent courts at Coimbatore shall have exclusive jurisdiction to try and entertain all differences and disputes between the Parties pertaining to the subject matter hereof.

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18 STAMP DUTY AND REGISTRATION CHARGES

The Stamp Duty and Registration charges, if any, payable on this Deed shall be borne and paid by the Lessee.



19 NOTICES

19.1 Any notice and/or intimation to be given under this Deed shall be addressed to the Parties at their respective addresses stated hereinabove. Such notices and/or intimation shall be in writing and shall be delivered either by email (at the email address designated by the Parties), hand delivery, or by registered post with acknowledgement due or by prepaid courier services.

19.2 All notices shall be deemed to have been validly given on (i) the email address designated by the Parties and the sender of email has requested a read receipt, if sent by email, (ii) on the date of receipt by the addressee, if delivered by hand delivery, (iii) the expiry of 7 (Seven) days after posting if sent by registered post with acknowledgement due, or (iv) the date of receipt by the addressee, if sent by courier.

19.3 Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Deed by giving to the other not less than 15 (Fifteen) days prior written notice of such change in address.

20 COSTS, CHARGES AND EXPENSES

Each Party shall bear its respective Advocates'/Solicitors' fees and other incidental costs and expenses incurred in the course of preparation and execution of this Deed and other documents as may be executed between the Parties.

21 WAIVER OF RIGHTS

All waivers under this Deed must be in writing, and failure at any time by a Party to require the other Party's performance of any obligation under this Deed shall not affect the right of the first-named Party subsequently to require performance of that obligation. No waiver by a Party of any breach of any provision of this Deed or of a failure or failures by the other Party to perform any provision of this Deed shall be construed or shall operate as a waiver of any continuing or succeeding breach of such provision or a waiver or modification of such provision or as a waiver in respect of any other or further failure whether of a like or different character.

22 ENTIRE AGREEMENT AND MODIFICATIONS

22.2 The Parties hereto acknowledge, declare and confirm that this Deed has been entered into after due negotiations, discussions and obtaining individual legal advice and that this Deed (together with its Annexures) represents the entire agreement arrived at between them regarding the subject matter hereof and supersedes all previous arrangements/undertakings, correspondences, term-sheets, forms, applications, offers, letters of intent if any, executed by or between the Parties hereto or any of their predecessors. All annexures and schedules to this Deed are deemed to constitute as an integral part of this Deed.

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22.3 Any alterations, additions, modifications or deletion hereto shall not be valid and binding unless the same are reduced to writing and signed by all the Parties. This Deed can be modified only by a writing duly executed by the Parties hereto.

THE SCHEDULE I "ENTIRE PARCEL OF LAND" ABOVE REFERRED TO:-

A) All That Piece And Parcel Of Land Bearing Gat No. 626, Admeasuring 00 Hectare 80 Are, Carved Out Of Land Totally Admeasuring 04 Hectors 04 Ares, Assessed At Rs. 8.00 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	By Gat No. 637, 640, 642 & 643
On Or Towards South	By Gat No. 627
On Or Towards West	By Land Remaining out of Gat No. 626
On Or Towards North	By Gat No. 625

B) All That Piece And Parcel Of Land Bearing Gat No. 625, Admeasuring 01 Hectare 27 Are, Carved Out Of Land Totally Admeasuring 02 Hectare 53 Ares, Assessed At Rs. 5.19 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	By Gat No. 650, 648, 645, 644
On Or Towards South	By Gat No. 626
On Or Towards West	By Remaining Land Out Of Gat No. 625
On Or Towards North	By Gat No. 622

C) All That Piece And Parcel Of Land Bearing Gat No. 626 Admeasuring 00 Hectare 80 Are, Carved Out Of Land Bearing Gat No. 626, Totally Admeasuring 04 Hectares 04 Ares, Assessed At Rs. 8.00 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	By Gat No. 637, 640, 642 & 643
On Or Towards South	By Gat No. 627
On Or Towards West	By Land Remaining Out Of Gat No. 626
On Or Towards North	By Gat No. 625

PRINCIPAL
VIBGYOR RISE-WAGHOLI

D) All That Piece And Parcel Of Land Bearing Gat No. 652, Totally Admeasuring 00 H 76 Are, Assessed At Rs. 3.48 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Tahika Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under:-

On Or Towards East	By Gaothan
On Or Towards South	By Gat No. 650 Land of Mr. Gaikwad
On Or Towards West	By Land of Mr. Jadhav
On Or Towards North	By Land of Mr. Wavhal

E) All That Piece And Parcel Of Land Bearing Gat No. 661, Admeasuring 00 Hectare 15.5 Are, Carved Out Of Land Totally Admeasuring 00 H 31 Ares, Assessed At Rs. 1.19 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	By Gaothan
On Or Towards South	By Land Of Mr. Wavhal
On Or Towards West	By Land Of Mr. Hargude
On Or Towards North	By Land Of Mr. Satav

F) All That Piece And Parcel Of Land Bearing Gat No. 662, Admeasuring 00 Hectare 22.1968 Are, Carved Out Of Land Totally Admeasuring 01 Hectares 67 Ares, Assessed At Rs. 5.62 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	By 10 Ft. Road
On Or Towards South	By remaining land of S. No. 662 (P)
On Or Towards West	By remaining land of S. No. 662 (P)
On Or Towards North	By S. No. 661

G) All That Piece And Parcel Of Land Bearing Gat No. 654, Admeasuring 00 Hectare 06 Are, Carved Out Of Land Totally Admeasuring 00 Hectare 62 Ares, Assessed At Rs. 2.31 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

Towards East	By Gaothan
Towards South	By Land Of Mr. Sunil Gaikwad & Others

PRINCIPAL
VIBGYOR RISE-WAGHOLI

Towards West	By Land Of Mr. Hargude
Towards North	By Land Of Mr. Sunil Gaikwad & Others

H) All That Piece And Parcel Of Land Bearing Gat No. 653, Admeasuring 00 Hectare 24 Are Assessed At Rs. 1.00 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

Towards East	By Land Of Mr. Vilas Wahval & Others
Towards South	By Land Of Mr. Sunil Gaikwad & Others
Towards West	By Land Of Mr. Kisan Bhauso Hargude
Towards North	By Land Of Mr. Ramdas Dhondiba Gaikwad & Others

Thus area totally admeasuring 42669.68 Sq. meters from Schedule I (A to H) Together With Easement, Appurtenances, Pathways, Ingress, Egress, Incidental and Other Ancillary Rights Thereto Known as entire parcel of land.

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SCHEDULE II

All that piece and parcel of land (Amenity Plot) admeasuring about 5272.85 square meters approximately equivalent to 56,757 square feet situated at Gat No. 625(p), 626(p), 653(p), 652(p), 654(p), 661, 662(p) situated at VTP Purvanchal, Wagholi - Kesanand, Wagholi, Maharashtra 412 207 and within the limits of the Pune Metropolitan Region Development Authority and which land is bounded as follows:

On or towards the East by	:	Adjacent Gat No- 650
On or towards the South by	:	F wing of Project Purvanchal out of Layout
On or towards the West by	:	12 Meter Wide Road
On or towards the North by	:	Adjacent Gat No-625 (Part)

SCHEDULE III

Leased Area

The piece and parcel of constructed area on the Ground floor admeasuring 12,322 Sq Ft along with the area in Land admeasuring 4000 Square Mtr. upon which the said Ground Floor area is constructed situated at Gat No. 625(p), 626(p), 653(p), 652(p), 654(p), 661, 662(p) situated at VTP Purvanchal, Wagholi – Kesanand, Wagholi, Maharashtra 412 207 and within the limits of the Pune Metropolitan Region Development Authority and which land is bounded as follows:

On or towards the East by	:	Adjacent Gat No- 650
On or towards the South by	:	F wing of Project Purvanchal out of Layout
On or towards the West by	:	12 Meter Wide Road
On or towards the North by	:	Adjacent Gat No-625 (Part)

PRINCIPAL
VIBGYOR RISE-WAGHOLI

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IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed the signatures of their respective authorised signatories on the day and year first hereinabove written.

SIGNED AND DELIVERED by the within named)
Lessor: MAHALUNGE CONSTRUCTION LLP)
through the hands of its its Designated Partners)



MR. BHUSHAN VILAS PALRESHA)



MR. NILESH VILAS PALRESHA)



MR. SIDDHARTH KANTILAL KHINVASARA)

who have been Authorised to execute this Deed by virtue of a resolution passed at the meeting of the Board of Partners of the Lessee held on 31st August 2023 in the presence of two independent witnesses:

1. Sign: Pooja BM

Name: Pooja Mehta

Address D-1102, Gagan Galaxy, Market Yard, Pune-37.

PRINCIPAL
VIBGYOR RISE-WAGHOLI

2. Sign: Dale

Name: Latika Kale

Address 1150, Ravivar Peth, Pune - 411002.

THE SEAL OF JOINT SUB-REGISTRAR CLASS II HAVELI 11

हवेली - ११		
22054	29	2023

SIGNED AND DELIVERED by the within named Lessee:

NOBLE FOUNDATION through the hands of its authorised signatory Mr. Darayus Palia who has been authorised to execute this Deed by virtue of a resolution passed at the meeting of the Board of Trustees of the Lessee held on 06.07.2023

NOBLE FOUNDATION MUMBAI





in the presence of two independent witnesses:

1. Sign: Pawar

Name: Pawar Sudhir

Address Camp Pune- 411001

2. Sign: Rushikesh

Name: Rushikesh Kshirsagar

Address Kalyaj Pune-

PRINCIPAL
VIBGYOR RISE-WAGHOLI



हवेली – १९
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Annexure 'C'

Lease Rent Chart

Year	From	To	Leased Area	Sq. Ft. Rate INR	Basic Monthly Rent INR
1	01-Aug-23	31-May-24	12,322	30.37	3,74,219
2	01-Jun-24	31-May-25	12,322	31.58	3,89,188
3	01-Jun-25	31-May-26	12,322	32.85	4,04,755
4	01-Jun-26	31-May-27	12,322	34.16	4,20,946
5	01-Jun-27	31-May-28	12,322	35.53	4,37,783
6	01-Jun-28	31-May-29	12,322	36.95	4,55,295
7	01-Jun-29	31-May-30	12,322	38.43	4,73,507
8	01-Jun-30	31-May-31	12,322	39.96	4,92,447
9	01-Jun-31	31-May-32	12,322	41.56	5,12,145
10	01-Jun-32	31-May-33	12,322	43.23	5,32,631
11	01-Jun-33	31-May-34	12,322	44.96	5,53,936
12	01-Jun-34	31-May-35	12,322	46.75	5,76,093
13	01-Jun-35	31-May-36	12,322	48.62	5,99,137
14	01-Jun-36	31-May-37	12,322	50.57	6,23,102
15	01-Jun-37	31-May-38	12,322	52.59	6,48,026
16	01-Jun-38	31-May-39	12,322	54.69	6,73,948
17	01-Jun-39	31-May-40	12,322	56.88	7,00,905
18	01-Jun-40	31-May-41	12,322	59.16	7,28,942
19	01-Jun-41	31-May-42	12,322	61.52	7,58,099
20	01-Jun-42	31-May-43	12,322	63.99	7,88,423
21	01-Jun-43	31-May-44	12,322	66.54	8,19,960
22	01-Jun-44	31-May-45	12,322	69.21	8,52,759
23	01-Jun-45	31-May-46	12,322	71.97	8,86,869
24	01-Jun-46	31-May-47	12,322	74.85	9,22,344
25	01-Jun-47	31-May-48	12,322	77.85	9,59,237
26	01-Jun-48	31-May-49	12,322	80.96	9,97,607
27	01-Jun-49	31-May-50	12,322	84.20	10,37,511
28	01-Jun-50	31-May-51	12,322	87.57	10,79,012
29	01-Jun-51	31-May-52	12,322	91.07	11,22,172
30	01-Jun-52	31-May-53	12,322	94.71	11,67,059

PRINCIPAL
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THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI

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22087	33	2020

आयकर विभाग — भारत सरकार
INCOME TAX DEPARTMENT — GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABOFM6568L

नाम / Name
MAHALUNGE CONSTRUCTION LLP

12092020

निगमन / गठन की तारीख
Date of Incorporation / Formation
26/08/2020

आयकर विभाग — भारत सरकार
INCOME TAX DEPARTMENT — GOVT. OF INDIA
NOBLE FOUNDATION

10/11/2009
Permanent Account Number

AABTN6660H

यह कार्ड खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन.एस.डी.एल.
3री मंज़िल, सफ़ायर चैम्बर्स,
बानेर टेलिफोन एक्सचेंज के नज़दीक,
बानेर, पुणे – 411 045

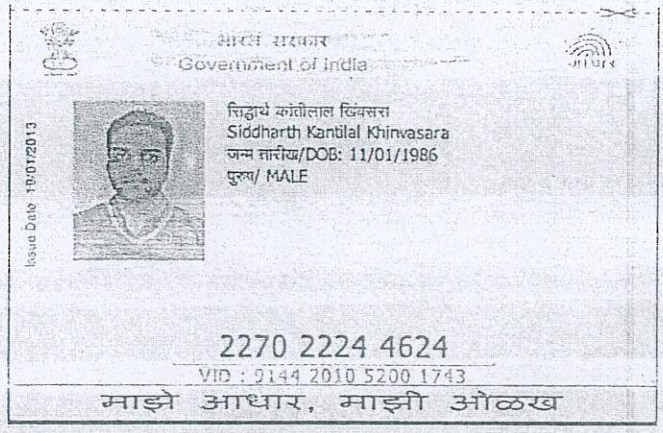
If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

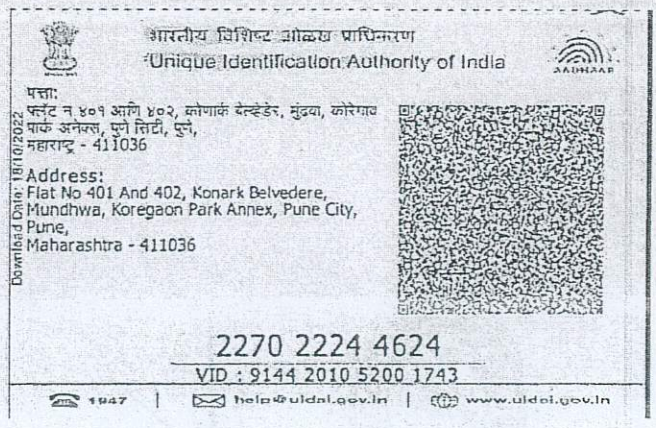
Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

NOBLE FOUNDATION MUMBAI

PRINCIPAL
VIBGYOR RISE-WAGHOLI







PRINCIPAL
VIBGYOR RISE-WAGHOLI

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NILESH V PALRESHA

V T PALRESHA

01/06/1985

Permanent Account Number

ALKPP6814G







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भारत सरकार
Government of India



निलेश विलास पालरेषा
Nilesh Vilas Palresha
जन्म तारीख/DOB: 01/06/1985
पुरुष/ MALE

2717 0078 8138
VID: 9199 2234 6693 1028

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता:
निलेश पाल्रेषा, ए-101, वन नॉर्थ टॉवर, सन 133, 136, 137, मगरपट्टा रस्ता, हडपसर, हडपसर, मगरपट्टा, पुणे शहर, पुणे,
महाराष्ट्र - 411028

Address:
C/O,Nilesh Palresha, A-101, One North Tower, Sn 133, 136, 137, Magarptta Road, Hadapsar, Hadapsar, Magarptta, Pune City, Pune,
Maharashtra - 411028

QR Code with Photograph

2717 0078 8138
VID : 9199 2234 6693 1028

PRINCIPAL
VIBGYOR RISE-V...OLI

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGIPP7028D

नाम / Name
BHUSHAN VILAS PALRESHA

पिता का नाम / Father's Name
VILASKUMAR THANMAL PALRESHA

जन्म की तारीख / Date of Birth
27/12/1981

हस्ताक्षर / Signature





भारत सरकार
Government of India

भूषण विलास पालरेषा
Bhushan Vilas Palresha
जन्म तारीख / DOB : 27/12/1981
पुरुष / Male



3116 5979 7470

माझे आधार, माझी ओळख

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पता
भूषण पाळरेषा, ए-102 वन नॉर्थ टवर, सन133, 136, 137, मगरपट्टा रस्ता, हडपसर, मगरपट्टा, हडपसर, पुणे शहर, हडपसर, पुणे, महाराष्ट्र, 411028

Address:
C/O. Bhushan Palresha, A-102 One North Tower, Sn133, 136, 137, Magarpatta Road, Hadapsar, Magarpatta, Hadapsar, Pune City, Hadapsar, Pune, Maharashtra, 411028

3116 5979 7470

1947 | help@uidai.gov.in | www.uidai.gov.in

PRINCIPAL
VIBGYOR RISE-WAGHOLI

PUNEMETROPOLIS

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune metropolitan Region Development Authority,Pune

नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४
New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044
Ph No. : 020- 259 33 344 / 356 / 333 / फोन. नं. ०२०- २५९ ३३ ३४४/ ३५६ / ३३३ Email: comm@pmrda.gov.in

भोगवटा प्रमाणपत्र

(मंजूर विकास योजना व प्रोत्साहन नियमावलीतील नियम क्र.७.६ नुसार)

जा.क्र : DP /बीएचए/HAV/मौ.केसनंद/गा.नं. ६२५/इ.क्र.४२/ | दि. ७/०१/२०२३

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प्रति,

मे. व्ही.टी.पी. कार्पोरेशन एलएलपी.
तर्फे श्री. भूषण विलास पालरेशा
रा. व्ही.टी.पी. हाऊस, वडगांवशेरी, पुणे.

मौजे- केसनंद, तालुका- हवेली, जिल्हा- पुणे येथील ग.नं.- ६२५ पै., ६२६ पै., ६५२ पै.,६५३ पै., ६५४ पै., ६६१, ६६२ पै., क्षेत्र- ४२६६९.६८ चौ.मी. या जागेवर इमारतीचे बांधकाम करण्यासाठी जिल्हाधिकारी कार्यालय पुणे (महसूल शाखा) यांचेकडील आदेश क्र. PRH/PMRDA/NA/SR/१०२/२०१८, दि.-१९/०९/२०१८ अन्वये अकृषिक वापरास व पी.एम.आर.डी.ए. कडील प्र.क्र.१२६९/१९-२०, दि.- १२/१०/२०२० अन्वये आपणास सुधारित बांधकाम परवानगी देण्यात आली आहे.

उपरोक्त परवानगी प्रमाणे आपण श्री. प्रकाश कुलकर्णी, लायसन्स नं. CA/९८/२२९०९ परवानाधारक वास्तुविशारद/ स्ट्रक्चरल अभियंता/ सुपरवायझर यांच्या देखरेखीखाली सुविधा भूखंडावरील "शैक्षणिक इमारत" या इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळणेबाबत दि.१३/०७/२०२३ रोजी अर्ज केल्यावरुन आपणास खालील इमारतींना सोबतच्या परिशिष्ट ' ब ' मध्ये नमूद केलेले अटींस अधिन राहून भोगवटा करणेस संमती देण्यात येत आहे .

उपयोगात आणावयाच्या इमारतीचे वर्णन

अ.क्र.	इमारत	मंजूरी प्रमाणे मजले	प्रत्यक्ष जागेवर मजले	मजला	शैक्षणिक इमारत
I.	सुविधा भू.क्र२ मधील शैक्षणिक इमारत	तळ+७ मजले	तळ+७ मजले	तळमजला पहिला मजला दुसरा मजला	प्राधिकरणाकडील प्र. क्र. १६०२/ १७-१८ दि. २१/११/२०१९ तळ+२ मजल्यापर्यंत अंशत: भोगवटा प्रमाणपत्र प्राप्त आहे.
				तिसरा मजला	Co-Ordinator Room, House Keeping Storage, Boy'Toilet, Girls Toilet,Physics Lab,Speech & Drama Room, Electmes, Co Ordinator

PRINCIPAL
VIBGYOR RISE-WAGHOLI

... तालुका- हवेली, जिल्हा- पुणे येथील ग.न.- ६२५ पै., ६२६ पै., ६५२ पै., ६५३ पै., ६५४ पै., ६६१, ६६२ पै., क्षेत्र- ४२६६९.६८ चौ.मी. या मिळकतीवरील सुविधा भूखंड क्र.२ मधील "शैक्षणिक इमारत" या इमारतींचे भागश: भोगवटा प्रमाणपत्र.

					Room,Library, Art Room, Music Room,Gym/Judo
				चौथा मजला	Co-Ordinator Room, House Keeping Storage,Boy'Toilet, Girls Toilet, Chemistry Lab,Biology Lab, Staff Room-2, Co Ordinator Room, 1 To 7 Classroom
				पाचवा मजला	Co-Ordinator Room, House Keeping Storage,Boy'Toilet, Girls Toilet, Co-Ordinator Room, Classroom 1 To 11
				सहावा मजला	Co-Ordinator Room, House Keeping Storage,Boy'Toilet, Girls Toilet, Co-Ordinator Room, Classroom 1, Refuse Area, Classroom 3 To 11
				सातवा मजला	Co-Ordinator Room, House Keeping Storage,Boy'Toilet, Girls Toilet, Co-Ordinator Room, Examnation Hall, Staff Room-3, Classroom 1 To 7

THE SEAL OF JOINT SUB-REGISTRAR OF ASSURANCES * HAVELI-11 *

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महानगर आयुक्त
तथा,
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.

(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्येतेने)

Pune Metropolitan Regional Development Authority PMRDA

प्रत:- माहिती व आवश्यक कार्यवाहीसाठी.

१) ग्रामसेवक, मौजे- केसनंद, ता.- हवेली, जि.- पुणे. यांना माहितीसाठी व घरपट्टी आकारणीसाठी.

PRINCIPAL
VIBGYOR RISE ... SCHOOL

मौज- कसनद, तालुका- हवेली, जिल्हा- पुणे येथील ग.नं.- ६२५ पै., ६२६ पै., ६५२ प., ६५३ प., ६५४ प., ६६१, ६६२ पै., क्षेत्र- ४२६६९.६८ चौ.मी. या मिळकतीवरील सुविधा भूखंड क्र.२ मधील "शैक्षणिक इमारत" या इमारतींचे भागश: भोगवटा प्रमाणपत्र

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील दि. २६/०९/२०२३ रोजीचे पत्र क्र. ७२६९/२०२० सोबतचे परिशिष्ट 'क' ३९ ११७

१) अर्जदार /सदनिकाधारक/गाळेधारक यांनी उक्त इमारतींमधील सामाईक जागा उदा. रेफ्युज एरिया, सामाईक पार्किंग, टॉप टेरेस इ. बंदिस्त करता येणार नाही. अथवा विकता येणार नाही. सदरचे क्षेत्र सर्व लोकांसाठी खुले ठेवणे अर्जदारांवर बंधनकारक राहील.

२) अर्जदार यांना लगतचा दोन मजले उंचीचा टेरेस बंदिस्त करता येणार नाही.

३) रेखांकनातील रस्ते, गटारे, खुली जागा इत्यादी अर्जदारांनी जागेवर स्वखर्चाने व समाधानकारकरित्या विकसित करणे आवश्यक आहे.

४) उंच इमारतींच्या अनुषंगाने पुणे महानगर प्रदेश विकास प्राधिकरण यांनी पत्र. क्र. FFH/२८/२०२०, दि.१९/०८/२०२० व FFH/८६/२०२३-२४, दि.२६/०६/२०२३ अन्वये दिलेल्या अंतिम अग्रीशमन ना-हरकत प्रमाणपत्रातील अटीं व शर्तीची पुर्तता करणे अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहील.

५) पर्यावरण विभागाकडील जा.क्र. SEIAA-EC-०००००००१९१७, दि. ०३/०८/२०१९ रोजीच्या ना-हरकत प्रमाणपत्रामधील अटी व शर्ती अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक राहील. तसेच पर्यावरण विभागाकडील परिपत्रक क्र.SEIAA-२०१४/CR-०२/TC-३, दिनांक ३०/०१/२०१४ मधील अटीं व शर्तींचे काटेकोरपणे पालन करणे प्रकल्पाचे अर्जदार /मालक/ विकासक व वास्तुविशारद/ अभियंता/ स्ट्रक्चरल अभियंता/ सुपरवायझर यांचेवर बंधनकारक राहील.

६) प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावलीमधील नियम क्र. ७.१ नुसार सदर प्रकल्पाचे बांधकाम विकास नियंत्रण नियमावलीनुसार करणेची तसेच भारतीय प्रमाणकानुसार सुरक्षिततेच्या सर्व निकषांचे पालन करुन नियोजित बांधकाम करणेची संपूर्ण जबाबदारी जमिनमालक/विकासक यांची असून प्रस्तुत प्रकरणी अर्जदार / जमीन मालक/ विकासक मे. व्हि.टी.पी. कार्पोरेशन एलएलपी तर्फे भागीदार श्री. भुषन विलास पालरेशा यांनी दि.-१३/०७/२०२३ रोजी रुपये- ५००/- स्टॅम्प पेपरवर ॲड ममता शहा यांचेकडील नोटराईज्ड् हमीपत्र क्र.- १२४४१/२०२३सादर केलेले आहे. त्यास अधिन राहून सशर्त भागश: भोगवटा प्रमाणपत्र देण्यात येत आहे.

७) बांधकाम मंजूरीच्या आदेशातील तसेच अकृषिक परवानगी आदेशातील अटीं व शर्ती अर्जदार/विकासक/जमीन मालक यांचेवर बंधनकारक राहतील.

८) केंद्र शासनाच्या MINISTRY OF CIVIL AVIATION ची अधिसुचना क्र. G.S.R ७५१ (E) दि. ३०/०५/२०१५ अन्वये इमारतीच्या उंचीवर बंधने घालण्यात आलेली आहेत. AVIATION विभागाच्या CCZM नुसार प्रस्तावाखालील जागा P९ झोन मध्ये समाविष्ट आहे. सदर नकाशानुसार कमीत कमी अनुज्ञेय

PRINCIPAL
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मौजे [illegible], तालुका- हवेली, जिल्हा- पुणे यथाल ग.न.- ६२५ पै., ६२६ पै., ६५२ पै., ६५३ पै., ६५४ पै., ६६१ ६६२ पै., क्षेत्र- ४२६६९.६ चौ.मी. इ.य. मिळकतीवरील सुविधा-सुलभ व [illegible] मंजूर "शैक्षणिक इमारत" या इमारतींचे भागश: भोगवटा प्रमाणपत्र

SUB-REGISTRAR CLASS-I

22051	20	111

उंचीचा विचार करता अनुज्ञेय होणारी उंची- ५८६.०० मी. इतकी आहे. तसेच कार्यालयात उपलब्ध असलेला ELU नकाशानुसार AMSL ५७५.०० मी. आहे. इमारतीची उंची- ३६.७५ मी. + ५७५.०० मी. = ६११.७५ मी. इतकी येते. त्यामुळे AVIATION विभागाकडील ना-हरकत प्रमाणपत्र घेणे आवश्यक आहे त्यानुषंगाने अर्जदार यांनी AVIATION विभागाकडील पत्र जा.क्र. SWAC/2564/6/4162/(BM), दि. ०४/०७/२०२२ पत्रान्वये Ministry of Defence कडून Aviation NOC घेतलेली आहे. सदर नाहरकत पत्रात ५४.८५ इमारतीची ऊंची व ६२९.८५ मी MSL करिता ना हरकत प्राप्त असून सदर पत्रातील अटी व शर्ती अर्जदार/विकासक यांचेवर बंधनकारक राहील.

९) महाराष्ट्र प्रदुषण महामंडळाचे Consent to Operate प्रमाणपत्र क. Format1.0/CC/UAN No.0000156914/CO/2307000432 दि. ०८/०७/२०२३ मधील अटीं व शर्ती अर्जदार/ विकासक/ जमिनमालक यांचेवर बंधनकारक राहील.

१०) वाढीव विकास शुल्का करिता वाढीव/अतिरिक्त विकास शुल्काबाबत ॲड.नंदा साळुंके यांचेकडील सादर केलेले नोटराईजड् हमीपत्र क्र. २३१४/२०२३, दि.०७/०९/२०२३ रोजीचे हमीपत्रास अधिन राहून भागश: भोगवटा प्रमाणपत्र देण्यात येत आहे.

११) प्रस्तुत शैक्षणिक प्रकल्पाकरिता आपण सादर केलेल्या प्रमाणपत्रात नमूद सक्षम प्राधिकरणाने /ग्रामपंचायतीने पिण्याच्या पाण्याचा पुरवठा न केल्यास या प्रकल्पासाठी पिण्याच्या पाण्याची आवश्यक ती पुर्तता स्वखर्चाने करणे अर्जदार /जमीन मालक/ विकासक यांचेवर बंधनकारक राहील.

१२) प्रस्तुत जमिनीवर भविष्यात रुपांतरण शुल्क, छाननी शूल्क, प्रिमीयम शूल्क, विकास शूल्क व कामगार कल्याण उपकर इत्यादी बाबतच्या रक्कमेची बाकी उद्भवल्यास सदर रक्कम प्राधिकरणाकडे जमा करणे अर्जदार यांचेवर बंधनकारक राहील.

महानगर आयुक्त
तथा,
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता.

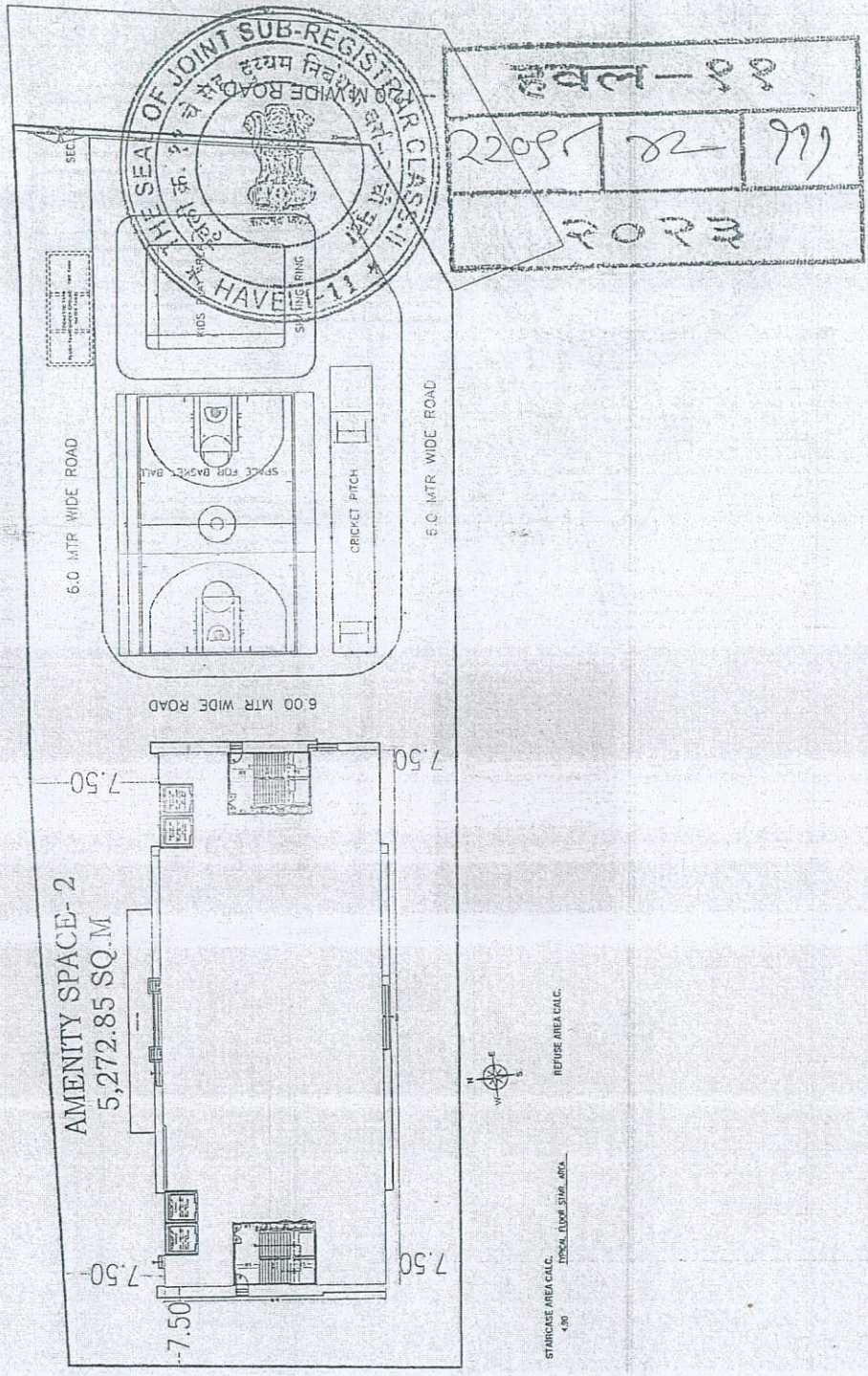
(मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे मान्येतेने)

Pune Metropolitan Regional Development Authority PMRDA

PRINCIPAL
VIBGYOR RISE-WAGHOLI

PRINCIPAL
VIBGYOR RISE-WAGHOLI

ANNEXTURE-A



SITE PLAN

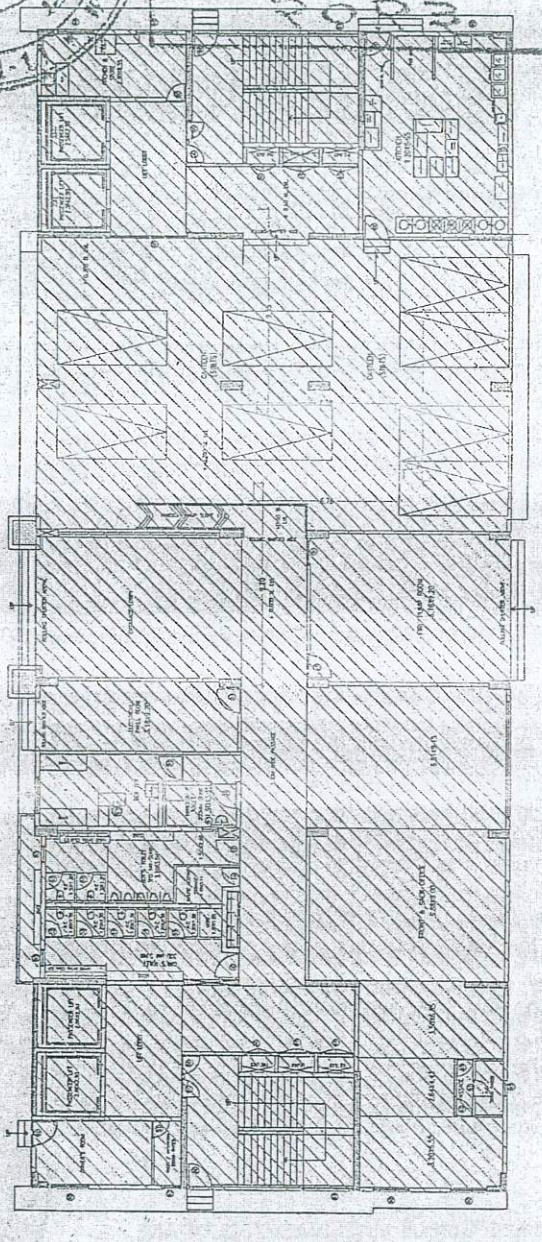
PRINCIPAL
VIBGYOR RISE-WAGHOLI

ANNEXTURE

(Phase1)

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-1

हवेली – ११
२२०९५ | ७३ | ९९१



GROUND FLOOR PLAN

PRINCIPAL
VIBGYOR RISE-WAGHOLI

S S P A
Consulting Engineers

Ref.No.2023/16-58/SC/07/03 Date: 06/07/2023

TO WHOMSOEVER IT MAY CONCERN

Sub: Stability / Completion / Structural Adequacy Certificate

I have been appointed as Consulting Structural Engineer By Mr. Bhushan Palresha for preparing Structural Design and Drawings for the New structure Building "M/s. VTP Corporation LLP" at S./G.No.625 and others of Village Kesnand, Tahsil-Haveli, District-Pune, Amenity Building 2 (School Building) consisting of Ground + 7 Floors only. As described in my enclosed Design base report, based upon the Architectural drawings and other Utilities and Services requirements given by the Owner & the following listed firms/persons are associated with the work:

Owner/Developer	: Mr. VTP Corporation LLP through Mr. Bhushan Vilas Palresha
Architects	: Mr. Prakash Kulkarni (Reg No CA/98/22909)
Supervising Engineer	: Mr. Santosh Bapurao Mohite (7030950731)

I am enclosing herewith undertaking of the Licensed Supervising Engineer / Owner regarding compliance with structural drawings and adherence to standard construction practices while executing the construction work. On basis of this I hereby confirm adequacy of the structural design & drawings issued from time to time and further certify that to the best of my knowledge and belief the said structure is structurally fit for the intended purpose.

I further confirm that the structural design is based upon relevant Indian Standard Code,

1. IS – 456 – 2000 – Code of Practice for Plain & Reinforced Concrete Structure
2. IS – 875 – 1987 – Code of Practice for Design Loads
3. IS – 1893 – 2002 – Criteria for Earthquake Resistant Design of Structure.
4. IS – 800 – 1984 – Code of Practice for General Construction in Steel

As a Consulting Structural Engineer My responsibilities are limited to providing Structural Designs and Drawings in accordance with the provisions of relevant prevailing Indian Standard codes, and visits to site at specified stages called for by the Supervising Engineer for verification of reinforcement laid. All issues related to Supervision, Materials, Workmanship and execution are the sole responsibility of the Supervising Engineer and visits made by the Structural Consultants are not for Supervision since I am not responsible for supervision and quality of work.

This certificate is issued on the clear understanding that my overall providing of design responsibility for the safety and proper performance of structural design ceases, the moment any addition and / or alteration or any damage to the structural frame is caused by accident or by tampering with the geometrical sections of structural members for any purpose whatsoever or due to overloading of the structure or lack of maintenance or any act that is detrimental to the structure as a whole. This certificate is issued in conjunction with the certificates of the licensed engineer / owner certifying the quality of work.

RCC / Project Completion date for above structure is Feb 2020.

Name of the Structural Consultant: SHIVADATT S. PATANE
(LIC No – Mumbai STR/P/170; Pune-STR/352; MIE-152255-5)
Enclosure: Certificate from Licensed Engineer / Owner towards quality compliance of structural work

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PRINCIPAL
VIBGYOR RISE-WAGHOLI

3284539	पावती	Original/Duplicate
Tuesday,February 25 ,2020		मोरगी क्र. :3284
11:00 AM		Regn:284

पावती क्र.: 4649 दिनांक: 25/02/2020

पावती प्राप्त: केसनंद

दस्तऐवजाचा अनुक्रमांक: हवल10-4539-2020

दस्तऐवजाचा प्रकार : खरेदीखत

सादर करणाऱ्याचे नाव: महापुरी कंपनतर्फ प्रा दि बंधे भागीदार विनोद विनायकुमार सावरीया वय ४० वर्षे

पक्षकाराचे नाव व पत्ता : -

मोबदला रु	रु.30000.00
दस्त हाताळणी फी	रु.1960.00
दस्त नोंदणी	रु.30.00
दुय्यम निबंधक : हवेली 10	
एकूण:	रु. 32000.00

आपणास मूळ दस्त, सेंटरेक्स शिट, पुनर्ग-२ मंजूळे
11:25 AM ह्या वेळेस मिळेल.

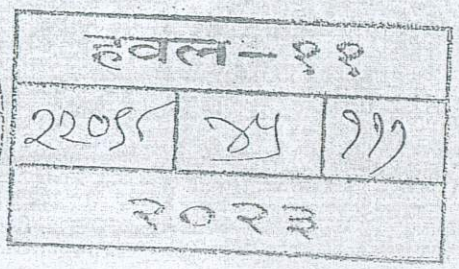
दस्त नोंदणी केल्याचे सह दुय्यम निबंधक, हवेली-10

बाजार मूल्य: रु.45082440 /-
मोबदला रु.34312700/-
भरलेले मुद्रांक शुल्क : रु. 2706000/-

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१०

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH012283523201920E दिनांक: 25/02/2020
बँकेचे नाव व शाखा:
2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2002202006982 दिनांक: 25/02/2020
बँकेचे नाव व शाखा:





Index-2(सूची - २)

25/02/2020	सूची क्र.2	दुय्यम निबंधक : सह दु नि हवेली 10 दस्त क्रमांक : 4539/2020 नोंदणी : Regn:63m

पक्षकाराचे नाव: केसनंद

(1)निष्पादनाचा प्रकार	अभिहस्तांकन
(2)मोबदला	34312700
(3) बाजारभावाप्रमाणे मुद्रांक शुल्क आकारण्यासाठी विचारात घेतलेला मोबदला	45082440
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: मौजे कोंढे तर्फ सासवड गावठी ,पुणे येथील ०.०४ हे ०४ आर ऐवजी ०.१ हे ०० आर ऐवजी ०० हे ००१०७७ चार एक सहस्र सत्त्याहत्तर चौरस मीटर क्षेत्रापैकी एकोणीस चौरस मीटर (2 मजली एकत्रित क्षेत्र 5272.25 सी.मी.) बांधीव क्षेत्र असे. ({ GAT NUMBER : 828 ; }) 2) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: 1)प्लॉट नॉंबर सह.नं 662 सर्वे नुसार क्षेत्र ००.६२.८० आर ऐवजी ०० हे ००६२८० आर 2)प्लॉट नॉंबर सह.नं 662 सर्वे नुसार क्षेत्र ००.१७.५५ आर ऐवजी ०० हे ०००१७५ आर ऐवजी ०० हे ०००२२४ आर (GAT NUMBER : 882 ; }) 3) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: प्लॉट नॉंबर सह.नं 825 सर्वे नुसार क्षेत्र ०२ हे ६३ आर ऐवजी ०१ हे २७ आर ऐवजी ०० हे ००१७६० आर (GAT NUMBER : 825 ; }) 4) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: प्लॉट नॉंबर सह.नं 852 सर्वे नुसार क्षेत्र ०० हे ७६ आर ऐवजी ०० हे ०००७६० आर (GAT NUMBER : 852 ; }) 5) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: प्लॉट नॉंबर सह.नं 681 सर्वे नुसार क्षेत्र ०० हे ३१ आर ऐवजी ० हे १५.५ आर ऐवजी ०० हे ०००१९२ आर (GAT NUMBER : 681 ; }) 6) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: प्लॉट नॉंबर सह.नं 853 सर्वे नुसार क्षेत्र ०० हे २४ आर ऐवजी ०० हे ०००२४७ आर (GAT NUMBER : 853 ; }) 7) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: प्लॉट नॉंबर सह.नं 654 सर्वे नुसार क्षेत्र ०० हे ८२ आर ऐवजी ० हे ७० आर ऐवजी ०० हे ०००७५४ आर (GAT NUMBER : 654 ; })
(5) क्षेत्रफळ	1) 0.1877 हेक्टर , आर 2) 0.0274 हेक्टर , आर 3) 0.1869 हेक्टर , आर 4) 0.0038 हेक्टर , आर 5) 0.0182 हेक्टर , आर 6) 0.0247 हेक्टर , आर 7) 0.0074 हेक्टर , आर
(6)आकारणी किंवा जुडी देण्यात आलेली असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादीचे नाव व पत्ता.	1): नाव:-बंधारा सहकारी हाउसिंग सह.सो.लि. तर्फे चेअरमन - सुनिल विनायक कांबळे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 2): नाव:-अनिल सखाराम हुलावळे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 3): नाव:-संतुरंग महादू हुलावळे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 4): नाव:-कुलस विनायक वाघोले वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 5): नाव:-श्री.टी.पी.ओपोरेशन एल.एल.पी. तर्फे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 6): नाव:-मोहनदास अनंतराव वाघमारे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 7): नाव:-बाळासाहेब रामभाऊ कांडर वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 8): नाव:-दत्तात्रय रामभाऊ कांडर वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 9): नाव:-अनिता रमेश शामकुवार व या क या आई वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 10): नाव:-मारुती सर्जेराव शामकुवार वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 11): नाव:-पोपटराव भंडारीचे शामकुवार वय:-60; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 12): नाव:-विनय विनायक शामकुवार वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 13): नाव:-अशोक विनय शामकुवार वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 14): नाव:-मोनेश्वर प्रभाकर शामके वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 15): नाव:-अजय रमेश शामकुवार वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 16): नाव:-अनिता सुरेश शामकुवार वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 17): नाव:-अनिल साहेबराव शामकुवार वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 18): नाव:-म.पो.क. आई अनिता वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 19): नाव:-हिंमत विनय शामकुवार वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 20): नाव:-वीरज रमेश शामकुवार वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 21): नाव:-मारुतराव साहेबराव शामकुवार वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 22): नाव:-वत्सल उर्फ हौसा बाणाजीराव मांढरे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 23): नाव:-सौरभराज रामभाऊ कांडर वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 24): नाव:-दत्तात्रय विनायक वाघमारे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 25): नाव:-बाबासाहे विनायक वाघमारे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 26): नाव:-नवनाथ बाजीराव वाघमारे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 27): नाव:-रामचंद्र बजरंग वाघमारे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 28): नाव:-शांताबाई रुपनर वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 29): नाव:-अमरीनाई कांतीलाल वाघमारे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 30): नाव:-विजय कांतीलाल वाघमारे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:- 31): नाव:-विजय विनायक वाघमारे वय:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, प्लॉट नं: श्री टी पी हुडको वरवांड सेरी पुणे , रोड नं: -, महाराष्ट्र, PUNE. पिन कोड:-411014 पॅन नं:-

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32): क्षेत्र-मुलगा अशोक पोवेकर वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ दे:-

33): क्षेत्र-उद्यापर व्यवसाय हुतात्मे व संदीप व्यवसाय हुतात्मे इके श्री टी सोसीलेस इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुल दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

34): क्षेत्र-व्हाईटर मंहुत हुतात्मे इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुपुर दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

35): क्षेत्र-श्री टी पी सोसीलेस एस एस टी इके एकूण विकास इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुपुर दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

36): क्षेत्र-व्यवसाय व्यवसाय व्यवसाय व इकर इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुपुर दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

37): क्षेत्र-सुनिल विलास पावरकार व इकर इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुपुर दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

38): क्षेत्र-व्हाईटर व्यवसाय साझुक व इकर इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुपुर दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

39): क्षेत्र-व्यवसाय देव हुतात्मे इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुपुर दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

40): क्षेत्र-व्हाईटर व्यवसाय व्यवसाय व्यवसाय व इकर इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुपुर दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

41): क्षेत्र-व्यवसाय व्यवसाय व्यवसाय व इकर इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुपुर दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

42): क्षेत्र-व्हाईटर व्यवसाय हुतात्मे वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

43): क्षेत्र-व्हाईटर व्यवसाय व्यवसाय वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

44): क्षेत्र-व्हाईटर व्यवसाय वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

45): क्षेत्र-व्हाईटर व्यवसाय व्यवसाय वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

46): क्षेत्र-व्हाईटर व्यवसाय व्यवसाय वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

47): क्षेत्र-व्हाईटर व्यवसाय व्यवसाय वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

48): क्षेत्र-व्हाईटर व्यवसाय व्यवसाय वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

49): क्षेत्र-व्हाईटर व्यवसाय व्यवसाय वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

50): क्षेत्र-व्हाईटर व्यवसाय व्यवसाय वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

51): क्षेत्र-व्हाईटर व्यवसाय व्यवसाय व्यवसाय व इकर इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुपुर दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

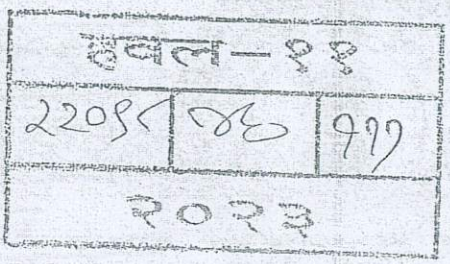
(11)जमीनधारक,क्षेत्र व पृष्ठ	4538/2020
(12)शासनाच्याधारकाने मुद्रांक शुल्क	2766000
(13)शासनाच्याधारकाने सेवेची शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला इलाईप्रकार:	
मुद्रांक शुल्क आकारताना विचारात घेतलेला अनुच्छेद :-	(ii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (i)

सह. दुय्यम निबंधक (वर्ग-२), हवेली क्र.१०









(15)दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव-मे.मालमत्ता कन्स्ट्रक्शन प्रा लि इके सार्वीदार निवेश विकास सार्वीदार इके क ब के पे हु हु मृदुपुर दर्शेश आर्कीटेक्ट एसार - - वय:-50; एकूण-व्याट क्षे: -, साठा क्षे: -, इमारतीचे क्षेत्र: -, व्याट क्षे: श्री टी पी हुजन स्वरुपेर देवी पुणे , रोड क्षे: -, महाराष्ट्र, PUNE. पिन कोड:-411014 येथ क्षे:-

(16)दस्तऐवज करुन दिल्याचा दिनांक: 25/02/2020

(17)दस्त नोंदणी केल्याचा दिनांक: 25/02/2020

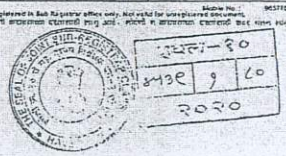
iSarita v1.7.0

CHALLAN
MTR Form Number-6

GRN MH007007553202021E	BARCODE 2102191911	Date 19/02/2020 16:29:03	Form ID 25.1
Department Inspector General Of Registration		Payer Details	
Type of Payment Stamp Duty / Registration Fee		TAX ID / TAN (If Any)	
		PAN No.(If Applicable) AALCM3784	
Office Name HVLI_HAVELI NO2 SUB REGISTRAR		Full Name MAHALUNGE CONSTRUCTION PVT LTD	
Location PUNE			
Year 2019-2020 One Time		Flat/Block No. Gat No. 926	
Account Head Details	Amount In Rs.	Premises/Building	
0030063401 Stamp Duty	2766000.00	Road/Street	Talawade
0030063301 Registration Fee	30000.00	Area/Locality	Pune
		Town/City/District	
		Pin	4 1 2 1 1 5
		Remarks (If Any)	
		PAN2=AAITV7562M~SecondPartyName=VTP CORPORATION LLP~CA=3412700~MarketValue=4160000	
		Amount In Words	Twenty Seven Lakh Thirty Six Thousand Rupees Only
Total	2796000.00		

Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03300042020021800902	0070473611
Cheque/DD No.		Bank Date	RBI Date 18/02/2020 16:27:40		Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch		Scroll No., Date	Not Verified with Scroll		

Department ID Mobile No.: 9657781364
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हा चलन केवळ दुय्यम निबंधक कार्यालय यांच्याकरिता दस्तासाठी लागू आहे. दस्ताचे नोंदणी झाल्यास हे चलन लागू नाही.



PRINCIPAL
VIBGYOR RISE-WAGHOLI

हवेली-१०
दस्त | १ | १०
२०२०

THIS SALE DEED is made and executed at Pune on this 28th day of Feb. 2020.

BETWEEN

VTP CORPORATION LLP, PAN: AAIFV7082M A Limited Liability Partnership formed under Limited Liability Partnership Act, 2008 having its Registration No AAA-4270, having its Office at S.No.34, VTP House,, Near Shakti Sports, Vadgaon Sheri, Pune 411014 Through its designated partner MR. BILESH VILASKUMAR PALRESHA Age 34 Years Occupation Business Having Office at S.No.34, VTP House, Near Shakti Sports, Vadgaon Sheri, Pune 411014. Hereinafter referred to as the said "OWNER NO. 1" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the present designated partners, new partners and partners from time to time, survivor or survivors of them and their heirs, executors, administrators, nominees and assigns etc.)

--- PARTY OF THE FIRST PART

AND

1] Mr. Balasaheb Jagnath Jadhav Age:- Adult, Occ:- Agriculturist 2) Vishal Balasaheb Jadhar, Age:- Adult, Occ:- Agriculturist 3) Mrs. Priyanka Balasaheb Jadhav Age:- Adult, Occ:- Housewife 4) Ms. Manda Balasaheb Jadhav, Age:- Adult, Occ:- Housewife, 5) Mr. Ramchandra Jagnath Jadhav Age:- Adult, Occ:- Agriculturist 6) Mrs. Sitabai Ramchandra Jadhav Age:- Adult, Occ:- Agriculturist7) Madhavi Alias Sonali Dnayeshwar Sandbhor Age:- Adult, Occ:- Housewife, 8) Priti Ramchandra Jadhav Age:- Adult Occ:- Housewife, 9) Mr. Ganesh Ramchandra Jadhav Age:- Adult, Occ:- Housewife, 10 Mr. Nandakumar Jagnath Jadhav Age:- Adult, Occ:- Agriculturist, 11) Poonam Kisher Phadtare, Age: 20 Years, Occ. : Housewife, 12) Miss. Pooja Nandakumar Jadhav And 13) Mast. Jeevan Nandakumar Jadhav 12 &13 Minors Through Their Natural Guardian Mr. Nandkumar Jagannath Jadhav, 14) Mr. Dattatrya Jagnath Jadhav Age:- 50 Years, Occ:- Agriculturist, 15) Smt. Lata Dattatrya Jadhav Age:- 45 Years, Occ:- Housewife, 16) Mr. Ajit Dattatrya Jadhav Age:- 21 Years, Occ:- Agriculturist, 17) Mr. Anil Dattatrya Jadhav Age:- 26 Years, Occ:- Agriculturist, 18) Sunita Bhausaheb Jagdale Age:- 29 Years, Occ:- Housewife, 19) Ujwala Ganesh Batte Age:- 27 Years, Occ:- Housewife, All residing at A/post Kesnand, Taluka Haveli, Dist. Pune, through their constituted attorney M/s. VTP CORPORATION LLP, through one of its Partner MR. BILESH VILASKUMAR PALRESHA Age 34 Years Occupation Business Having Office at- S.No.34, VTP House, Near Shakti Sports, Vadgaon Sheri, Pune 411014.

.....Hereinafter referred to as the "SAID OWNER No. 2" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns)

--- PARTY OF THE SECOND PART

AND

1. Dattatrey Laxman Hargude Age:- 64 Years, Occ:- Agriculture 2. Smt. Sunanda Dattatrey Hargude Wife of Shri. Dattatrey Laxman Hargude Age:- Adult Years, Occ:- Agriculture 3. Sagar Dattatrey Hargude Age:- Minor, 4) Miss. Dhanashree Dattatrey Hargude Age:- Minor, No. 3 to 4 Minors Through Their Natural Guardian Shri. Dattatrey Laxman Hargude Age:- Adult Years, Occ:- Agriculture 5. Manoj Kisan Gaikwad Age:- 44 Years, Occ:- Agriculture 6. Rajeshree Manoj Gaikwad Age:- 32 Years, Occ:- Agriculture 16. Nishor Manoj Gaikwad 17. Swayam Manoj Gaikwad, No. 16 & 17 Minors Through Their Natural Guardian Mr. Manoj Kisan Gaikwad. 18. Anita Ganesh Gaikwad Age:- 28 Years, Occ:- Agriculture 19. Mona@Jayshri Ganesh Gaikwad Age:- 20 Years, Occ:- Agriculture 20. Gaurav Ganesh Gaikwad 21. Ajay Ganesh Gaikwad, No. 20 And 21 Minors Through Their Natural Guardian Smt. Anita Ganesh Gaikwad, Occ:- Agriculture 22. Champabai Chandrakant Waghmare Age:- 60 Years, Occ:- Agriculture"23. Santosh Ramdas Sarode Age:- 32 Years, Occ:- Agriculture. All Residing At: A/Post Ganeshnagar, Old Mundhwa Road, Pune-411014 Through their constituted attorney M/s. VTP CORPORATION LLP, through one of its Partner MR. BILESH VILASKUMAR PALRESHA Age 34 Years Occupation Business Having Office at- S.No.34, VTP House, Near Shakti Sports, Vadgaon Sheri, Pune 411014.

.....Hereinafter referred to as the "SAID OWNER No. 4" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns)

--- PARTY OF THE FORUTH PART.

AND

1] Mr. Gorakh Jaywant Satav, Age: 50 Years, Occ. Business, 2) Mrs. Lata Gorakh Satav, Age: 41 years, occ housewife, both residing at: A/post Kesnand, Taluka Haveli, Dist. Pune. Through their constituted attorney M/s. VTP CORPORATION LLP through one of its Partner MR. BILESH VILASKUMAR PALRESHA Age 34 Years Occupation Business Having Office at- S.No.34, VTP House, Near Shakti Sports, Vadgaon Sheri, Pune 411014.

.....Hereinafter referred to as the "SAID OWNER No. 5" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns)

--- PARTY OF THE FIFTH PART.

AND

1. Pandurang Jagannath Wavhal, Age: 43 Years, Occ.: Agriculture, 2. Dashrath Jagannath Wavhal Age:- 40 Years, Occ:- Agriculture 3. Sunanda Ashok Patekar Age:- 36 Years, Occ.- Agriculture 4. Vijay Kantilal Wavhal Age:- 56 Years, Occ.- Agriculture 5. Tushar Vijay Wavhal Age:- 22 Years, Occ.- Agriculture 6. Mandar Vijay Wavhal Age:- 25 Years, Occ:- Agriculture 7. Dulab Digambar Wavhal Age:- 45 Years, Occ.:- Agriculture 8. Vilas Digambar Wavhal Age:- 35 Years, Occ:- Agriculture 9. Harihal Digambar Wavhal Age:- 65 Years, Occ:- Agriculture 10. Vandika Sachin Phutane Age:- 32 Years, Occ:- Agriculture. All Residing At: A/Post Kesnand, Taluka Haveli, Dist. Pune. Through their constituted attorney M/s. VTP CORPORATION LLP, through one of its Partner MR. BILESH VILASKUMAR PALRESHA Age 34 Years Occupation Business Having Office at- S.No.34, VTP House, Near Shakti Sports, Vadgaon Sheri, Pune 411014.

.....Hereinafter referred to as the "SAID OWNER No. 6" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns)

--- PARTY OF THE SIXTH PART.

AND

1. Baban Keru Hargude Age:- 62 Years Occ: Business 2. Sulochana Baban Hargude Age:- 55 Years Occ: Housewife 3.Balasaheb Baban Hargude Age:- 36 Years Occ: Business 4.Shailesh Balasaheb Hargude Age:-31 Years Occ: Housewife 5.Rajaram Baban Hargude Age:- 37 Years Occ: Business 6.Varsha Rajaram Hargude Age:- 27 Years Occ: Housewife 7.Manisha Shivaji Chaudhari Age:- 30 Years Occ: Housewife 8.Swati Sunil Mhaske Age:- 28 Years Occ: Housewife 9.Bhimrao Dnyadeo Jadhav Age:- 72 Years Occ: Business. All Residing At: A/Post Kesnand, Taluka Haveli, Dist. Pune. Through their constituted attorney M/s. VTP CORPORATION LLP, through one of its Partner MR. BILESH VILASKUMAR PALRESHA Age 34 Years Occupation Business Having Office at- S.No.34, VTP House, Near Shakti Sports, Vadgaon Sheri, Pune 411014

.....Hereinafter referred to as the "SAID OWNER No. 7" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns)

--- PARTY OF THE SEVENTH PART.

AND

MAHALUNGE CONSTRUCTION PVT. LTD., PAN: AALCM8790M A Private Limited Company registered under the Companies Act, having its registered office at 3rd Floor, S. No. 34, Near Inorbit Mall, Wadgaon Sheri, Pune - 411014, Through its designated partner MR. BILESH VILASKUMAR PALRESHA Age 34 Years Occupation Business Having Office at- S.No.34, VTP House, Near Shakti Sports, Vadgaon Sheri, Pune 411014. Hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns)

--- PARTY OF THE EIGHT PART

WHEREAS:

A. All that piece and parcel of the land or ground admeasuring 42,659.68 Square Meter carved out of land bearing Gat Nos. 625, 626 (part), 632,633, 654 (part), 661 (part), 662 (part) situated at village Kesnand, Tal. Haveli, Dist. Pune, which are more particularly described in the SCHEDULE I-A to I-H hereunder written. The lands described in SCHEDULE I-A to I-H is hereinafter collectively referred to as "THE SAID LAND" for the sake of convenience only.

B. The Owner No. 1 has acquired the said land described in SCHEDULE I-A to I-H in the following manner:-

SCHEDULE I-A

Sr. No.	Name of the Vendor	Gat No.	Area in Are	Details of Sale Deed & POA
1	Mr. Dattatray Laxman Hargude & others	626	40 R	4507/13 dtd 16/07/2015. 4534/15 dtd 17/07/2015

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Sr. No.	Name of the Vendor	Gat No.	Area In Are	Details of Sale Deed & POA
2	Mr. Pandurang Mahadu Hargude & others	626	40 R	4506/15 did 16/07/2015, 4533/15 did 17/07/2015

SCHEDULE I-B

Sr. No.	Name of the Vendor	Gat No.	Area In ARE	Details of Development Agreement & POA
1	Mr. Balasaheb Jagannath Jadhav & others	625	31.75 R	9819/14 did 10/11/2014, 9820/14
2	Mr. Ramchandra Jagannath Jadhav & others	625	31.75 R	9824/14 did 10/11/2014, 9825/14
3	Mr. Nandkumar Jagannath Jadhav & others	625	31.75 R	9833/14 did 10/11/2014, 9834/14
4	Mr. Dattatray Jagannath Jadhav & others	625	31.75 R	1710/15 did 16/02/2015, 1711/15

SCHEDULE I-C

Sr. No.	Name of the Vendor	Gat No.	Area In ARE	Details of development agreement & POA
1	Mr. Dattatray Laxman Hargude & others	626	80 R	4508/15 did 16/07/2015, 4532/15 did 17/07/2015

SCHEDULE I-D

Sr. No.	Name of the Vendor	Gat No.	Area In ARE	Details of development agreement & POA
1	Mr. Sunil Kisan Gaikwad & others	652	[illegible]	8250/14 did [illegible] 8251/14 did [illegible] 2015
2	Mr. Bhimrao Jadhav	[illegible]	[illegible]	10216/2018 did 13/07/2018 10219/2018 did 21/07/2018

SCHEDULE I-E

Sr. No.	Name of the Vendor	Gat No.	Area In ARE	Details of development agreement & POA
1	Mr. Sunil Kisan Gaikwad & others	661	15.5 R	8253/14 did 19/09/2014, 8254/14 did 19/09/2014

SCHEDULE I-F

Sr. No.	Name of the Vendor	Gat No.	Area In ARE	Details of development agreement & POA
1	Mr. Gorakh Jaywant Satav	662	4.6468 R	3688/15 did 07/04/2015, 3689/15
2	Mrs. Lata Gorakh Satav	662	17.53 R	9804/14 did 10/11/2014, 9805/14

SCHEDULE I-G

Sr. No.	Name of the Vendor	Gat No.	Area In ARE	Details of development agreement & POA
1	Mr. Pandurang Jagannath Wavhal and others	654	2 R	8259/14 did 19/09/2014, 8260/14
2	Mr. Vijay Kantilal Wavhal and others	654	2 R	6237/14 did 11/07/2014, 6238/14
3	Mr. Gulab Digambar Wavhal and others	654	2 R	6608/14 did 22/07/2014, 6609/14

SCHEDULE I-H

Sr. No.	Name of the Vendor	Gat No.	Area In ARE	Details of development agreement & POA
1	[illegible] & others	[illegible]	[illegible]	10220/18 did 13/07/2018, 10221/18

C. By virtue of various Power of Attorneys executed & registered in the office of the Sub-Registrar Pune & the Owners have authorised and empowered the designated partner/s, representative/s of the Owner No.1 to do and execute or cause to be done and executed various acts, deeds, matters and things as stated therein in connection with the said land, to sell the same to any intending/Prospective Purchaser, to enter into Sale Deed, agreement to sell, to receive consideration and to do and execute and or cause to be done and executed all other acts, deeds, matters and things necessary to complete the transaction;

D. The Owner No. 1 has notified the Purchaser and the Purchaser is aware that the Larger Land is consists of a Residential Project & As per Said Master Layout Plan, the Said Larger Land is subdivided in to 7 Residential Buildings, area Open space No.1, Open Space no.2, Open Space No. 3 and area under road, pathway, service area and area for transformer, Amenity Plots/s

E. The Collector of Pune passed an Order BHA/MOU KESHANI/TAL.HAVELI/ DIST.PUNE/OAT NO. 625 & OTHERS/P No. 1532/16-17 dated 20/05/2017 and further obtained revised sanctioned bearing No. DP/BHA/ MOU KESHANI/ TAL.HAWELI/ DIST.PUNE / OAT NO.625 PART & OTHERS/P NO. 656-17-18 Dated 4/9/2017 and further obtained revised sanctioned bearing No. BHA/CR No. 1602/17-18/Kesnand Dated 19/09/2018 thereby granting its sanction to the Rlewise/Larger Layout plan and granting permission to use the Larger Land for non-agricultural purpose for implementation of project on certain terms and conditions more particularly recorded therein.

F. As per the said layout the Said Entire Property divided into various parts out of which land admeasuring 5272.85 square meters approximately equivalent to 56757 square feet is retained for the purpose of amenity space, which is hereinafter referred to as a "SAID PROPERTY" for the sake of convenience only. The said property is more particularly described in the SCHEDULE-II hereunder written is the subject matter of these presents and that the Owners has represented to the Purchaser herein that, the Owners are absolutely seized and possessed of the Said Property as owners thereof and that he has a clear and marketable title to the said property free from all encumbrances and reasonable doubts;

G. The said Owner No. 1 agreed to sell the Said Property to the Purchaser at and for the total consideration of Rs. 3,43,12,700/- (Rupees Three Crore Forty Three Lakh Twelve Thousand Seven Hundred only). The Purchaser has paid / agreed to pay the said amount of consideration to the Owner No. 1 more particularly described in SCHEDULE-III hereunder written

NOW THIS DEED WITNESSETH THAT:-

That in pursuance to consideration of Rs. 3,43,12,700/- (Rupees Three Crore Forty Three Lakh Twelve Thousand Seven Hundred only) paid by the

Purchaser to the Owner No. 1 (which is more particularly described in SCHEDULE-III hereunder written. The payment and receipt whereof the Owner No. 1 doth hereby admit and acknowledge the same and the Owner No. 1 doth hereby absolutely and forever grant, sell, convey, transfer and assure unto the Purchaser all that piece and parcel of the "SAID PROPERTY" which is more particularly described in the SCHEDULE-II hereunder written TOGETHER WITH all and singular the edifices, court yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passage, commons, gullies, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time here before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto free from any encumbrances whatever AND TOGETHER ALSO WITH all the original deeds, documents, writings, vouchers and other evidences of title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever, at law and in equity of the Owners into or of or upon the said Property or any part thereof AND ALL THE ESTATE right, title, interest, claim and demand whatsoever, at law and in equity of the Owners into out of or upon the said Property or any part thereof AND TO HAVE AND TO HOLD all and singular the said Property hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with its and every of its rights members and appurtenances UNTO AND TO THE USE and benefit of the Purchaser SUBJECT TO the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or Municipal Corporation or to the Gram Panchayat or any other public body or local authority in respect thereof by the Owners for the period upto the date of these presents AND the Owners doth hereby for his respective heirs, successors, administrators and executors or any person claiming through him covenant with the Purchaser THAT notwithstanding any act, deed, matter or thing whatsoever by the Owners or any person or persons lawfully or equitably claiming by from through under or in trust for him made done committed, omitted or knowingly or willingly suffered to the contrary AND the Owners now for itself and each of them good right, full power and absolute authority to grant, convey, transfer and assure the said Property hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold enter upon, occupy, possess and enjoy the said Property hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents issues and profits thereof and of every part thereof to and for its own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Owners or his heirs, administrators, executors, administrators or executors or any of them or by any person lawfully or equitably claiming or to claim by from under or in trust for them.

AND THE OWNERS HEREBY FURTHERMORE REPRESENTS THAT:

a) The Owners is absolutely seized and possessed of and/or well and sufficiently entitled to the Said Entire Property described in the SCHEDULE-I and that the Owners is well and sufficiently entitled to the said Property described in SCHEDULE-II and the title of the Owners to

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the said Property is free, marketable and free from encumbrances and reasonable doubts;

b) The Owners has not otherwise entered into any agreement for sale or development or otherwise transferred the said Property or any part thereof;

c) There are no prohibitory orders or any attachment orders of or otherwise any liabilities in respect of the said Property or any part thereof;

d) There are no suits nor any proceedings nor any lispendens or other notices of any attachment, either before or after judgment, pending in respect of the said Property or any part thereof whereby the rights of the Owners to deal with the said Property are in any way affected or jeopardized;

e) There are no income tax, wealth tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation authorities or local authorities pending whereby the said Property or any part thereof is in any way affected and/or jeopardized;

f) No third party consent / no objection, including from the Collector, is required to be obtained for the purpose of the transaction contemplated herein;

g) All municipal taxes, land revenue, water charges, etc., payable to the State or Central Government, and any other concerned authority in respect of the said Property are paid till date and there are no dues payable to any of the aforesaid authorities;

h) The Owners is not guilty of having or not having done any act, deed or thing which can be construed as a breach of any law, regulations, rules, which affects the title of the Owners to the said Property or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority;

i) No notice/s is/are received by the Owners or anyone on his behalf or his predecessors in title, either from local authorities or from the Government or otherwise for requisition and/or acquisition of the said Property or any part thereof;

j) The Owners shall extend all cooperation for the Purchaser for recording its name in the record of rights in respect of the said property.

k) The Purchaser shall now become the absolute owner of the said Property described in the Schedule I and II hereunder.

AND THAT [illegible] and hereby declares that the Owners has fully acquitted, exonerated, released and forever discharged the Purchaser and the said Property from all and all manner of claims demands, suits, actions, proceedings by the Purchaser or, from and against all and any persons and [illegible] and shall recover either directly or be [illegible] and made, executed or [illegible] by the Owners or by any person or persons lawfully or equitably claiming from the Owners.

B) All That Piece And Parcel Of Land Bearing Gat No. 625, Admeasuring 01 Hectare 27 Are, Carved Out Of Land Totally Admeasuring 02 Hectare 53 Area, Assessed At Rs. 5.19 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	:	By Gat No. 650, 648, 645, 644
On Or Towards South	:	By Gat No. 626
On Or Towards West	:	By Remaining Land Out Of Gat No. 625
On Or Towards North	:	By Gat No. 622

C) All That Piece And Parcel Of Land Bearing Gat No. 626 Admeasuring 00 Hectare 80 Are, Carved Out Of Land Bearing Gat No. 626, Totally Admeasuring 04 Hectares 04 Area, Assessed At Rs. 8.00 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	:	By Gat No. 637, 640, 642 & 643
On Or Towards South	:	By Gat No. 627
On Or Towards West	:	By Land Remaining Out Of Gat No. 626
On Or Towards North	:	By Gat No. 625

D) All That Piece And Parcel Of Land Bearing Gat No. 652, Totally Admeasuring 00 H 76 Are, Assessed At Rs. 2.28 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under:-

On Or Towards East	:	By-Gaothan
On Or Towards South	:	By Gat No. 650 Land of Mr. Gaikwad
On Or Towards West	:	By Land of Mr. Jadhav
On Or Towards North	:	By Land of Mr. Wavhal

E) All That Piece And Parcel Of Land Bearing Gat No. 661, Admeasuring 00 Hectare 15.5 Are, Carved Out Of Land Totally Admeasuring 00 H 31 Area, Assessed At Rs. 1.19 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	:	By Gaothan
On Or Towards South	:	By Land Of Mr. Wavhal
On Or Towards West	:	By Land Of Mr. Margude
On Or Towards North	:	By Land Of Mr. Satav

F) All That Piece And Parcel Of Land Bearing Gat No. 662, Admeasuring 00 Hectare 22.1958 Are, Carved Out Of Land Totally Admeasuring 01 Hectares 67 Area, Assessed At Rs. 2.62 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And

AND FURTHER that the Owners and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Property hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust for the Owners, or his respective heirs, successors, administrators and executors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, and its nominees or its Counsel in law for assuring the said Property and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchasers in the manner aforesaid.

AND THAT it is further agreed, declared and covenanted that the Owners has handed over legal and peaceful possession of the said property to the Purchaser on the execution of these presents as owner thereof and that the Purchaser admit and acknowledge the same. Further the Purchaser shall use the said Amenity Plot for the purpose for which it is sanctioned from the Competent Authorities.

AND THAT as the Owners confirm that he shall be entitled to receive the consideration under these presents in the manner as stated hereinabove and hence the Owners has absolutely conveyed the said property without reserving any right or interest therein.

AND THAT the Purchaser shall be entitled to get its name mutated in the revenue records and the Owners shall render all cooperation thereto.

AND THAT the stamp duty and registration charges and incidental charges to this instrument shall be paid by the Purchaser alone

AND THAT the Purchaser has affixed stamp duty to the tune of Rs. _____/- as per the provisions of Article 25 of the First Schedule to the Bombay Stamp Act, 1958 and the necessary registration fee to the tune of Rs. 30,000/- are also paid on these presents

THE SCHEDULE I OF "SAID ENTIRE PROPERTY" ABOVE REFERRED TO:-

A) All That Piece And Parcel Of Land Bearing Gat No. 626, Admeasuring 00 Hectare 80 Are, Carved Out Of Land Totally Admeasuring 04 Hectors 04 Area, Assessed At Rs. 8.00 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	:	By Gat No. 637, 640, 642 & 643
On Or Towards South	:	By Gat No. 627
On Or Towards West	:	By Land Remaining out of Gat No 626
On Or Towards North	:	By Gat No. 625

Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	:	By 10 Ft. Road
On Or Towards South	:	By remaining land of S. No. 662 (P)
On Or Towards West	:	By remaining land of S. No. 662 (P)
On Or Towards North	:	By S. No. 661

G) All That Piece And Parcel Of Land Bearing Gat No. 654, Admeasuring 00 Hectare 06 Are, Carved Out Of Land Totally Admeasuring 00 Hectare 62 Area, Assessed At Rs. 2.31 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	:	By Gaothan
On Or Towards South	:	By Land Of Mr. Sunil Gaikwad & Others
On Or Towards West	:	By Land Of Mr. Margude
On Or Towards North	:	By Land Of Mr. Sunil Gaikwad & Others

H) All That Piece And Parcel Of Land Bearing Gat No. 653, Admeasuring 00 Hectare 24 Are Assessed At Rs. 1.00 Paisa, Of Village Kesnand, Situated Within The Limits Of Gram Panchayat Kesnand, Taluka Panchayat Samiti Haveli, Pune And Also Situated Within The Sub-Registration District Of Taluka Haveli, Zilla Parishad Pune, District Pune And Bounded As Under: -

On Or Towards East	:	By Land Of Mr. Vilas Wahrai & Others
On Or Towards South	:	By Land Of Mr. Sunil Gaikwad & Others
On Or Towards West	:	By Land Of Mr. Kisan Bhausa Margude
On Or Towards North	:	By Land Of Mr. Ramdas Dhonibe Gaikwad & Others

Thus are totally admeasuring 42669.68 Sq. meters from Schedule I (A to H) Together With Easement, Appurtenances, Pathways, Ingress, Egress, Incidental and Other Ancillary Rights Thereto Known as "Said Entire Property".

THE SCHEDULE – II "SAID PROPERTY" ABOVE REFERRED TO:-

All that piece and parcel of land (Amenity Plot) admeasuring about 5272.85 square meters approximately equivalent to 56757 square feet situated at Gat NO 625(p), 626(p), 653(p), 652(p), 654(p), 661, 662(p) situated at VTP Purvanchal, Wagholi – Kesanand, -Wagholi, Maharashtra 412 207 and within the limits of the Pune Metropolitan Region Development Authority and which land is boundet as follows

On Or Towards East	:	Adjacent Gat No. 650
On Or Towards South	:	F wing of Project Purvanchal out of Layout
On Or Towards West	:	12 Meter Wide Road
On Or Towards North	:	Adjacent Gat No.625 (Part)

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Sr. No.	Name of the Vendor	Gat No. / C.T.S. No.	Area as per 7/12 & 8A Ext.	Area as Per	AREA AS PER 7/12 EXTRACT	DEDUCTION AS PER LAYOUT	FOR AMENITY DEDUCTION	Details of Development Agreement & POA
3	Mr. Balasaheb Jagannath Jadhav & others			31.75				10/11/2014, 9819/14, 9820/14
3	Mr. Ramchandra Jagannath Jadhav & others	65 3	253	31.75	127	127.0	15.88	10/11/2014, 9824/14, 9825/14
3	Mr. Nanakumar Jagannath Jadhav & others			31.75				10/11/2014, 9832/14, 9834/14
4	Mr. Dattatray Jagannath Jadhav & others			31.75				17/10/2015, 1710/15, 1711/15
1	Mr. Dattatray Laxman Hargude & others			40				17/06/2015, 4507/15, 4534/15
2	Mr. Pandurang Shahaji Hargude & others	64 4	404	40	160	160 B	19.77	17/06/2015, 4460/15, 4533/15
3	Mr. Dattatray Laxman Hargude & others			80				19/07/2015, 4508/15, 4535/15
1	Mr. Sunil Kisan Gaikwad & others	65 3	76	76	76	76.0	9.50	19/11/2014, 8250/14, 8251/14
1	Mr. Hebon Kaka Hargude & others	65 3	24	24	24	24.0	2.67	21/07/2016, 10220/16, 10221/16
2	Mr. Dhirubhai Jadhav			8				21/07/2016, 10218/2016 10219/2015
1	Mr. Pandurang Jagannath Warhal and others	65 4	52	2				17/09/2014, 7207/14, 7208/14, 7209/14, 7210/14
2	Mr. Vijay Kantilal Warhal and others			2				17/09/2014, 7207/14, 7208/14, 7209/14, 7210/14
3	Mr. Gulab Dhanaji Warhal and others			2				17/09/2014, 7207/14, 7208/14, 7209/14, 7210/14
1	Mr. Sunil [illegible] & others	65 4	38	38				17/09/2014, 7207/14, 7208/14, 7209/14, 7210/14
1	Mr. Gurnam	66	167	167	167	167.0	20.88	17/09/2014, 7207/14, 7208/14, 7209/14, 7210/14

	Jagwant Saini	2		8				3668/15 3667/15
2	Mrs. Late Gursah Saini			17.63				10/11/2014, 9804/14, 9805/14
					430.848	430.8	53.75	

SCHEDULE-III

Sr. No.	Amount	Mode of payment	Date	Bank Name
1.	1,48,50,000/-	Cheque No 367972	01/02/2020	Janata Sahakari Bank Ltd. Bhawani Peth, Pune
2.	1,91,19573/-	Cheque No. 367971	02/05/2020	Janata Sahakari Bank Ltd. Bhawani Peth, Pune
3.	1,50,000/-	TDS	01/02/2020	
4.	1,93,127/-	TDS	01/02/2020	
	Rs. 3,43,12,700/-	TOTAL (Rupees Three Crore Forty Three Lakh Twelve Thousand Seven Hundred only)		

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement at Pune in the presence of attesting witness, signing as such on the day first above written.

SIGNED SEALED AND DELIVERED by VTP CORPORATION LLP Through its designated partner MR. NILESH VILASKUMAR PALRESHA as OWNER NO. 1

PHOTO	THUMB	SIGNATURE

SIGNED SEALED AND DELIVERED by OWNERS No. 2 Through Their Constituted Attorney M/S. VTP CORPORATION LLP Through its designated partner MR. NILESH VILASKUMAR PALRESHA

PHOTO	THUMB	SIGNATURE

SIGNED SEALED AND DELIVERED by OWNERS No. 3 Through Their Constituted Attorney M/S. VTP CORPORATION LLP Through its designated partner MR. NILESH VILASKUMAR PALRESHA

PHOTO	THUMB	SIGNATURE

SIGNED SEALED AND DELIVERED by OWNERS No. 4 Through Their Constituted Attorney M/S. VTP CORPORATION LLP Through its designated partner MR. NILESH VILASKUMAR PALRESHA

PHOTO	THUMB	SIGNATURE

SIGNED SEALED AND DELIVERED by OWNERS No. 6 Through Their Constituted Attorney M/S. VTP CORPORATION LLP Through its designated partner MR. NILESH VILASKUMAR PALRESHA

PHOTO	THUMB	SIGNATURE

SIGNED SEALED AND DELIVERED by OWNERS No. 5 Through Their Constituted Attorney M/S. VTP CORPORATION LLP Through its designated partner MR. NILESH VILASKUMAR PALRESHA

PHOTO	THUMB	SIGNATURE

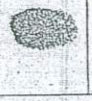
SIGNED SEALED AND DELIVERED by OWNERS No. 7 Through Their Constituted Attorney M/S. VTP CORPORATION LLP Through its designated partner MR. NILESH VILASKUMAR PALRESHA

PHOTO	THUMB	SIGNATURE

PRINCIPAL
VIBGYOR RISE-WAGHOLI

हवल—१०
५५३९ | १९ | ८०
२०२०

SIGNED SEALED AND DELIVERED by the above named "PURCHASER" MAHALUNGE CONSTRUCTION PVT. LTD. Through its designated MR. NILESH VILASKUMAR PALREKHA Director

PHOTO	THUMB	SIGNATURE
		

Witnesses:	
1	Name: Pratap Jadhav Address: Pratap Jadhav Signature: Somnath Peth, Pune-411011
2	Name: Yogesh Ramteke Address: Wadgaonsheri, Pune-14 Signature:

हवल—१०
५५३९ | १९ | ८०
२०२०

THE SEAL OF JOINT SUB-REGISTRAR CLASS I-II HAVELI-11

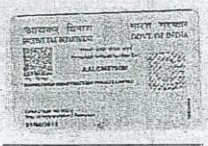
हवल—१९
२२०५ | ५१ | १११
२०२३

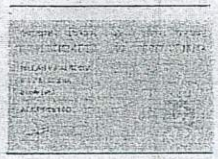
हवल—१०
५५३९ | १० | १०
२०२०

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

VTP CORPORATION LLP

28/5/2011







मी श्री. निलेश विलास पालरेचा, भागीदार-कोटीसी कॉर्पोरेशन एलएलपी या दरे गोषीत करतो की, दुय्यम निबंधक हवेली यांचे कार्यालयात खोटीदाखल व निष्पादकाचा दस्त नोटरीसमोरी सादर करण्यात आला. (१) श्री. बाळासाहेब जगन्नाथ जाधव इतर यांनी दस्त क्र.— ९८२०/२०१४ दिनांक १०.११.२०१४ रोजी (२) श्री. दत्तात्रय लक्ष्मण हरुडे इतर यांनी दस्त क्र.— ५५३४/२०१५ व ५५३२/२०१५ दिनांक १७.०७.२०१५ रोजी (३) श्री. सुनिल किसन गायकवाड व इतर यांनी दस्त क्र.— ८२५१/२०१४ दिनांक १९.०९.२०१४ रोजी (४) श्री. गोरख लक्ष्मण जाधव व इतर यांनी दस्त क्र.— ३६८९/२०१५ दिनांक ०७.०४.२०१५ रोजी (५) श्री. पांडुरंग जगन्नाथ बाळळ व इतर यांनी दस्त क्र.— ८२६०/२०१४ दिनांक १९.०९.२०१४ रोजी (६) श्री. बबन फेरू हरुडे व इतर यांनी दस्त क्र.— ६०२२१/२०१८ दिनांक १३.०७.२०१८ रोजी (७) श्री. पांडुरंग मधु हरुडे व इतर यांनी दस्त क्र.— ५५३३/२०१५ दिनांक १७.०७.२०१५ रोजी, (८) श्री. रामचंद्र जगन्नाथ जाधव व इतर यांनी दस्त क्र.— ९८२५/२०१४ दिनांक १०.११.२०१४ रोजी, (९) श्री. नंदकुमार जगन्नाथ जाधव व इतर यांनी दस्त क्र.— ९८३४/२०१४ दिनांक १०.११.२०१४ रोजी, (१०) श्री. सुनिल किसन गायकवाड व इतर यांनी दस्त क्र.— ८२५४/२०१४ दिनांक १९.०९.२०१४ रोजी, (११) सता गोरख साठव व इतर यांनी दस्त क्र.— ९८०५/२०१४ दिनांक १०.११.२०१४ रोजी, (१२) विजय कांतीलाल बाळळ व इतर यांनी दस्त क्र.— ६२३८/२०१४ दिनांक ११.०७.२०१४ रोजी, (१३) गुलाब दिगंबर बाळळ व इतर यांनी दस्त क्र.— ६६०९/२०१४ दिनांक २२.०७.२०१४ रोजी, (१४) विमलाबाई जाधव व इतर यांनी दस्त क्र.— १०२९९/२०१८ दिनांक २१.०७.२०१८ रोजी यांनी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोटरीसमोर सादर केला आहे/निष्पादित करुन कबुली जबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीचेही कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून अद्यापपर्यंत कुठे कायम्यात मी पूर्णपणे सक्षम आहे. सदरचे मूळ कुलचे आवश्यक असल्यास नोटरी अधिनियम १९०८ चे कलम ८२ अन्वये विशेष मी पात्र राहीन याची मला जाणीव आहे.

दिनांक:- २५ / ०२ / २०२० श्री. निलेश विलास पालरेचा
भागीदार-कोटीसी कॉर्पोरेशन एलएलपी
कुलमुखत्यारधारकाचे नाव व सही

Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number : 27AALFM3790H1ZH

1.	Legal Name	MAHALUNGE CONSTRUCTION PRIVATE LIMITED			
2.	Trade Name, if any	MAHALUNGE CONSTRUCTION PRIVATE LIMITED			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	3RD FLOOR, SURVEY NO.34A HS 60,1,31, VTP HOUSE, NAGAR ROAD, VIMANNAGAR CORNER,, PUNE, Pune, Maharashtra, 411014			
5.	Date of Liability				
6.	Period of Validity	From	27/07/2018	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Centre			
Signature		Signature Not Verified Digitally signed by JOY GOOCH AND SERVICES TAX NETWORK 1 Date: 2018.07.27 13:00:15 IST			
Name		Vaishali Sahas Sarode			
Designation		Superintendent			
Jurisdictional Office		PUNE-I			
9. Date of issue of Certificate		27/07/2018			

Note: The registration certificate is required to be prominently displayed at all places of business in the State.

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 27/07/2018 by the jurisdictional authority.

हवल—१०
५५३९ | १९ | ८०
२०२०

PRINCIPAL
VIBGYOR RISE-WAGHOLI

हवेली-१०
४५३९ | २२ | ८०
२०२०

Form 16
[Refer Section 12(1) (b) of the Act]
Certificate of Incorporation

LLP Identity Number : AAA-4270 2011

I hereby certify that VTP Corporation LLP is incorporated, pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Delhi this 28th day of March, Two Thousand Eleven.

(Santosh Kumar)
Registrar

Address:-
VTP Corporation LLP
Gf. No 218, Connaught Place
S. No. 28, Bund Garden Road
Pune
Maharashtra-411001

पर्मनन्ट सदयान संख्या : AAA-4270 2011

मैं, यह प्रमाणित करता हूँ कि सीमित दायित्व भागीदारी अधिनियम, 2008 की धारा 12(1) के अंतर्गत आज VTP Corporation LLP को निगमित किया गया है।

मेरे हस्ताक्षर से आज 28th day of March, Two Thousand Eleven को दिया गया।

निगमन प्रमाण पत्र

घोषणापत्र

मी श्री. गणेश ज्ञानेश्वर पवार या ठिकाणी घोषीत करतो की, दुय्यम निबंधक हवेली यांचे कार्यालयात खरेदीखत या विषयाचा दस्त नोंदणीसाठी सादर करण्यात आला. की. निलेश विलासकुमार मालरेडा व इतर यांनी दस्त क्र— ७५९८/२०१७ दिनांक २७.०६.२०१७ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोटरीस सादर केला आहे/निष्पादित करुन कबुली जबाब दिलेला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार अथवापैकी 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 नोटरी अधिनियम १९०८ चे कलम ८२ अन्वये विशेष मी पात्र राहीन याची मला जाणीव आहे.

दिनांक:- २१/०२/२०२० श्री. गणेश ज्ञानेश्वर पवार
कुलमुखत्यारधारकाचे नाव व सही

हवेली-१०
४५३९ | २३ | ८०
२०२०

हवेली-१२
२२०९१ | ५२-१११
२०२३

वर्ष:2019-20 गाव नमुना आठ-अ 4/2/2020
धारण जमिनीची नोंदवही (कायम)
(आसामीवार खातावही - जमाबंदी प्रकरण)
गाव:केसनंद तालुका:हवेली जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			बजुतीसाठी		एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	जमिनीवरील नुकसान	स्थानिक उपकर
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. रु.पै. ग्रा.प. रु.पै. रु.पै.
(१)	(२)	(३अ)	(३ब)	(४अ)	(५)	(६अ)	(६ब) (७)
खाते क्र.1894	भुषण विलास चव्हाण ; ही.टी.पी.कोपरेशन हौ.सो.लि.सोसा.						
रयुक्त खाते	626	0.80.00	0.0000	0.80.00	1.6	0	0 0 0 1.6
	एकूण	0.80.00	0.0000	0.80.00	1.6	0	0 0 0 1.6

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी ग्राह्यता येणार नाही

For View Only

हवेली-१०
४५३९ | २८ | ८०
२०२०

वर्ष:2019-20 गाव नमुना आठ-अ 4/2/2020
धारण जमिनीची नोंदवही (कायम)
(आसामीवार खातावही - जमाबंदी प्रकरण)
गाव:केसनंद तालुका:हवेली जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			बजुतीसाठी		एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	जमिनीवरील नुकसान	स्थानिक उपकर
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. रु.पै. ग्रा.प. रु.पै. रु.पै.
(१)	(२)	(३अ)	(३ब)	(४अ)	(५)	(६अ)	(६ब) (७)
खाते क्र.1884	सतीशगिरव खातव						
व्यक्तिगत खातेदार	662	0.17.55	0.0000	0.17.55	0.59	0	0 0 0 0.59
	एकूण	0.17.55	0.0000	0.17.55	0.59	0	0 0 0 0.59

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सुचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी ग्राह्यता येणार नाही

हवेली-१०
४५३९ | ५१ | ८०
२०२०

PRINCIPAL
VIBGYOR RISE-WAGHOLI

वर्ष:2019-20 | गाव नमुना आठ-अ | 4/2/2020

धारण जमिनीची नोंदवही (तृणिक)

(आकारीपड खतावणी – नमावंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

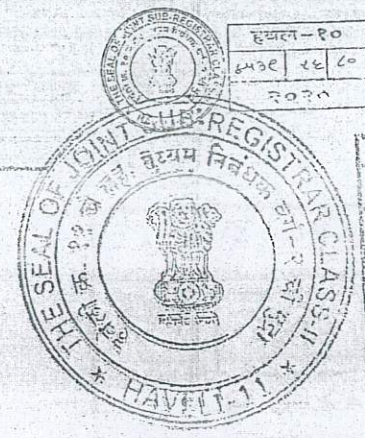
गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी			एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा पुढी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर	
		(हे.आर.चौ.मी) भूमिधारिका हिस्सा	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प. रु.पै. रु.पै.		रु.पै.
(१)	(२)	(३अ)	(३ब)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्र.1431 संयुक्त खाते	662 गोरख जयवंत साठे , रावबा जमुनराव साठे	0.82.62	0.0000	0.82.62	2.78	0	0	2.78
	एकूण				2.78	0	0	2.78

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

For View Only

हजर-१०
५५३९ | २६ | ८०
२०२०



हजर-१०
2281 | 93 | 119
२०२३



वर्ष:2019-20 | गाव नमुना आठ-अ | 4/2/2020

धारण जमिनीची नोंदवही (तृणिक)

(आकारीपड खतावणी – नमावंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी			एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा पुढी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर	
		(हे.आर.चौ.मी) भूमिधारिका हिस्सा	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प. रु.पै. रु.पै.		रु.पै.
(१)	(२)	(३अ)	(३ब)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्र.560 सामाईक खाते	661 शेखर गणेश गायकवाड , अनिता गणेश गायकवाड , अनिता साहेबराव गायकवाड , अ.पा.क. आई अनिता , वैभव किसन गायकवाड , गायत्री गणेश गायकवाड , गौरव गणेश गायकवाड , वैभवाई चंद्रकांत बापमारे , दिपक किसन गायकवाड , नारायण साहेबराव गायकवाड , प्रमिला उर्फ सीमा आण्णाराव भट्टे , मनोज किसन गायकवाड , सुनिता किसन गायकवाड , सोमनाथ रेमदास करंदे	0.31.00	0.0000	0.31.00	1.19	0	0	1.19
	एकूण	0.31.00	0.0000	0.31.00	1.19	0	0	1.19

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

For View Only

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वर्ष:2019-20 | गाव नमुना आठ-अ | 4/2/2020

धारण जमिनीची नोंदवही (तृणिक)

(आकारीपड खतावणी – नमावंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी			एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा पुढी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर	
		(हे.आर.चौ.मी) भूमिधारिका हिस्सा	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प. रु.पै. रु.पै.		रु.पै.
(१)	(२)	(३अ)	(३ब)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्र.86 सामाईक खाते	652 शेखर गणेश गायकवाड , अनिता गणेश गायकवाड अ.पा.क. आई , वैभव किसन गायकवाड , गायत्री गणेश गायकवाड , गौरव गणेश गायकवाड , वैभवाई चंद्रकांत बापमारे , दिपक किसन गायकवाड , मनोज किसन गायकवाड , सुनिता किसन गायकवाड , सोमनाथ रेमदास करंदे .	0.76.00	0.0000	0.76.00	2.28	0	0	2.28
	एकूण	0.76.00	0.0000	0.76.00	2.28	0	0	2.28

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

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धारण जमिनीची नोंदवही (तृणिक)

(आकारीपड खतावणी – नमावंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी			एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा पुढी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर	
		(हे.आर.चौ.मी) भूमिधारिका हिस्सा	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प. रु.पै. रु.पै.		रु.पै.
(१)	(२)	(३अ)	(३ब)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्र.410 सामाईक खाते	653 बबन केर हरगुडे	0.24.00	0.0000	0.24.00	1	0	0	1
	एकूण				1	0	0	1

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी वापरता येणार नाही.

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PRINCIPAL
VIBGYOR RISE-WAGHOLI

वर्ष:2019-20 | गाव नमुना आठ-अ | 4/2/2020

धारण जमिनींची नोंदवही (कृषिक)

(आसामीवार खतावणी – फमाबंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर		
		(हे.आर.चौ.मी) भूमिअभिलेख निगराणी	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प. रु.पै.	रु.पै.	
(१)	(२)	(३अ)	(३ब)	(४)	(५)	(६अ)	(६ब)		(७)
खाते क्र.308	पुंडलिक दिगंबर शाळके , सखाबाई दिगंबर शाळके , केशरबाई पांडुरंग शाळके , पांडुरंग बगाजी शाळके , राधिका सचिन फुटाणे , सचिन गोविंद फुटाणे , विठाबाई दिगंबर शाळके , सुनीता अशोक पाटकर								
सामाईक खाते	654	0.62.00	0.0000	0.62.00	2.31	0	0	0	2.31
	एकूण	0.62.00	0.0000	0.62.00	2.31	0	0	0	2.31

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी बाधरता मेणार नाही.

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THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

वर्ष:2019-20 | गाव नमुना आठ-अ | 4/2/2020

धारण जमिनींची नोंदवही (कृषिक)

(आसामीवार खतावणी – फमाबंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर		
		(हे.आर.चौ.मी) भूमिअभिलेख निगराणी	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प. रु.पै.	रु.पै.	
(१)	(२)	(३अ)	(३ब)	(४)	(५)	(६अ)	(६ब)		(७)
खाते क्र.1747	दत्तात्रेय तुकाराम हरगुडे , संतोष तुकाराम हरगुडे								
व्यक्तिगत	480	0.82.00	0.0000	0.82.00	2.02	0	0	0	2.02
खातेदार	626	0.70.00	0.01.00	0.71.00	1.4	0	0	0	1.4
	एकूण					0	0	0	3.42

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी बाधरता मेणार नाही.

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धारण जमिनींची नोंदवही (कृषिक)

(आसामीवार खतावणी – फमाबंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर		
		(हे.आर.चौ.मी) भूमिअभिलेख निगराणी	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प. रु.पै.	रु.पै.	
(१)	(२)	(३अ)	(३ब)	(४)	(५)	(६अ)	(६ब)		(७)
खाते क्र.1514	मिनाबाई तुकाराम हरगुडे								
व्यक्तिगत	480	0.75.00	0.0000	0.75.00	1.85	0	0	0	1.85
खातेदार	626	0.40.00	0.0000	0.40.00	0.8	0	0	0	0.8
	एकूण					0	0	0	2.65

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी बाधरता मेणार नाही.

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वर्ष:2019-20 | गाव नमुना आठ-अ | 4/2/2020

धारण जमिनींची नोंदवही (कृषिक)

(आसामीवार खतावणी – फमाबंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी				एकूण
		लागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर		
		(हे.आर.चौ.मी) भूमिअभिलेख निगराणी	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प. रु.पै.	रु.पै.	
(१)	(२)	(३अ)	(३ब)	(४)	(५)	(६अ)	(६ब)		(७)
खाते क्र.705	दत्तात्रेय तुकाराम हरगुडे , संतोष तुकाराम हरगुडे								
व्यक्तिगत	596	0.55.00	0.0000	0.55.00	1.69	0	0	0	1.69
सामाईक खाते	626	0.40.00	0.0000	0.40.00	0.8	0	0	0	0.8
	636	0.00.66	0.0000	0.00.66	0.01	0	0	0	0.01
	एकूण	0.95.66	0.0000	0.95.66	2.50	0	0	0	2.50

टिप : उक्त रकाना क्र.(३अ) मधील लागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबीसाठी बाधरता मेणार नाही.

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PRINCIPAL
VIBGYOR RISE-WAGHOLI

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धारण जमिनीची नोंदवही (कृषिक)

(आसामीवार खतावणी – जमाबंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी			एकूण
		शागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर	
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प रु.पै. रु.पै.	रु.पै.
(१)	(२)	(३अ)	(३ब)	(३क)	(५)	(५अ)	(५ब) (५क)	(७)
खाते क्र.900	शेवेर महादू हरपुडे							
व्यक्तिगत खातेदार	489	0.57.00	0.0000	0.57.00	1.41	0	0 0	1.41
	626	0.47.00	0.0000	0.47.00	0.94	0	0 0	0.94
	एकूण				0	0	0 0	2.35

टिप : उक्त रकाना क्र.(३अ) मधील शागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी ग्राह्यता देण्यात नाही.

हवल-१०
४७९ | ३४ | ८०
२०२०

For View Only

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-10

हवल-१०
२२०४ | ५५ | १११
२०२२

वर्ष:2019-20 | गाव नमुना आठ-अ | 4/2/2020

धारण जमिनीची नोंदवही (कृषिक)

(आसामीवार खतावणी – जमाबंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी			एकूण
		शागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर	
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प रु.पै. रु.पै.	रु.पै.
(१)	(२)	(३अ)	(३ब)	(३क)	(५)	(५अ)	(५ब) (५क)	(७)
खाते क्र.1506	दत्तात्रय जगन्नाथ जाधव , नंदकुमार जगन्नाथ जाधव , बाळासाहेब जगन्नाथ जाधव , रामभाऊ जगन्नाथ जाधव							
संयुक्त खाते	625	1.27.00	0.0000	1.27.00	2.61	0	0 0	2.61
	एकूण				0	0	0 0	2.61

टिप : उक्त रकाना क्र.(३अ) मधील शागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी ग्राह्यता देण्यात नाही.

हवल-१०
४७९ | ३६ | ८०
२०२०

वर्ष:2019-20 | गाव नमुना आठ-अ | 4/2/2020

धारण जमिनीची नोंदवही (कृषिक)

(आसामीवार खतावणी – जमाबंदी पत्रक)

गाव:केसनंद | तालुका:हवेली | जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	धारण क्षेत्र			वसुलीसाठी			एकूण
		शागवडी योग्य क्षेत्र	पोटखराब क्षेत्र	एकूण क्षेत्र	आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर	
		(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	(हे.आर.चौ.मी)	रु.पै.	रु.पै.	जि.प. प्रा.प रु.पै. रु.पै.	रु.पै.
(१)	(२)	(३अ)	(३ब)	(३क)	(५)	(५अ)	(५ब) (५क)	(७)
खाते क्र.3843	पोखुर्डेन महादू हरपुडे							
व्यक्तिगत खातेदार	626	0.47.00	0.0000	0.47.00	0.94	0	0 0	0.94
	एकूण				0	0	0 0	0.94

टिप : उक्त रकाना क्र.(३अ) मधील शागवडी योग्य क्षेत्र हेच आकारणीस पात्र क्षेत्र राहील, पोट-खराब क्षेत्रावर आकारणी लागू नाही.

सूचना : या संकेतस्थळावर दर्शविलेली माहिती ही कोणत्याही शासकीय अथवा कायदेशीर बाबींसाठी ग्राह्यता देण्यात नाही.

हवल-१०
४७९ | ३७ | ८०
२०२०

PRINCIPAL
VIBGYOR RISE-WAGHOLI

VTP CORPORATION LLP

PAN: AAIFV7082M

S.No.34, VTP House, Near Shakti Sports, Wadgaon Sheri, Pune 411014

COPY OF RESOLUTION PASSED IN THE BOARD MEETING OF THE COMPANY HELD ON 03.02.2020 AT PUNE.

RESOLVED THAT the consent of the company be and is hereby given to the Board of Directors of the Company to sell all that piece and parcel of land (Amenity Plot) admeasuring about 5272.85 square meters approximately equivalent to 56757 square feet situated at Gat NO. 625(p), 626(p), 653(p), 652(p), 654(p), 661, 662(p) situated at VTP Purvanchal, Wagholi – Kesanand, –Wagholi, Maharashtra 412 207 not below the market price and to do, execute and perform all or any of the acts applicable as per the provisions of the Companies Act, 1956 in fact and at law so long as they are Directors of the Company to act for and in the name of the Company or in their own name and on behalf of the Company

RESOLVED FURTHER THAT Mr. Nilesh Vilaskumar Palresha Director of the Company be and are hereby authorized by the Board to do all acts, deeds, matters and things and to exercise all rights, powers, authorities, duties and discretion's as may be useful, necessary or expedient for the above purposes.

RESOLVED FURTHER THAT the common seal of the company, wherever required, be affixed and in witness thereof signed by Shri Bhushan Vilaskumar Palresha, Director of the Company.

Shri Bhushan Vilaskumar Palresha
Director

हवेली-१०
५४३९ | ३८ | १०
२०२०

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

हवेली-१२
२२०९१ | ५६ | १११
२०२२

MAHALUNGE CONSTRUCTION PVT. LTD.

PAN: AALCM8790M

3rd Floor, S. No. 34, Near Inorbit Mall, Wadgaon Sheri, Pune – 411014

COPY OF RESOLUTION PASSED IN THE BOARD MEETING OF THE COMPANY HELD ON 03.02.2020 AT PUNE.

RESOLVED THAT Shri Nilesh Vilaskumar Palresha, Director of the Company be and is hereby authorised to negotiate and finalize acquisition by purchase or otherwise of all that piece and parcel of land (Amenity Plot) admeasuring about 5272.85 square meters approximately equivalent to 56757 square feet situated at Gat NO. 625(p), 626(p), 653(p), 652(p), 654(p), 661, 662(p) situated at VTP Purvanchal, Wagholi – Kesanand, –Wagholi, Maharashtra 412 207 and within the limits of the Pune Metropolitan Region Development Authority from VTP Corporation LLP (seller) on such terms and conditions as he may consider appropriate and in the best interest of the Company.

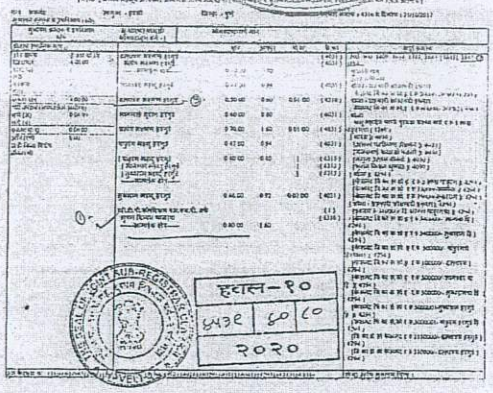
RESOLVED FURTHER THAT Shri Nilesh Vilaskumar Palresha Director of the Company be and is authorized to sign and execute sale deed and all other documents and papers which deemed to be necessary related to purchase of the property and effecting the said deal.

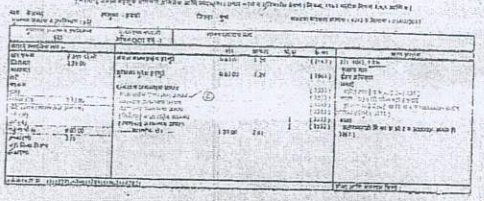
RESOLVED FURTHER THAT the terms and condition of such acquisition of property as placed before the board be and are hereby approved.

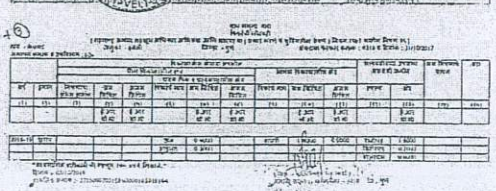
RESOLVED FURTHER THAT the common seal of the company, wherever required, be affixed and in witness thereof signed by Shri Bhushan Vilaskumar Palresha, Director of the Company.

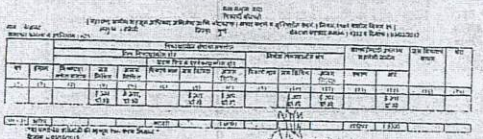
Shri Bhushan Vilaskumar Palresha
Director

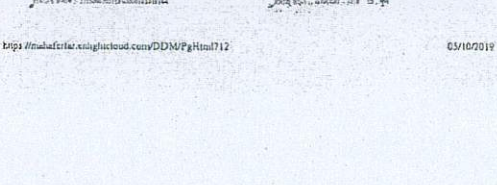
हवेली-१०
५४३९ | ३९ | १०
२०२०

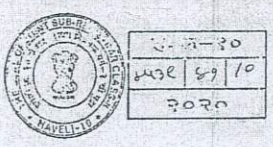










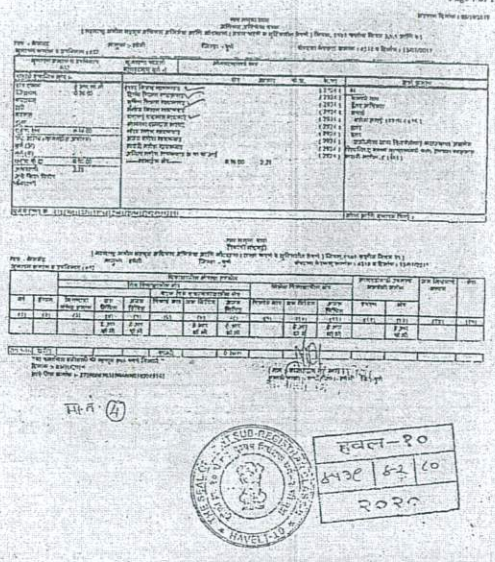


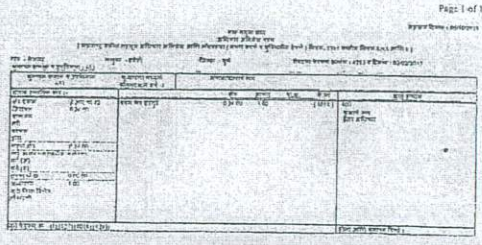
हवेली-१०
५४३९ | ६९ | १०
२०२०

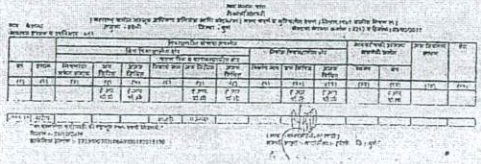
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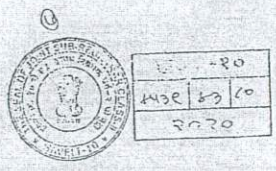
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PRINCIPAL
VIBGYOR RISE-WAGHOLI



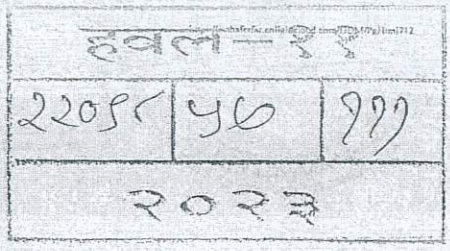


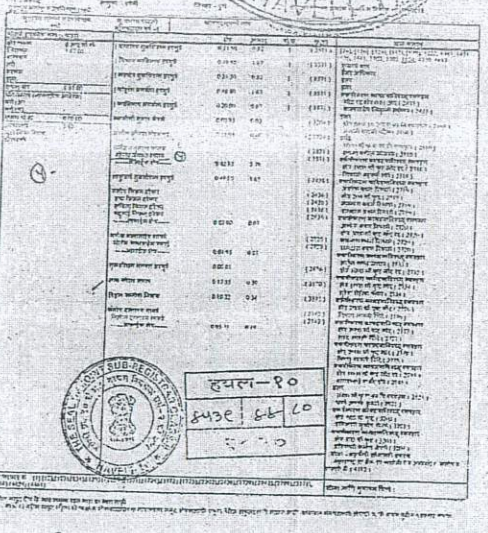


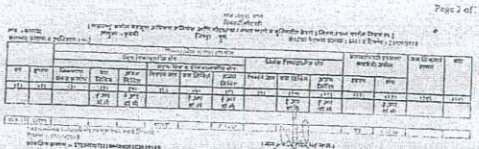


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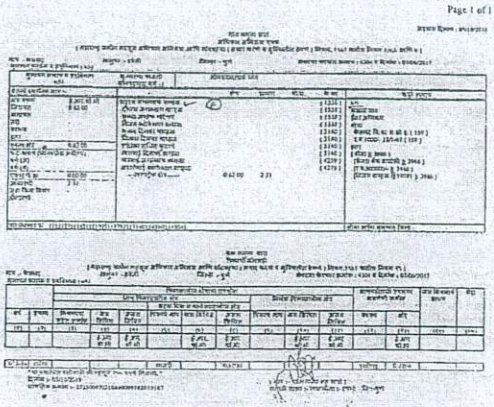


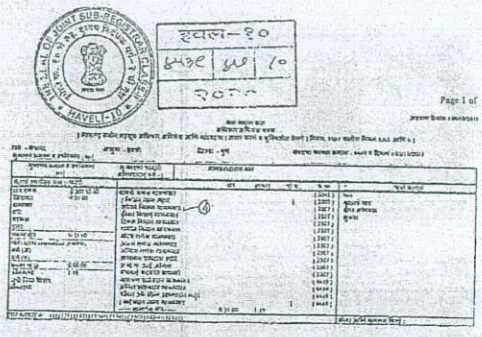


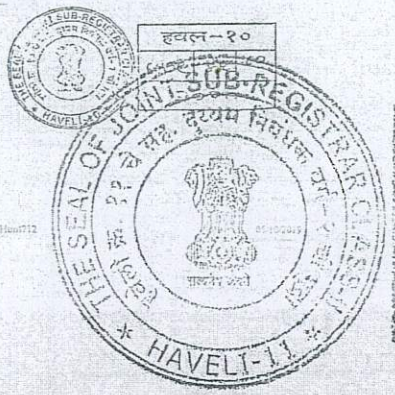


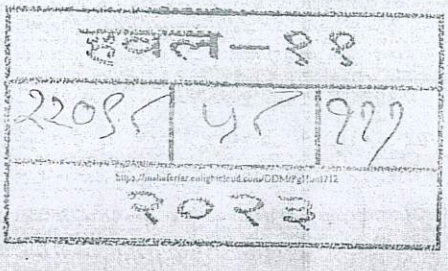
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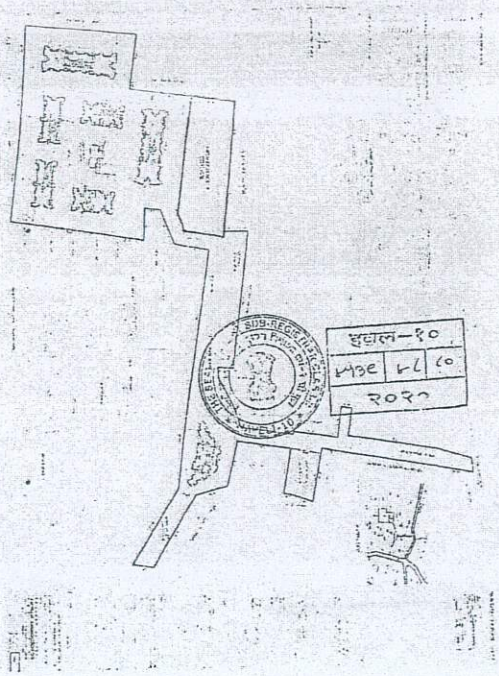
PRINCIPAL
VIBGYOR RISE-WAGHOLI

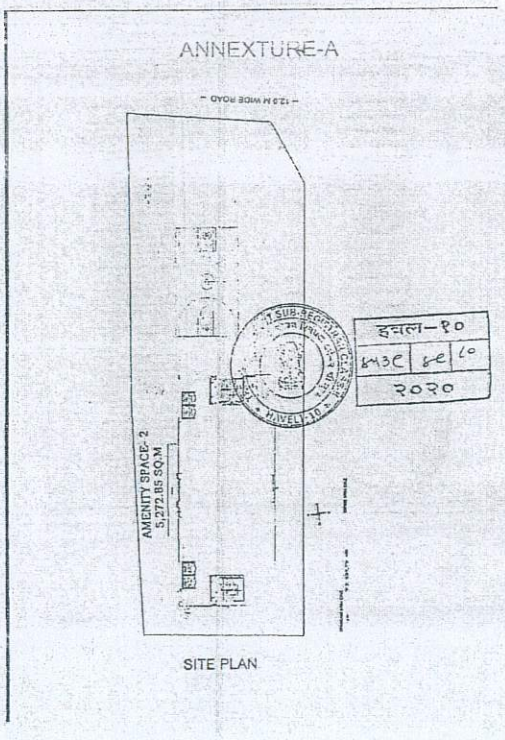












PRINCIPAL
VIBGYOR RISE, WAGHOLI

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune metropolitan Regional Development Authority,Pune

क्र.पुमप्रविप्रा-१२१, शहाजी महाविद्यालय परिसराजवळ, औंध, पुणे-४११००७
S.No.152-153, Maharaja Sayajirao Gaikwad Udyog Bhavan, Aundh, Pune – 411 007
Ph No.: 020- 258 25 344 / 356 / 333 / फॅक्स क्र. ०२०- २५८ २५ ३४० २५१ / ३३१ Email: mrpunrda@gmail.com

विकास परवानगी व प्रारंभ प्रमाणपत्र

(मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीतील नियम क्र.६.६.१ नुसार)

जा.क्र.: DP/पीएमसी/कोथरूड/क्र.व. ४२६ पु.__ व इतर/ज.क.११०२/१७-१८, दि. ०२/०३/२०१८

प्रति,
मे. व्हीटी.पी. कॉर्पोरेशन एन्टरप्रायझेस तर्फे भागीदार श्री. भूषण विलास बालदवा
पत्ता- ग.नं.७४७, मिटकॉन हाऊस, वृन्दावनॉट सोसा.जवळ, बाणेर व्हॅलिनगर फाटा,
पुणे-नगर रोड, ता.हवेली, जि. पुणे- २४

सर्व्हे.नंबर/ सामुक्र.नंबरचे, जिल्हा.पुणे मंजोरा गा.न. ६९६ पै., ६२५ पै., ६२४ पै., ६४१ पै., ६४२ पै., ६४३ पै., ६४४ पै., ६९८ पै., ६९९ पै., ७०१ पै. व ७०२ तसेच मौजे पुणे शि.नं.४४-६९,६८ पै.पी.पै. क्षेत्रांचा प्रत्यक्षात मंजूर मूलभूत/पायाभूत सोयी-सुविधांसह रेखांकन, इमारत व त्यासह इतरत्र बांधकीय प्रयोजनाकरता वापर करता करणे. त्यास प्रत्यक्षात/सोबत जोडलेल्या नकाशाप्रमाणे सदर जागेच्या जोगवाड्या परिसरात, 'अ' वर्ग नगर मुद्रा: ३८१ व मंजूर प्रचिन्ह सहित प्रत्यक्ष इमारतीच्या जिल्ह्याच्या गणनाकरी व प्रत्यक्ष इमारतीच्या देण्यात येत आहे.

हवल-१०
६५३९ | ५० | ८०
२०२०

THE SEAL OF JOINT SUB-REGISTRAR OF ASSURANCES HAVELI-10

सहायक आयुक्त,
तथा
मुख्य कार्यकारी अधिकारी
पुणे महानगर प्रदेश विकास प्राधिकरण,
पुणे यांचे करिता

THE SEAL OF JOINT SUB-REGISTRAR OF ASSURANCES HAVELI-11

हवल-१०
२२०४ | ५१ | १११
२०२३

THE SEAL OF JOINT SUB-REGISTRAR OF ASSURANCES HAVELI-10

हवल-१०
६५३९ | ४३ | १०
२०२०

THE SEAL OF JOINT SUB-REGISTRAR OF ASSURANCES HAVELI-10

हवल-१०
६५३९ | ४२ | ८०
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THE SEAL OF JOINT SUB-REGISTRAR OF ASSURANCES HAVELI-10

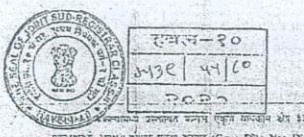
यादिप्रमाणे :- अ :

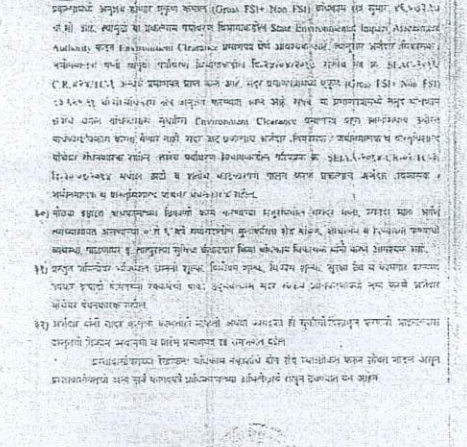
१) मंजूर बांधकामाव्यतिरिक्त जागेवर विकास व बांधकाम करता येणार नाही.

२) सदर विकास परवानगी व प्रारंभ प्रमाणपत्र हे सुधा करीता खालीलप्रमाणे अटींस राहील, अन्यथा सदरहू अधिकारपत्र/परवानगी जिवंत पुराव्यांची अट पालनाची व प्रमाणपत्राचे पुनर्नवीकरण करून न दिल्याचा सदरचे परवानगी व प्रमाणपत्र मोडण्यात येईल.

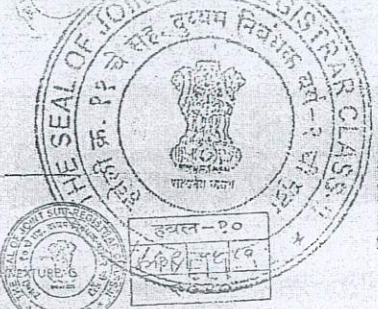
३) जिल्हाधिकारी, पुणे यांजकडील पत्र क्र. एसडी-PMRDA/NA-SR/टे-१/२०१८, दि.१२/०१/२०१८ या पत्रातील नोंदीनुसार वरील क्षेत्रांचा जिल्हा भागधारीकांत, अकृषीक आकारणी आणि ही नोंदीचे भार यावरील सदर जागेचे व शासनाचे हितसंबंध योग्यप्रकारे संरक्षित राहतील.

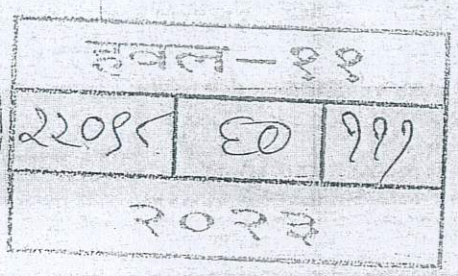
४) प्रस्तावाबरोबर सादर केलेले दि.३१/०८/२०१८, सा.र.नं.८२४-२४, सा.र.नं.८२४/१/१, दि.०८/१२/२०१७, सा.र.नं.१०१०-२४, दि.३१/०८/२०१७, सा.र.नं.२७८१-२०, दि.०१/१२/२०१७, सा.र.नं.१०१०/१४/१, दि.१४/०८/२०१७, सा.र.नं.१०१०/१४/२, दि.१४/०८/२०१७, सा.र.नं.१०१८-२४, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/१, दि.१४/०८/२०१७, सा.र.नं.१०१८/२, दि.१४/०८/२०१७, सा.र.नं.१०१८/२४, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/२, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/३, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/४, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/५, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/६, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/७, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/८, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/९, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/१०, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/११, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/१२, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/१३, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/१४, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/१५, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/१६, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/१७, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/१८, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/१९, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/२०, दि.१४/०८/२०१७, सा.र.नं.१०१८/१/२१, दि.१४/०८/२०१७,


हवेली-१०
५३९ | ५५ | ८०
२०२३

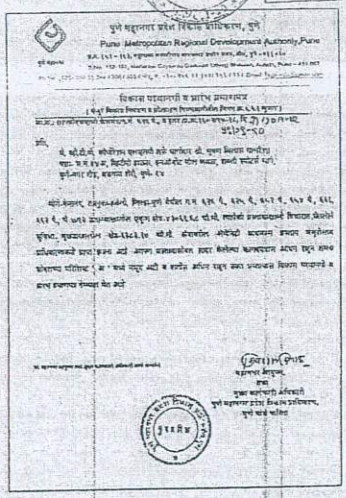


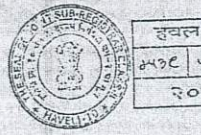



THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
हवेली-१०


हवेली-१०
२२०९१ | ८० | १११
२०२३

हवेली-१०




आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VTP CORPORATION LLP
20/03/2011
AAIFV7082M

हवल-१०
५५३९ | ६५ | ८०
२०२०

NOW THEREFORE, KNOW ALL MEN THESE PRESENT THAT We do hereby appoint, nominate and constitute

MR. GANESH DNYANESHWAR PAWAR
Age:- 48 years, Occ:- Service
PAN: ABJPP1636E
R/at:- Flat No. 1, M20 Chamber, Pune Solapur Road, Saraf Corner, Hadapsar, Pune 411028

as our attorney/s to represent us before any of the offices of the Sub Registrar within the State of Maharashtra, Pune District and Satara District at all time as may be necessary to present before them for registration of Sale Deeds, Agreement to Sell, Agreements, Development Agreements, Power of Attorney, Deed of Cancellation, Deed of Assignment, Deed of Apartment, Agreement of Assignment, Deed of Declaration, Lease Deed, Agreement to Lease, Correction Deeds, Confirmation Deeds and other such documents which has been executed by us.

To admit execution of Sale Deeds, Agreement to Sell, Agreements, Development Agreements, Power of Attorney, Deed of Cancellation, Deed of Assignment, Deed of Apartment, Agreement of Assignment, Deed of Declaration, Lease Deed, Agreement to Lease, Correction Deeds, Confirmation Deeds and other such documents and to do any act, deeds or things as may be necessary to complete the registration of such documents/deeds in the manner required by law and to receive such original documents/ deeds after they are duly registered and thereafter to give proper receipt and discharge for the same,

We hereby agree and declare that, all such documents deeds executed before any of the above mentioned Sub-Registrars by our said Attorney/s shall always be valid and binding on us to all intents and purposes as if done by us personally, which we confirm to ratify and/or validate whenever required.

AND [illegible] registration of documents & deeds before the Sub-Registrar as stated hereinabove, by him and/or to the necessary Employees of the [illegible] any [illegible] any [illegible] any

१०	संदीप अनंतराव काकडे दत्तात्रय अनंतराव काकडे सुनंदा अनंतराव काटेकर	१/४ इ.	१२००.००	२००.००
११	विजय एकनाथराव काकडे	१/४ इ.		४००.००
१२	सुलभा दिगंबर काकडे विजय दिगंबर काकडे सर्वांना संयुक्त कुटाणी लावायचे दिगंबर काकडे	१/४ इ.		४००.००
१३	सुनिल किसन गायकवाड ईश्वर किसन गायकवाड दिपक किसन गायकवाड संतोष किसन गायकवाड संगीता पंढरीनाथ थोपटे अजय गणेश गायकवाड माधवी गणेश गायकवाड कौ. अनिता कर्मवीर गायकवाड शोभनाथ मनोहर साठे	१/१० इ.	३१००.००	१४१०.००
१४	सौ.वि. अनंत काकड	१/४ इ.	४६४.६८	४६४.६८
१५	श्री. गोरख काकड	१/४ इ.	१४१२.००	१४१२.००
१६	एकूण क्षेत्र		४४६६.६८	४४६६.६८
१७	अर्जदार यांनी रिव्हिजन मध्ये अधिकार केलेले क्षेत्र			४४६६.६८
१८	(-) पूर्व भोगवटा मध्ये आकारणी दिलेले क्षेत्र			४०५५५.४१
१९	(-) गुंतवणे अनुषिक आकारणी करण्याचे क्षेत्र			२११.२३
२०	रिव्हिजनचे प्रयोजन			विभाजी

५. विषयांकित अभिलेखी भोगवटादार वर्ग-१ ची आहे.

६. या कार्यालयाकडील उपलब्ध ऑनलाईन रजिस्टर मध्ये नोंदी पहाता सदर जमीन बक्षीसी असलेली दिसून येत नाही.

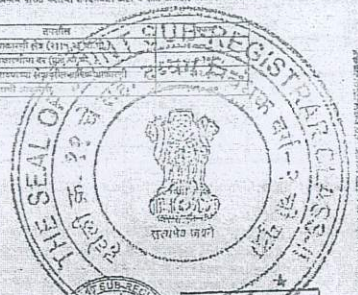
७. विषयांकित अभिलेखे अधिकारअभिलेखाचा इतर हक्कांमध्ये अर्जदार यांचे नावे बोजा दाखल नाही.

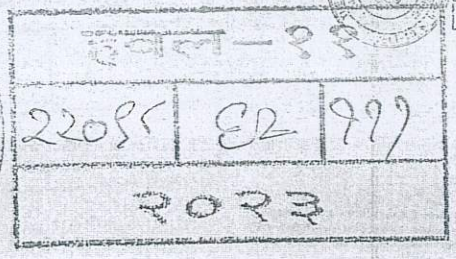
८. इत्र ११५० चौरसमीटर ७/१२ असले व त्यावरील फेरफार नोंद पाहता सदरची जमिन शासकीय/ धार्मिक प्रयोजनार्थ नोंदला नाही.

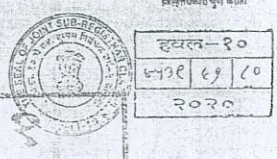
९. प्रकरणी या कार्यालयाकडील पत्र क्र.PRADAHA/SR/७४/२०१८, दिनांक-०४/०९/२०१८ अन्वये बाधितांच्याकरी अभिप्राय मागे, रुपांतरण कर तसेच स्थानिकी चौकशीचा अहवाल सादर करणेत आलेला होता.

१०. प्रतिनिधि पत्र क्र. २ ४ ६ अन्वये प्राप्त झालेल्या हरकतीमधील अटी व शर्ती अर्जदार यांचेवर बंधनकारक राहतील.

अ.क्र.	तपशील
१	जिल्हाधिकारी आकारणी क्षेत्र (गा.न.)
२	जिल्हाधिकारी आकारणी दर (प्रति चौ.मी.)
३	जिल्हाधिकारी आकारणीची रक्कम
४	अतिरिक्त आकारणी

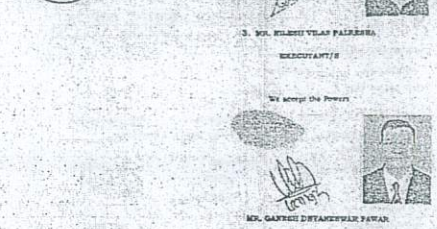


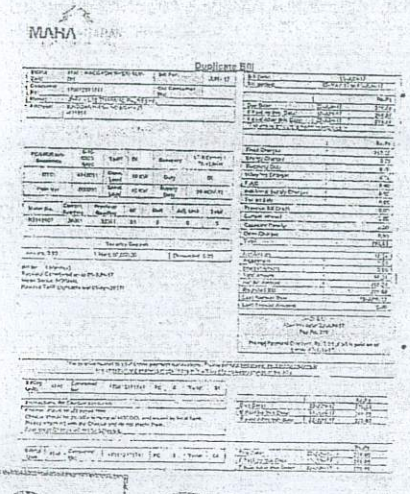




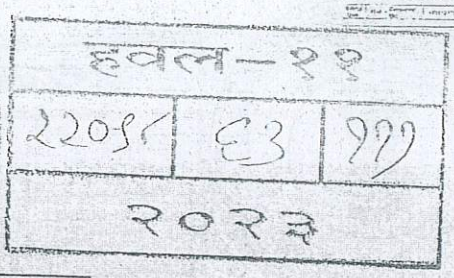


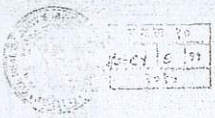


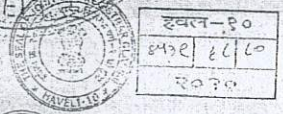




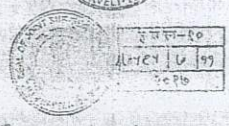




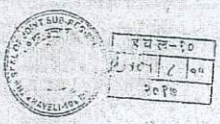












PRINCIPAL
VIBGYOR RISE-WAGHOLI

हवल-१०
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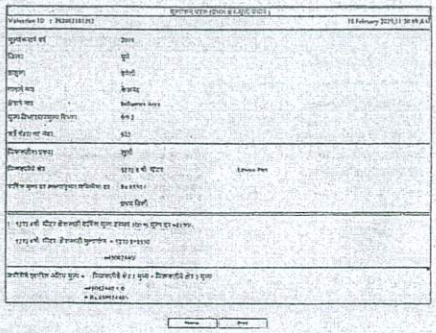
हवल-१०
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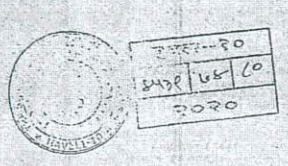
हवल-१०
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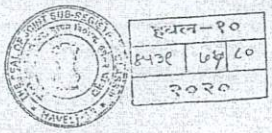
हवल-१०
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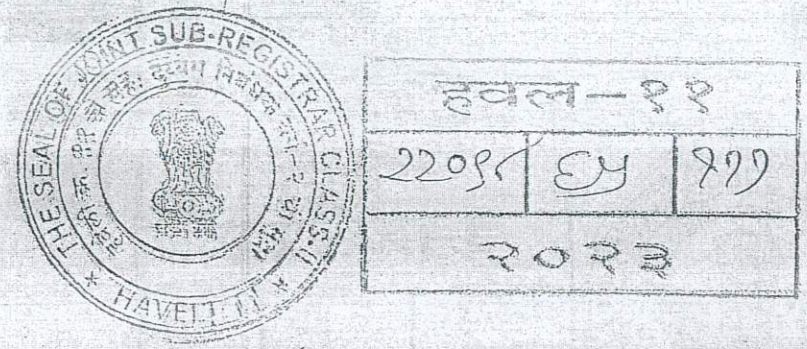
हवल-१०
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२०२२

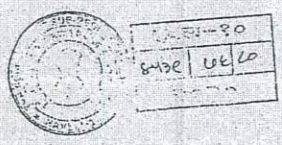
PRINCIPAL
VIBGYOR RISE-WAGHOLI



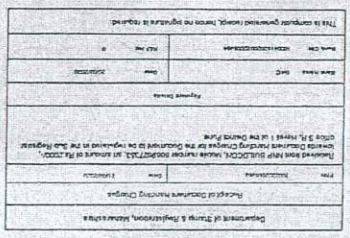












PRINCIPAL
VIBGYOR RISE-WAGHOLI

2264539
बाजारमा,25 फेब्रुवारी 2020 11:06 म.नं

दस्त क्रमांक: हवल10/4539/2020

बाजार मुल्य: रु.4,50,82,440/- मोबदला रु.3,43,12,700/-

भरलेले मुद्रांक शुल्क: रु.27,06,000/-

दु. नि. सह. दु. नि. हवेली10 यांचे कार्यालयात

अ. क्र. 4539 वर दि.25-02-2020

वेळी 11:04 म.पू. वा. हजर केला

हजर इसम याची ओळख पटवणारे यांचे नाव:

पावती:4640 पावती दिनांक: 25/02/2020

सादरकरणाऱ्याचे नाव: बृहन्मुंबई म्युन्सिपल कार्पोरेशन तर्फे मुख्य अधिकारी विनोद विनायकुमार चावरीया वय वर्षे ५८ रा. मुंबई यांचे वतीने प्रतिनिधी म्हणून - -

सोसायटी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1980.00
दस्त नुसती	रु. 20.00
पृष्ठांची संख्या: 89	
एकूण:	32000.00

दु. नि. सह. दु. नि. हवेली-10

दु. नि. सह. दु. नि. हवेली-10

बाजार मुल्य: शेरेबाब

मुद्रांक शुल्क: (शून्य) मोबदलाची दस्तऐवजाची दुरुस्तीचा येथून पुढे दस्त (शून्य) असे लिहून घेणार व सादरकर्ता असे मोबदलाची वेगळे.

सिद्धता क. 1 25 / 02 / 2020 11 : 04 : 10 AM ची वेळ: (मालमत्ता)

सिद्धता क. 2 25 / 02 / 2020 11 : 05 : 08 AM ची वेळ: (पी)

प्रतिज्ञापत्र

आम्ही सिद्धू देगाव व शिद्धू सेजल
सब प्रतिनिधि सिद्धू देवी की सह दस्ताव
जोडलेली पूरक व्यवसाने ही असल्या व खरी
असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन
होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये

सिद्धू देगाव सिद्धू देगाव

दु. नि. सह. दु. नि. हवेली-10

दु. नि. सह. दु. नि. हवेली-10

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
9	सह.दुय्यम निबंधक वर्ग भाषीदार निबंधक सिद्धू देगाव यांची मुख्य व्यवसाने ही असल्या व खरी असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये	सिद्धू देगाव वय :-50		
10	सह.दुय्यम निबंधक वर्ग भाषीदार निबंधक सिद्धू देगाव यांची मुख्य व्यवसाने ही असल्या व खरी असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये	सिद्धू देगाव वय :-50		

सिद्धता क. 3 वा दस्त: 25 / 02 / 2020 11 : 14 : 19 AM

शेरा:-

सदर इसम दुय्यम निबंधक साक्षा ओळखीचे असून सदरहूचा मजकूर वाचून दोघा-साक्षीदारांस, व स्वतः ओळख पटविली असे

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	साद.अन्य अनोळख दस्तऐवजात - - रा:NA पत्ता:NA पो.पुणे पिन कोड:411011		

सिद्धता क्र.4 ची वेळ:25 / 02 / 2020 11 : 14 : 49 AM

दु. नि. हवेली-10

EPayment Details

Sr	Epayment Number	Delacement Number
1	2002202006962	2002202006962D
2	MH012252522201920E	0006415421201920

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Summary-दस्त सारांशपत्रक भाग - २

25/02/2020 11:15:30 AM

दस्त क्रमांक:हवल10/4539/2020

बाजारमा दस्ता अंगीकृत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	साद.दुय्यम निबंधक वर्ग भाषीदार निबंधक सिद्धू देगाव यांची मुख्य व्यवसाने ही असल्या व खरी असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये	सिद्धू देगाव वय :-50		
2	साद.दुय्यम निबंधक वर्ग भाषीदार निबंधक सिद्धू देगाव यांची मुख्य व्यवसाने ही असल्या व खरी असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये	सिद्धू देगाव वय :-50		
3	साद.पी टी पी कॉपोरेशन तर्फ वर्ग भाषीदार निबंधक वर्ग भाषीदार निबंधक सिद्धू देगाव यांची मुख्य व्यवसाने ही असल्या व खरी असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये	सिद्धू देगाव वय :-50		
4	साद.दुय्यम निबंधक वर्ग भाषीदार निबंधक सिद्धू देगाव यांची मुख्य व्यवसाने ही असल्या व खरी असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये	सिद्धू देगाव वय :-50		
5	साद.दुय्यम निबंधक वर्ग भाषीदार निबंधक सिद्धू देगाव यांची मुख्य व्यवसाने ही असल्या व खरी असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये	सिद्धू देगाव वय :-50		
6	साद.दुय्यम निबंधक वर्ग भाषीदार निबंधक सिद्धू देगाव यांची मुख्य व्यवसाने ही असल्या व खरी असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये	सिद्धू देगाव वय :-50		
7	साद.दुय्यम निबंधक वर्ग भाषीदार निबंधक सिद्धू देगाव यांची मुख्य व्यवसाने ही असल्या व खरी असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये	सिद्धू देगाव वय :-50		
8	साद.दुय्यम निबंधक वर्ग भाषीदार निबंधक सिद्धू देगाव यांची मुख्य व्यवसाने ही असल्या व खरी असून ती खोटी व कायदा व्यवस्थेच्या उल्लंघन होईल अशी लिव्ह १९८ ने मजकूर दि. असल्ये	सिद्धू देगाव वय :-50		

हवल-१९
2209 | 83 | 999
२०२३

हवल-१०
५३९ | ८०/८०
२०२०

PRINCIPAL
VIBGYOR RISE-WAGHOLI

अहवाल दिनांक : 31/08/2022

हवेली - २१

महाराष्ट्र रेणिर | ६७ | १११

२०२३

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

ULPIN : 18940878774 भूमापन/क्रमांक व उपविभाग : 625

18940878774

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	271	मगत बाळासाहेब हरगुडे	0.63.00	1.29		(1963)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र	1045	सुरिता सुरेश हरगुडे	0.63.00	1.29		(1961)	
जिरायत 2.53.00	1506	दत्तात्रय जगन्नाथ जाधव				(3553)	इतर अधिकार
बागायत -		बाळासाहेब जगन्नाथ जाधव				(3553)	तगाई
एकुण लागवड योग्य क्षेत्र 2.53.00		रामभाऊ जगन्नाथ जाधव				(3553)	बंडीत तगाई र.रू.622.26 (635)
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)		~~शिवबाई बाळासाहेब खळेकर~~				(3553)	बोजा
वर्ग (अ) -		~~नसताई जगन्नाथ जाधव~~				(3553)	तळेरानवाडी वि का स सो र रु 300000/- मंगत ही (3267)
वर्ग (ब) -		~~मंदाकुमार जगन्नाथ जाधव~~				(5134)	[बोजा सहकारी सोसायटी इत्यादी] (4661)
एकुण पो.ख. 0.00.00		जीवन नंदकुमार जाधव				(5134)	[इ मालमत्ता बँकेचा बोजा रु 1400000/- संबंधी]
एकुण क्षेत्र 2.53.00		पुनम किशोर फडतरे				(5134)	~~सोसायटी इत्यादी~~ (4661)
अ+ब		पुजा विश्वनाथ पिंपाणे				(5134)	भोगे प्रदान
आकारणी 5.19		——सामाईक क्षेत्र——	1.2700	2.61			दत्तात्रय जगन्नाथ जाधव ,बाळासाहेब जगन्नाथ जाधव ,भुषण वितास पालरेपा ,रामभाऊ जगन्नाथ जाधव ,व्ही.टी.पी.कार्पोरेशन एल.एल.पी. तर्फे वांनी तेरसी-महाराष्ट्र इलेक्ट्रीसिटी डिस्ट्रीब्युशन कंपनी लि तर्फे अडीशनल एक्झीक्युटीव्ह इंजिनीअर विजय नॅरसिंग जाधव यांना र.रु. 1.00/- दैनंदिन वापरात क्षेत्र 0.0025 कालावधी वर्षासाठी भाजगाने दिले. (5499)
जुडी किंवा विशेष-आकारणी							प्रलंबित फेरफार : 5241
							शेवटचा फेरफार क्रमांक : 5499 व दिनांक : 29/10/2021
जुने फरफार क्र. (1)(127)(670)(1788)(1962)(3178)(4282)							सोया आणि नगमन चिन्ह

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

625

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील: पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर. चौ.मी	आर. चौ.मी			आर. चौ.मी	
2020-21	खरीप		मिश्र	बाजरी		1.0000				

टीप - * सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

"वा प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 23/08/2023
सांकेतिक क्रमांक :- 27250007031086000082023145 7

(नाव :- स्वप्निल सुरेश पठारे)
तलाठी साजा :- खामगाव टेक तलाठी
ता. हवेली, जि. पुणे

https://mahaferfarpune.enlightcloud.com/DDM/PgHtml712

23 August 2023

PRINCIPAL
VIBGYOR RISE-WAGHOLI

अहवाल दिनांक : 10/02/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

ULPIN : 37258342649 भूमापन क्रमांक व उपविभाग : 626

भू-धारणा पध्दती : भोगवटादार वर्ग -1 शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी		खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.
क्षेत्राचे एकक	हे.आर.चौ.मी	705	दत्तात्रय लक्ष्मण हरगुडे संतोष लक्ष्मण हरगुडे ——सामाईक क्षेत्र——	0.40.00	0.80		(4031) (4031)
अ) लागवड योग्य क्षेत्र		900	ज्ञानेश्वर महादू हरगुडे	0.47.00	0.94		(4031)
जिरायत	4.00.00	1409	दत्तात्रय लक्ष्मण हरगुडे	0.30.00	0.60	0.01.00	(4316)
बागायत	-	1614	भामाबाई तुकाराम हरगुडे	0.40.00	0.80		(4031)
एकूण ला.यो. क्षेत्र	4.00.00	1747	संतोष लक्ष्मण हरगुडे	0.70.00	1.40	0.01.00	(4031)
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)		3843	पांडुरंग महादू हरगुडे	0.47.00	0.94		(4031)
वर्ग (अ)	0.04.00	[3845]	~~पांडुरंग पस्तु हरगुडे~~ ~~ज्ञानेश्वर महादू हरगुडे~~ ~~तुकाराम महादू हरगुडे~~ ——सामाईक क्षेत्र——	0.40.00	0.80		(4315) (4315) (4315)
वर्ग (ब)	-	3847	तुकाराम महादू हरगुडे	0.46.00	0.92	0.02.00	(4031)
एकूण पो.ख.	0.04.00		~~ही.टी.पी.कार्पोरेशन् एल.एल.पी. तर्फे~~ ~~भुषण विलास पालरेचा~~				(1) (4316)
एकूण क्षेत्र अ+ब	4.04.00		——सामाईक क्षेत्र——	0.80.00	1.60		
आकारणी	8.00						
जुडी किंवा विशेष-आकारणी							

कुळाचे नाव व खंड

इतर अधिकार

बोजा - सहकारी सोसायटी इकरार
केसनंद वि.का.स.सो.इ.र.रू.5000/- 28/8/70 (253)

बोजा - सहकारी सोसायटी इकरार
केसनंद वि.का.स.सो.इ. र.रू.60000/- 7/7/82 (958)

बोजा
श्रीभू महादेव पाणी पुरवठा संस्था कर्ज र.रू.8 लाख पांडुरंगचा (1269)

~~[पडस्त](4030)~~
~~[अलका पंढरीनाथ ढोकले](4030)~~
~~[मनिषाताई साळुंखे फडतरे](4030)~~
~~[सुरेश दत्तात्रय ढोकले](4030)~~
~~[सुमन किसन सुपाळे](4030)~~
~~[बोजा](4294)~~
~~[केसनंद वि.का.स.सो.इ. र.रू.5लाख पांडुरंग](4294)~~
~~[केसनंद वि.का.स.सो. र.रू.25000/- रामभाऊ](4294)~~
~~[केसनंद वि.का.स.सो. र.रू.25000/- तुकाराम](4294)~~
~~[बोजा - सहकारी सोसायटी इकरार](4294)~~
~~[इकरार रु.3 40000/- दि.1/7/00 पांडूरंग या](4294)~~
~~[केसनंद वि.का.स.सो.इ.र.रू.3 40000/- ज्ञानेश्वर हि.](4294)~~
~~[केसनंद वि.का.स.सो.इ.र.रू.3 40000/- तुकाराम हि.](4294)~~
~~[केसनंद वि.का.स.सो. इ.र.रू. 500000/- पांडुरंग हरगुडे हि.-](4294)~~
~~[केसनंद वि.का.स.सो. र.रू.500000/- दत्तात्रय](4294)~~
~~[केसनंद वि.का.स.सो.इ. र.रू.5000000/- ज्ञानेश्वर या हि.-](4294)~~
~~[केसनंद वि.का.स.सो.इ. र.रू.5000000/- तुकाराम हि.-](4294)~~
~~[केसनंद वि.का.से.सो.र.रू.5000000/- तुकाराम हरगुडे हि.-](4294)~~
~~[केसनंद वि.का.स.सो.इ.र.रू.5000000/- पांडुरंग हरगुडे हि.-](4294)~~
~~[वि.का.से.सो केसनंद र.रु.2500000/- दत्तात्रय हरगुडे-](4294)~~
~~[वि.का.से.सो केसनंद र.रु.3500000/- दत्तात्रय हरगुडे-](4294)~~

बोजा - सहकारी सोसायटी इकरार
दिनांक 27/08/2020 रोजी केसनंद विविध कार्यकारी सेवा सहकारी सोसा लि चा ज्ञानेश्वर महादेव हरगुडे यांच्या नावे र.रु.6000000/- कर्ज. (4780)

बोजा - सहकारी सोसायटी इकरार
दिनांक 27/08/2020 रोजी केसनंद विविध कार्यकारी सेवा सहकारी सोसा लि चा तुकाराम महादू हरगुडे यांच्या नावे र.रु.60000000/- कर्ज. (4781)

बोजा
प्रमाणे तुकाराम महादू हरगुडे ,तुकाराम महादेव हरगुडे ,तुकाराम महादेव हरगुडे यानी श्री स्वामी समर्थ सहकारी बँक लि.निगोज शाखा केसनंद ,श्री स्वामी समर्थ सहकारी बँक लि.निगोज शाखा केसनंद यांच्या कडुन रक्कम रुपये 1500000.00 कर्ज घेवून गहाणखत करुन दिले. (4960)

इतर
सहनिलदार हवेली यांचा फेर चौकशीचा अंतिम निर्णय पारीत होईपर्यंत या निर्णयान्वये अभिलेखात कोणतीही नोंद घेणेत येवू नये. (5258)

भोड पहुचान
दत्तात्रय जगन्नाथ जाधव ,बाळासाहेब जगन्नाथ जाधव ,भुषण विलास पालरेचा ,रामभाऊ जगन्नाथ

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-II

हवेली-२२
2209 | ६८ | 999
२०२३

PRINCIPAL
VIBGYOR RISE-WAGHOLI

ULPIN : 37258342649 तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 626

37258342649

हवेली - २१

२०५१ | ६१ | १११

जाधव .व्ही.टी.पी.कोर्पोरेशन एल.एल.पी. तर्फे यांनी तेसी-महाराष्ट्र इलेक्ट्रीसिटी डिस्ट्रीब्युशन कंपनी लि तर्फे ॲडीशनल एक्झीक्युटीव्ह इंजिनीअर विजय नरसिंग जाधव यांना र.रु. 1.00/- चेकून दिनांक पासून क्षेत्र 0.0025 कालावधी वर्षासाठी भाड्याने दिले. (5499)

प्रलंबित फेरफार : 5241 , 6295

शेवटचा फेरफार क्रमांक : 5499 व दिनांक : 29/10/2021

जून फेरफार क्रं.) (1) (806) (985) (998) (1318) (1320) (1331) (1432) (4028) (4029) (4031) (4041) (4293) (4315) (4316)

सीमा आणि भूमापन चिन्ह

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव : केसनंद (556225)

तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 626

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील: पिकाचा प्रकार	पिकाचे नाव	जल सिंचित हे.आर.चौ.मी	अजल सिंचित हे.आर.चौ.मी	जल सिंचनाचे साधन	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र हे.आर.चौ.मी	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
2015-16	खरीप									
			मिश्र	ऊस	0.4000			रब्बीपड	1.6000	
								वाऊरवत	0.0000	
			निभेळ	बाजरी	1.4000			विहीरपड	0.1000	
			मिश्र	भुईमुग	0.5000					
2016-17	खरीप		निभेळ	बाजरी	1.4000					
			मिश्र	भुईमुग	0.5000					
			मिश्र	ऊस	0.4000					
								वाऊरवत	0.0000	
2017-18	खरीप							रब्बीपड	1.6000	
								विहीरपड	0.1000	
								वाऊरवत	0.0000	
			निभेळ	बाजरी	1.4000			विहीरपड	0.1000	
			मिश्र	ऊस	0.4000					
			मिश्र	भुईमुग	0.5000					
2018-19	खरीप							रब्बीपड	1.6000	
								रब्बीपड	1.6000	
			निभेळ	बाजरी	1.4000			विहीरपड	0.1000	
			मिश्र	भुईमुग	0.5000					
			मिश्र	ऊस	0.4000					
2019-20	खरीप		मिश्र	ऊस	0.4000			वाऊरवत	0.0000	
								वाऊरवत	0.0000	
								रब्बीपड	1.6000	
			निभेळ	बाजरी	1.4000			विहीरपड	0.1000	
			मिश्र	भुईमुग	0.5000					
2020-21	खरीप		मिश्र	भुईमुग	0.5000					

टीप : * सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये सिलाले."
दिनांक :- 23/08/2023
सांकेतिक क्रमांक :- 272500070310860000820231451

(नाव :- स्वप्निल सुरेश पेलगे)
तलाठी साझा :- वाघोली - हवेली जि:- पुणे

ता. हवेली, जि. पुणे.

PRINCIPAL
VIBGYOR RISE-WAGHOLI

अहवाल दिनांक : 25/04/2023

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

ULPIN : 17101166382 भूमापन क्रमांक व उपविभाग : 652

17101166382

भू-धारणा पध्दती : भोगवटादार वर्ग -1

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	शेताचे स्थानिक नाव : क्षेत्र	आकार	पो.ख.	के.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी अ) लागवड योग्य क्षेत्र जिरायत 0.76.00 बागायत - एकूण ला.यो क्षेत्र 0.76.00 ब) पोट-खराब क्षेत्र (लागवड अयोग्य) वर्ग (अ) - वर्ग (ब) - एकूण पो.ख 0.00.00 एकूण क्षेत्र (अ+ब) 0.76.00 आकारणी 2.28 जुडी किंवा विशेष-आकारणी	86	ईश्वर किसन गायकवाड दिपक किसन गायकवाड सुनिल किसन गायकवाड मनोज किसन गायकवाड चंपाबाई चंद्रकांत वाघमारे सोमनाथ रामदास सरवदे गौरव गणेश गायकवाड अजय गणेश गायकवाड गायत्री गणेश गायकवाड ~~अनिता गणेप गायकवाड अ मा क अई~~ ——सामाईक क्षेत्र——	0.76.00	2.28		(2924) (2924) (2924) (2924) (2924) (2924) (2924) (2924) (2924) (6423)	कुळाचे नाव व खंड इतर अधिकार तगाई वंडीग तगाई 187.01 (635) इतर इतर जमीनीचा बापर बिनशेतीकडे करावयाचा अजलेस शिघ्रसिध्द गणक मुल्यांकनाचे 50% रक्कम शासनास भरावी लागेल . (1884) प्रलंबित फेरफार : 6295 शेवटचा फेरफार क्रमांक : 6423 व दिनांक : 09/03/2023

चालू फेरफार क्र. (11)(30)(127)(310)(1294)(2654)(2924)(4318)

नोंदणी आणि भूमापन विभाग

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 652

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	लागवडीसाठी उपलब्ध नसलेली जमीन स्वरूप	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2018-19	खरीप		मिश्र			0.7600				
2019-20	खरीप		मिश्र			0.7600				
2020-21	खरीप		मिश्र			0.7600				

टीप : * सदरची नोंद मोबाईल ॲप द्वारे घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून रु. [illegible] मिळाले"
दिनांक :- 23/08/2023
सांकेतिक क्रमांक :- 27250007031086000820231452

(नाव :- खरीती सुरेश पटांगे)
तलाठी साझा :- वाघोली ता :- हवेली जि :- पुणे

ता. हवेली, जि. पुणे.

https://mahaferfarpune.enlightcloud.com/DDM/PgHtml712

23 August 2023

PRINCIPAL
VIBGYOR RISE-WAGHOLI

अहवाल दिनांक : 30/12/2022

महाराष्ट्र शासन — ११

सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७२ यातील नियम ३,५,६ आणि ७]

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

ULPIN : 31113914874 भूमापन क्रमांक व उपविभाग : 653

भू-धारणा पध्दती : भोगवटादार वर्ग - 1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	400	वैभव [illegible] इनामदार	0.24.00	1.00		(1018)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र							इतर अधिकार
जिरायत 0.24.00							प्रलंबित फेरफार : 6295
बागायत -							शेवटचा फेरफार क्रमांक : 4283 व दिनांक : 03/02/2017
एकुण ला.यो. क्षेत्र 0.24.00							
ब) पोट-खराब क्षेत्र (लागवड अयोग्य)							
वर्ग (अ) -							
वर्ग (ब) -							
एकुण पो.ख. 0.00.00							
एकुण क्षेत्र (अ+ब) 0.24.00							
आकारणी 1.00							
जुडी किंवा विशेष-आकारणी							
फेरफार क्र. (1)(127)(1018)(4283)							सीमा आणि भूमापन चिन्ह

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७२ यातील नियम २१]

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 653

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2020-21	खरीप		मिश्र	बाजरी	0.2400					

टीप : * सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 23/08/2023
सांकेतिक क्रमांक :- 27250007031086000082023145 3

(नाव :- स्वाती सुरेश पवार)
तलाठी सजा :- वाघोली ता :- हवेली जि :- पुणे

ता. हवेली, जि. पुणे.

PRINCIPAL
VIBGYOR RISE-WAGHOLI

अहवाल दिनांक : 30/12/2022

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

ULPIN : 16475971726 भूमापन क्रमांक व उपविभाग : 654

16475971726

भू-धारणा पध्दती : भोगवटादार वर्ग -I शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक : हे.आर.चौ.मी	308	पांडुरंग जगन्नाथ वाव्हळ				(1538)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		दशरथ जगन्नाथ वाव्हळ				(1538)	
जिरायत 0.62.00		सुनंदा अशोक पाटकर				(1538)	इतर अधिकार
बागायत -		विजय कांतीलाल वाव्हळ				(1538)	बोजा
एकुण ल.यो. क्षेत्र 0.62.00		गुलाब दिगंबर वाव्हळ				(3140)	केसनंद वि.का.स.सो.इ. (159)
ब) पोट-खराब क्षेत्र (लागवडअयोग्य)		विठ्ठल दिगंबर वाव्हळ				(3140)	र.रू. 10000/- 15/7/69 (159)
वर्ग (अ) -		राधिका सचिन फुटाणे				(3140)	इतर
वर्ग (ब) -		ताराबाई दिगंबर वाव्हळ				(3140)	~~बोजा~~ (3986)
एकुण पो.ख. 0.00.00		पारुबाई जगन्नाथ वाव्हळ				(3140)	~~केसनंद वि.का.स.सो.इ.~~ (3986)
एकुण क्षेत्र (अ+ब) 0.62.00		लक्ष्मीबाई कांतीलाल वाव्हळ				(4259)	~~र.रू.3900000/-~~ (3986)
आकारणी 2.31		——सामाईक क्षेत्र——	0.62.00	2.31		(4278)	~~विजय वाव्हळ दिग्यावर~~ (3986)
चुकी किंवा विशेष आकारणी							प्रलंबित फेरफार : 5241 , 6295
							शेवटचा फेरफार क्रमांक : 4304 व दिनांक : 07/06/2017

चालू फेरफार क्र. (1) (127) (1471) (1505) (1792) (3140) (4269) (4304) सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 654

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाता क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
2020-21	खरीप		मिश्र	बाजरी		0.6200				

टीप : * सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 23/08/2023
सांकेतिक क्रमांक :- 272500070310860000820231454

(नाव :- स्वामिनी सुरेश पटाणे)
तलाठी साझा :- वाघोली तालुका :- हवेली जि :- पुणे

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II हवेली क्र. १ पु.च.सह. दुय्यम निबंधक वर्ग-२ HAVELI-11

हवेली नं. १ जि. पुणे.
२२०९१ | ८२ | ११
२०२३

PRINCIPAL
VIBGYOR RISE-WAGHOLI

अहवाल दिनांक : 09/03/2023

महाराष्ट्र शासन — ११

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ८ व ९ आणि ७]

गाव :- केसनंद (556225)
ULPIN : 39647576289

तालुका :- हवेली

2205 | 02

जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 661

भू-धारणा पध्दती : भोगवटादार वर्ग-१

क्षेत्र, एकक व आकारणी	खाते क्र.	* भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	के.फा.
क्षेत्राचे एकक हे.आर.चौ.मी	560	गायत्री गणेश गायकवाड [किसन नानी महारे				(3048)
अ) लागवड योग्य क्षेत्र		सुनिल किसन गायकवाड				(3507)
जिरायत 0.31.00		ईश्वर किसन गायकवाड				(3507)
बागायत -		दिपक किसन गायकवाड				(3507)
एकुण ला.यो. क्षेत्र 0.31.00		सुनिज किसन गायकवाड				(3507)
ब) पाट-खराब क्षेत्र (लागवड अयोग्य)		गौरव गणेश गायकवाड				(3507)
पाट (अ) -		अजय गणेश गायकवाड				(3507)
खार (ब) -		अनिता गणेश गायकवाड				(3507)
एकुण पो.ख. 0.00.00		सोमनाथ रामदास सरोदे				(3507)
एकुण क्षेत्र (अ+ब) 0.31.00		चंपाबाई चंद्रकांत वाघमारे				(3507)
आकारणी 1.19		नारायण साहेबराव गायकवाड				(3507)
सूडी किंवा विशेष-आकारणी		अनिल साहेबराव गायकवाड				(4449)
		प्रमिला उर्फ सीमा अण्णाराव मसुरे				(4449)
		[सारिकाबाई सखा गायकवाड				(4449)
		[अम्मा.क. आई अनिता				(4449)
		——सामाईक क्षेत्र——	0.3100	1.19		(6423)

जुने फेरफार क्र. 71 M 127 M 1471 M 3240 M 3298 M 3507 M 4360 M 4501

कुळाचे नाव व खंड	
इतर अधिकार	तुकडा
प्रलंबित फेरफार : 5241 , 6295	
शेवटचा फेरफार क्रमांक : 6423 व दिनांक 09/03/2023	

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 661

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील: पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	लागवडासाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र	शेरा
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2020-21	खरीप		मिश्र	बाजरी		0.3100				

टीप : * सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 23/08/2023
सांकेतिक क्रमांक :- 27250007031086000082023145 5

(नाव :- स्वप्नील सुरेश वटगे)
तलाठी साझा :- वाघोली ता :- हवेली जि :- पुणे

ता. हवेली, जि. पुणे.

PRINCIPAL
VIBGYOR RISE-WAGHOLI

अहवाल दिनांक : 16/01/2023

महाराष्ट्र शासन

७/१२

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुरक्षितता ठेवणे) नियम, १९७१ यातील नियम ३, ५ व ७ आणि ७]

गाव :- केसनंद (556225)
ULPIN : 21334143891

तालुका :- हवेली

जिल्हा :- पुणे

भू-धारणा पध्दती : भोगवटादारी वर्ग -1

अभिलेख क्रमांक व उपविभाग : 662

शेतीचे स्थानिक नाव : पांढरी

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फे.फा.
क्षेत्राचे एकक हे.आर.चौ.मी	[26]	[तुकाराम तुळशीराम हरगुडे]	0.24.50	0.92		(3571)
अ) लागवड योग्य क्षेत्र	[176]	[किसन कापिनाथ हरगुडे]	0.49.50	1.67		(3571)
बिरायत 1.67.00	[529]	[महादेव तुकाराम हरगुडे]	0.24.50	0.92		(3571)
बागायत -	[943]	[पांडुरंग भगवंता हरगुडे]	0.48.50	1.63		(3571)
एकूण ला.यो. क्षेत्र 1.67.00	[999]	[कापिनाथ भगवंता हरगुडे]	0.20.00	0.67		(3571)
ब) पोट-खराब क्षेत्र (लागवडी अयोग्य)	1222	रूक्मीणी सुभाष येवले	0.00.93	0.03		(3204)
वर्ग (अ) -	1347	अशोक सीनवा भंडलकर	0.11.95	0.40		(1724)
वर्ग (ब) -	1431	राजेंद्र अमृतराव सातव				(5992)
एकूण पो.ख 0.00.00		गोरख जयवंत सातव				(5992)
एकूण क्षेत्र (अ+ब) 1.67.00		----सामाईक क्षेत्र----	0.79.69	2.68		
आकारणी 5.62	1436	शकुंतलाबाई तुळशीराम हरगुडे	0.49.00	1.65		(2436)
सूट किंवा विशेष-आकारणी	1441	संतोष किसन दरेकर				(2436)
		उषा किसन दरेकर				(2436)
		सविता किसन दरेकर				(2436)
		इंदुबाई किसन दरेकर				(2436)
		----सामाईक क्षेत्र----	0.02.00	0.07		
	1802	गणेश बाळासाहेब गावडे				(2729)
		संतोष बाळासाहेब गावडे				(2729)
		----सामाईक क्षेत्र----	0.01.95	0.07		
	1803	तुळशीराम भगवंत हरगुडे	0.00.01			(2436)
	1804	लता गोरख सातव	0.17.55	0.59		(3570)
	[4220]	[विठ्ठल सनेवा निकम]				(4074)
	4487	नितीन दत्तात्रय गावडे				(2742)
		संतोष दत्तात्रय गावडे				(2742)
		----सामाईक क्षेत्र----	0.05.71	0.19		
	4608	गोरख जयवंत सातव	0.09.29	0.31		(5787)
	5393	नरसिंग संदिपान जंवे	0.00.98	0.03		(5685)
	5478	राजू रामभाऊ मोढे	0.00.93	0.03		(5787)
	5645	साहिल हनुमंत सातव				(5992)
		सोहन हनुमंत सातव				(5992)
		अ.पा.क. आजी सखुबाई रामदास सातव				(5992)
		----सामाईक क्षेत्र----	0.01.95	0.07		

कुळ, खंड व इतर अधिकार

कुळाचे नाव व खंड

इतर अधिकार
इतर
इतर
एकत्रीकरण कायदयाविरुध्द व्यवहार
नोंद रद्द क्षेत्र 0.01 आर (2437)
बाळासाहेब निवृत्ती तळेकर (2437)
इतर
क्षेत्र 0/04.16 आर ए.का.वि.व्यवहार (2468)
मुलजी रावजी पटेल (2468)
इतर
1000 चौ.फु ए.का.वि.व्यवहार (2510)
सुषमा प्रशांत जोशाळे (2510)
एकत्रीकरण कायदयाविरुध्द व्यवहार
क्षेत्र 1000 चौ फुट नोंद रद्द (2718)
शिवाजी रंगनाथ मोरे (2718)
एकत्रीकरण कायदयाविरुध्द व्यवहार
अशोक वसंत रिकामे (2719)
क्षेत्र 200 चौ फुट (2719)
नवनाथ वसंत रिकामे (2719)
रामदास वसंत रिकामे (2719)
एकत्रीकरण कायदयाविरुध्द व्यवहार
अशोक वसंत रिकामे (2720)
क्षेत्र 3000चौ फुट नोंद रद्द (2720)
नवनाथ वसंत रिकामे (2720)
रामदास वसंत रिकामे (2720)
एकत्रीकरण कायदयाविरुध्द व्यवहार
अर्जुन शंकर जाधव (2733)
क्षेत्र 1000 चौ फुट नोंद रद्द (2733)
एकत्रीकरण कायदयाविरुध्द व्यवहार
क्षेत्र 1000 चौ फुट नोंद (2734)
सुरेखा सोहोबा पवार (2734)
एकत्रीकरण कायदयाविरुध्द व्यवहार
क्षेत्र 2000 चौ फुट नोंद (2776)
विक्रम मारुती शिंदे (2776)
एकत्रीकरण कायदयाविरुध्द व्यवहार
क्षेत्र 2000 चौ फुट नोंद (2777)
शरद मारुती शिंदे (2777)
एकत्रीकरण कायदयाविरुध्द व्यवहार
क्षेत्र 2000 चौ फुट नोंद (2778)
विष्णु मारुती शिंदे (2778)
एकत्रीकरण कायदयाविरुध्द व्यवहार
क्षेत्र 1000 चौ फुट नोंद रद्द (2785)
बायडाबाई शंकर ढोर (2785)
इतर
1000 चौ.फु ए.का.वि.व्यवहार (2821)
धर्मा अण्णा डुकले (2821)
एकत्रीकरण कायदयाविरुध्द व्यवहार
क्षेत्र 500 चौ फुट (3203)
रुक्मिणी सुभाष येवले (3203)
एकत्रीकरण कायदयाविरुध्द व्यवहार
क्षेत्र 500 चौ फुट (3204)
रुक्मिणी सुभाष येवले (3204)
बोजा - सहकारी सोसायटी इकरार
महाराष्ट्र ग्रा बँक शा वाघोली र रु 300000 /- संतोष व रुपाली ही (4192)

प्रलंबित फेरफार : 5241 , 6295

शेवटचा फेरफार क्रमांक : 5992 व दिनांक : 27/06/2022

सीमा आणि भूमापन चिन्हे

मुने फेरफार क्र (1)(12)(127)(834)(1203)(1226)(1331)(1724)(1772)(1773)(2302)(2436)(2729)(2742)(2799)(3571)(4414)(4425)(4461)

वरील नमूद टीप हि गाव नमुना सात बारा चा भाग नाही .

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23 August 2023

PRINCIPAL
VIBGYOR RISE-WAGHOLI

क्षेत्रफळ व भागीदाराच्या नावासमोर नमूद क्षेत्रफळांची एकूण बेरीज सकृतदर्शनी मेळात नाही. याबाबत संबंधितांनी क्षेत्राची खात्री करून पुढील व्यवहार करावा.

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९।

गाव :- केसनंद (556225) तालुका :- हवेली जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग : 662

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर. चौ.मी	हे.आर. चौ.मी			हे.आर. चौ.मी	
2020-21	खरीप		मिश्र	बाजरी		0.5500				

टीप : * सदरची नोंद मोबाइल ॲप द्वारें घेणेत आलेली आहे

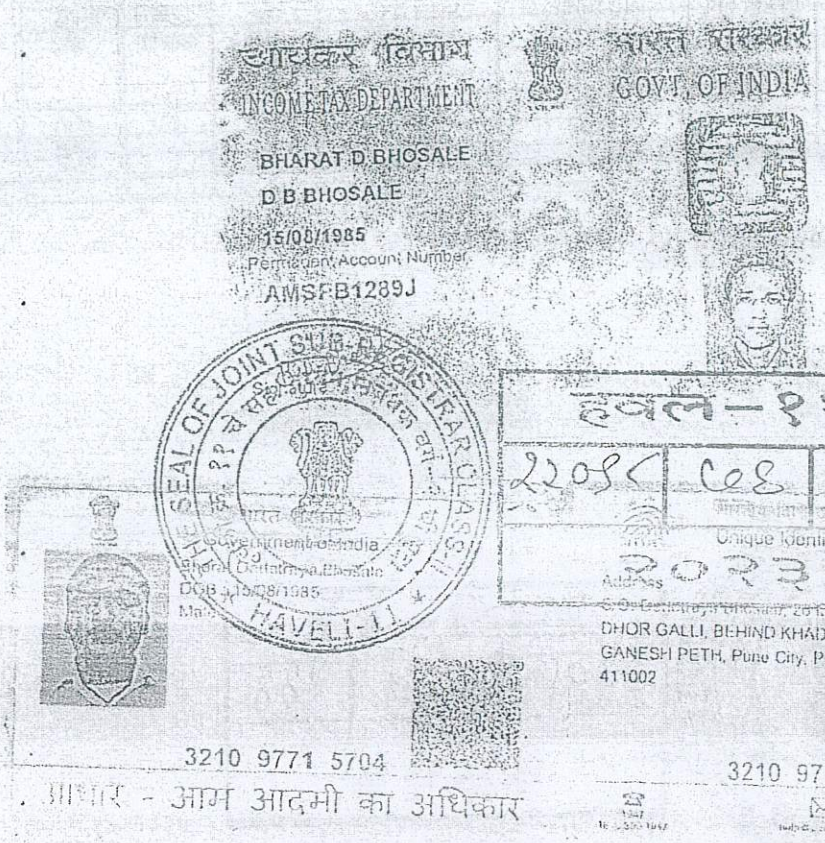
"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 23/08/2023
सांकेतिक क्रमांक :- 27250007031086000820231456

(नाव :- स्वाती सुरेश प्रतने)
तलाठी साजा क्र. चोलीला:- वेताळे(वी):-पुणे
ता. हवेली, जि. पुणे

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

हवल-११
२२०१५ | ८५ | १११
२०२३

PRINCIPAL
VIBGYOR RISE-WAGHOLI







PRINCIPAL
VIBGYOR RISE

5/320 पावती Original/Duplicate
Tuesday,September 22,2020 मोबाईल #: 39M
4:10 PM Regn.:39M

पावती क्र.: 4713 दिनांक: 22/09/2020

पावती साठ: श्री/श्रीमती
दस्तऐवजाचा अनुक्रमांक: हवल5-4229-2020
दस्तऐवजाचा प्रकार : मुखत्यारपत्र
सादर करणाऱ्याचे नाव: सिद्धार्थ कांतीलाल खिनवसरा वरील दस्त क्र.चे नोंदणी शु.मु.सह दस्त हस्तांतरित केले

मोबदला फी ₹. 100.00
वस्ल डाक्युमेंट फी ₹. 400.00
पृष्ठांची संख्या: 20

एकूण: ₹. 500.00

सायंकाळी मूळ दस्त ,बंधनेम दि.22-9-1 बंधारे
4:30 PM ला वेबसेवा निबंधक.

बाजार मूल्य: रु.1 /-
मोबदला रु.0/-
भरलेले मुद्रांक शुल्क : रु. 500/-

1) वेबसेवा प्रकार: DHC रक्कम: ₹.400/-
सीसी/आयसीसी बॉर्डर नंबर: 21092021013037 दिनांक: 22/09/2020
सीसी भार व पावती:
2) वेबसेवा प्रकार: eChallan रक्कम: ₹.100/-
सीसी/आयसीसी बॉर्डर नंबर: MH004806225202021E दिनांक: 22/09/2020
सीसी भार व पावती:

हवल-५ 22094 | 09 | 20 २०२०

GRN MH004806225202021E BARCODE Date 21/09/2020-18:06:07 Form ID 45(f)

Department Inspector General Of Registration | Payer Details

Stamp Duty
Type of Payment Registration Fee | TAX ID / TAN (If Any)
PAN No.(If Applicable) ACEPK2501J

Office Name HVL1_HAVELI NO 1 SUB REGISTRAR | Full Name Siddharth Kantilal Khinvasara
Location PUNE

Year 2020-2021 One Time | Flat/Block No. GTS No 1183, 202, Celki Pisoha
Account Head Details | Amount In Rs. | Premises/Building
0030046401 Stamp Duty 500.00 | Road/Street F C Road, Shivajinagar
0030063201 Registration Fee 100.00 | Area/Locality Pune
Town/City/District
PIN 4 1 1 0 0 5
Remarks (If Any)
PAN=AASPS5125J~SecondPartyName=Bharat Dattatraya Bhosale~

₹600.00
CANCELLED
Total 600.00 | Amount In Words Six Hundred Rupees Only

Payment Details IDBI BANK | FOR USE IN RECEIVING BANK
Cheque-DD Details | Bank CIN | Ref. No. | 2020092100039111758 | 2020756074
Cheque/DD No. | Bank Date | RBI Date | 21-09-2020-18:06:25 | Not Verified with RBI
Name of Bank | Bank Branch | IDBI BANK
Name of Branch | Scroll No. , Date | 109 , 21-09-2020

Department ID: Mobile No. :
NOTE:- This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered documents.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount
1	[illegible]-4229	00[illegible]2021	22/09/2020-18:10:43	IG1012	100.00
2	[illegible]-4229	00[illegible]2021	22/09/2020-18:10:43	IG1012	500.00
					600.00

Print Date: 22-09-2020 01:42:43 Page 1/1

THE SEAL OF JOINT SUB-REGISTRAR CLASS-2 HAVELI NO. 1 PUNE

हवल-२१ 2209 | 09 | 2022 २०२२

Chitra Madhav Kulkarni
SPECIAL POWER OF ATTORNEY

हवल-५ 22094 | 09 | 20 २०२०

हवल-५ 22094 | 09 | 20 २०२०

(Only for presentation of the documents executed by the executant and admitting execution of the same before the concerned sub-registrar and completion of registration of such documents)

I MR. SIDDHARTH KANTILAL KHINVASARA, Age : 34 years, Occ : Business
Flat. 2-52, Nirmalyog, Abhinanda Society, Pashan Road, Aundh, Pune-411008

SEND GREETING :-

WHEREAS I am proprietor, partner and director of various firms and companies. Also I own various properties and I am desirous of executing various documents/deeds in favour of various persons/firms/companies in respect of properties situated at Pune District, Maharashtra and around India. (which are hereinafter referred to as "the said properties" for the sake of convenience only)

AND WHEREAS the said documents/deeds are required to be lodged for registration in the office of the Sub-Registrar of Assurance. However, due to my busy schedule in the business and due to my involvements in other business and activities, it is not possible for me to remain present personally for registration in the office of concerned Sub-Registrar and to do various acts, deeds and things in connection thereto. I am therefore desirous of appointing some fit and proper person as my attorney to do various acts, deeds and things on my behalf.

NOW THEREFORE, KNOW ALL MEN THESE PRESENT THAT I do hereby appoint, nominate and constitute Mr. Bharat Dattatraya Bhosale, Age:- 35 years, Occ:- Service, R/at:- 26, Meghraj Heights Apts., Dhor Galli, Behind Khadke Guddaniwala, 680, Ganesh Peth, Pune – 411002, as my attorney to represent me before any of the offices of the Sub Registrar within Pune District, State Of Maharashtra and around India at all time as may be necessary to present before them for registration of Sale Deeds, Gift Deeds, Agreements, Development Agreements, Power of Attorney, Correction Deeds, Confirmation Deeds, Cancellation Deeds, Leave and License Agreements and other such documents executed by me.

PRINCIPAL
VIBGYOR RISE-WAGHOLI

हवेली – ५
१०/२९/४/२०
२०२०

To execution of Sale Deeds, Gift Deeds, Agreements, Development Agreements, Power of Attorney, Correction Deeds, Confirmation Deeds, Cancellation Deeds, Leave and License Agreements and other such documents and to do any act, deeds or things as may be necessary to complete the registration of such documents/deeds in the manner required by law and to receive such original documents/ deeds after they are duly registered and thereafter to give proper receipts and discharge for the same.

I hereby agree and declare that, all such documents deeds admitted before any of the above mentioned Sub-Registrars by my said Attorney shall always be valid and binding on me to all intents and purposes as if done by me personally, which we undertake to ratify and confirm whenever required.

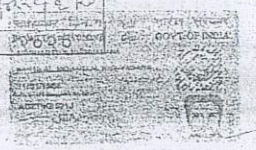
AND THAT this Power of Attorney is only for registration of documents in respect of documents executed individually or jointly by me.

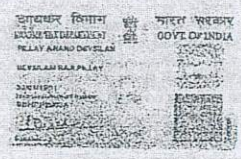
AND THAT This power of attorney is executed in favour of my attorney without taking a money consideration or any other consideration. There is no intension of parties to create any right, title and interest of the attorney in my properties and therefore stamp duty of Rs. 500/- is paid herewith.

THIS POWER OF ATTORNEY IS STRICTLY LIMITED FOR THE PURPOSE OF PRESENTATION OF THE DOCUMENTS EXECUTED BY THE EXECUTANT AND ADMITTING EXECUTION OF THE SAME BEFORE THE CONCERNED SUB REGISTRAR AND COMPLETION OF REGISTRATION OF SUCH DOCUMENTS.

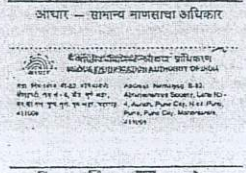
THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

हवेली – ५
१२/२९/९/२०
२०२०









IN WITNESS WHEREOF I have signed this Power of Attorney on this ____ day of September, 2020.





MR.SIDDHARTH KANTILAL KHINVASARA
(Executant)





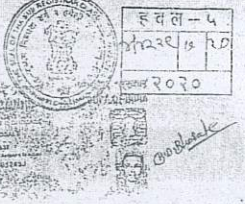
MR. BHARAT DATTATRAYA BHOSALE
I Accept the Power of Attorney

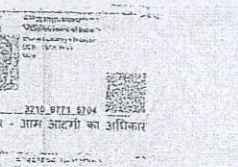
In the presence of .....
Witnesses

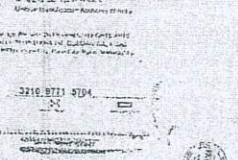
(1) Sign :
Name : Pooja Mehta
Address : D-1101, Ganga Galaxy, Market Yard, Pune - 37

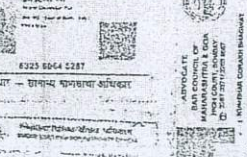
(2) Sign :
Name :
Address :

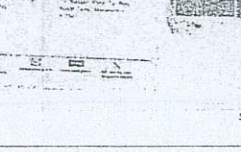
हवेली – ५
१०/२९/५/२०
२०२०











PRINCIPAL
VIBGYOR RISE-WAGHOLI

DECLARATION

I, Mr. Anand Devshilan Pillay do hereby declare that, a document titled Agreement has been presented in the office of the Joint Sub-Registrar Haveli No.6.

Mr. Siddharth K. Khinvasara have executed a Power of Attorney vide Serial No.5032/2017 dated 16/05/2017 authorizing me to present this document for registration. That the executant has neither cancelled the said Power of Attorney nor any of the executant dead nor the Power of Attorney otherwise invalid. The said Power of Attorney is completely valid and I am fully competent to do the above act.

If anything stated above is found to be false / untrue, I am aware that I shall be able to punishment U/s. 82 of the Registration Act, 1908.

Dt. 22/09/2020

Anand Devshilan Pillay
Power of Attorney

हवेली - ५
२२/०९/२०२०

हवेली - ५
२२/०९/२०२०

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI

हवेली - २२
२२/०९/२०२२

CHALLAN
MTR Form Number-6

GRN	MH003B56A0011164	BARCODE	Date 16/05/2017 13:44:25 Form ID 45/5
Department	Inspector General Of Registration		Payer Details
Stamp Duty		TAX ID (If Any)	
Type of Payment	Registration Fee	PAN No.(If Applicable)	AGPPP1581Q
Office Name	PVK1 HAVELI NO 6 JOINT SUB REGISTRAR	Full Name	Siddharth Kantilal Khinvasara
Location	PUNE		
Year	2017-2018 One Time	Flat/Block no.	S.No.1201, Pratiga Chowk
Account Head Details	Amount In Rs.	Premises/Building	
0030-03-101 Stamp Duty	500.00	Road/Street	Mukund Nagar, Pherugaon
0030-03-103 Registration Fee	100.00	Area/Locality	
		Town/City/District	
		PIN	4 1 1 0 4 3
		Remarks (If Any)	
		PAID=500-SYNTAX= Siddharth Kantilal Khinvasara	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	00102320170516111818 / 10171620
Cheque/DD No.		Bank Date	16/05/2017 13:44:25
Name of Bank		Bank-Branch	SBI Bank
Name of Branch		Scroll No. / Date	Not Verified with Scroll

NOTE - This section is valid for documents to be registered in Sub Registrar offices only. Not valid for unregistered documents.

Page 1 of 1 Print Date 16-05-2017 13:43:13

हवेली - २२
१८/०७/२०१७

हवेली - ५
२२/०९/२०२०

हवेली - ५
२२/०९/२०२०

PRINCIPAL
VIBGYOR RISE-WAGHOLI

|| Shree Mahaviraya Namah: ||

SPECIAL POWER OF ATTORNEY

(Only for presentation of the documents executed by the executant and admitting execution of the same before the concerned sub-registrar and completion of registration of such documents)

I MR. SIDDHARTH KANTILAL KHINVASARA , Age : 31 years, Occ. : Business Res : B-52, Nirmalyog, Abhimanshri Society, Pashan Road, Aundh, Pune-411007.

SEND GREETING :-

WHEREAS I am proprietor, partner and director of various firms and companies. Also I own various properties and I am desirous of executing various documents/deeds in favour of various persons/firm/companies in respect of properties situated at Pune District, Maharashtra and around India (which are hereinafter referred to as "the said properties" for the sake of convenience only)

AND WHEREAS the said documents/deeds are required to be lodged for registration in the office of the Sub-Registrar of Assurance. However, due to my busy schedule in the business and due to my involvements in other business and activities, it is not possible for me to remain present personally for registration in the office of concerned Sub-Registrar and to do various acts, deeds and things in connection thereto, I am therefore desirous of appointing some fit and proper person as my attorney to do various acts, deeds and things on my behalf.

NOW THEREFORE, KNOW ALL MEN THESE PRESENT THAT I do hereby appoint, nominate and constitute Mr. Anand Devshilan Pillay Age:- 35 years, Occ:- Service, R/at:- Lane No.4, Survey No.26, Mamata Nagar, Old Sangvi, Pune 411027 as my attorney to represent me before any of the offices of the Sub Registrar within Pune District, State Of Maharashtra and around India at all time as may be necessary to present before them for registration of Sale Deeds, Gift Deeds, Agreements, Development Agreements, Power of Attorney, Correction Deeds, Confirmation Deeds, Cancellation Deeds, Leave and License Agreements and other such documents and to do any act, deeds or things as may be necessary to complete the registration of such documents/deeds in the manner required by law and to receive such original documents/ deeds after they are duly registered and thereafter to give proper receipts and discharge for the same.

To admit execution of Sale Deeds, Gift Deeds, Agreements, Development Agreements, Power of Attorney, Correction Deeds, Confirmation Deeds, Cancellation Deeds, Leave and License Agreements and other such documents and to do any act, deeds or things as may be necessary to complete the registration of such documents/deeds in the manner required by law and to receive such original documents/ deeds after they are duly registered and thereafter to give proper receipts and discharge for the same.

I hereby agree and declare that, all such documents deeds admitted before any of the above mentioned Sub-Registrars by my said Attorney shall always be valid and binding on me to all intents and purposes as if done by me personally, which we undertake to ratify and confirm whenever required.

AND THAT this Power of Attorney is only for registration of documents in respect of documents executed individually or jointly by me.

AND THAT This power of attorney is executed in favour of my attorney without taking a money consideration or any other consideration. There is no intension of parties to create any right, title and interest of the attorney in my properties and therefore stamp duty of Rs. 500/- is paid herewith

THIS POWER OF ATTORNEY IS STRICTLY LIMITED FOR THE PURPOSE OF PRESENTATION OF THE DOCUMENTS EXECUTED BY THE EXECUTANT AND ADMITTING EXECUTION OF THE SAME BEFORE THE CONCERNED SUB REGISTRAR AND COMPLETION OF REGISTRATION OF SUCH DOCUMENTS.

IN WITNESS WHEREOF I have signed this power of attorney on this day of May, 2017.

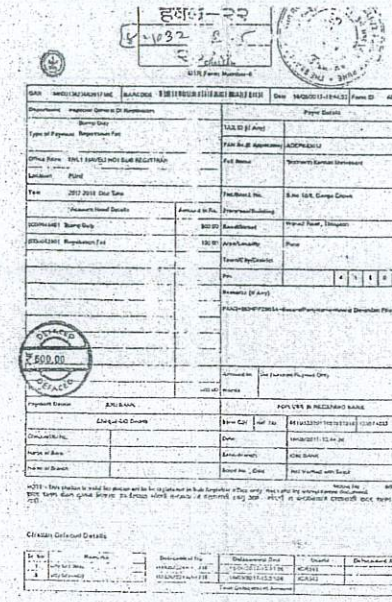
MR.SIDDHARTH KANTILAL KHINVASARA
(Executant)

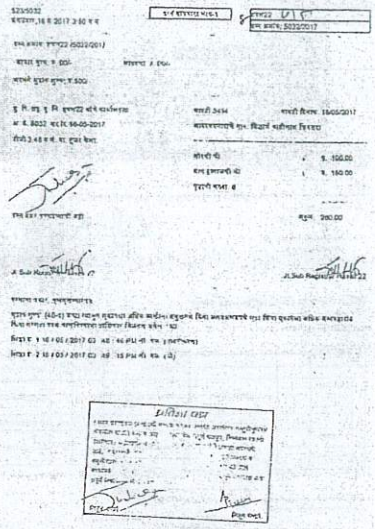
MR.ANAND DEVSHILAN PILLAY
I Accept the Power of Attorney

In the presence of Witnesses

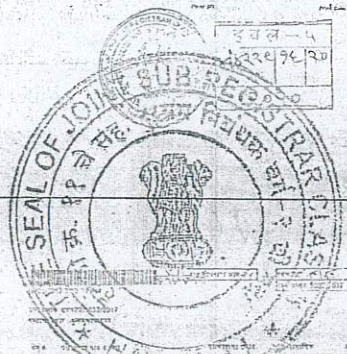
(1) Sign :
Name :
Address :

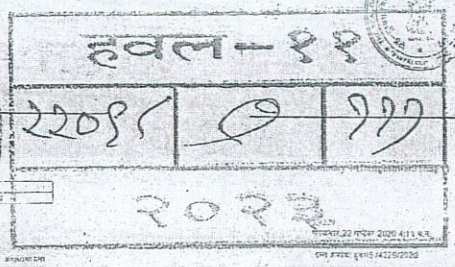
(2) Sign :
Name :
Address :

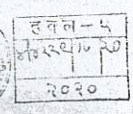


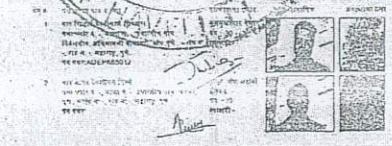


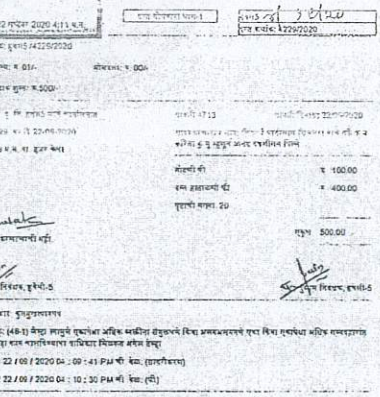


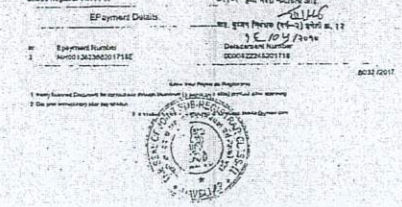




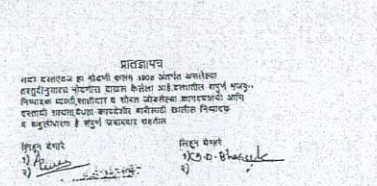


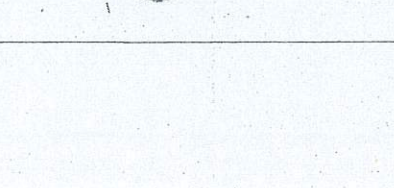


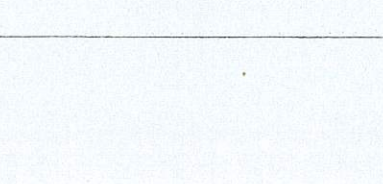
















PRINCIPAL
VIBGYOR RISE-WAGHOLI

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used As	Deface Number	Deface Date
1	Siddharth Kamlesh Khanvara	eChallan	6910333520200001447358	MH004806225202021E	500.00	SD	0002072107202021	22/04/2020
2		DHC	21090003013037	+100	RF	21092020130370		22/04/2020
3	Siddharth Kamlesh Khanvara	eChallan		MH004806225202021E	100	RF	0002072107202021	22/04/2020

[D Stamp Duty] [RF Registration Fee] [DHC Document Handling Charges]

4729 /2020

Know Your Rights as Registrants

1. Every Document for registration through Sub-Registrar (if required on e-bond) physical after scanning

2. Get print thumbprints after registration

For registration of document under the act or land/flats bank registered post.

खरे इसमत करण्यात येते की दस्त हस्तोपत्र दि. ... चे आहे

खरेदी नसरे पुनलसरे
२३३ नवी जेरेल

दि. ... ?? चे सह दु. ?

Sub-Registrar Haveli No. 21
दिनांक 22/04/2020

THE SEAL OF JOINT SUB-REGISTRAR CLASS-I HAVELI-11

देवनार - २१
2209 ८ 999
२०२२

PRINCIPAL
VIBGYOR RISE-MAGHOLI

5/88

9785/20

POWER OF ATTORNEY

(Presentation / Registration)
Executants : (1) MR. VILAS THANMAL PALRESHA (2) MR. BHUSHAN VILAS PALRESHA (3) MR. NILESH VILAS PALRESHA POA Holder: MR. MAHESH LAXMAN MOKASHI AND/OR SURAJ SHIVAJI SANAP

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-11 * GOVT. OF MAHARASHTRA

हवेली - ११
२२०९९ | ७३ | ११९
२०२३

हवेली-२३
१०७५ | ९ | २६
२०२०

Document Handling Charges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	17082020003037	Receipt Date	27/08/2020

Received from VILAS THANMAL PALRESHA, Mobile number 8669627353, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 9785 dated 27/08/2020 at the Sub Registrar office Joint S.R.Haveli 23 of the District Pune.

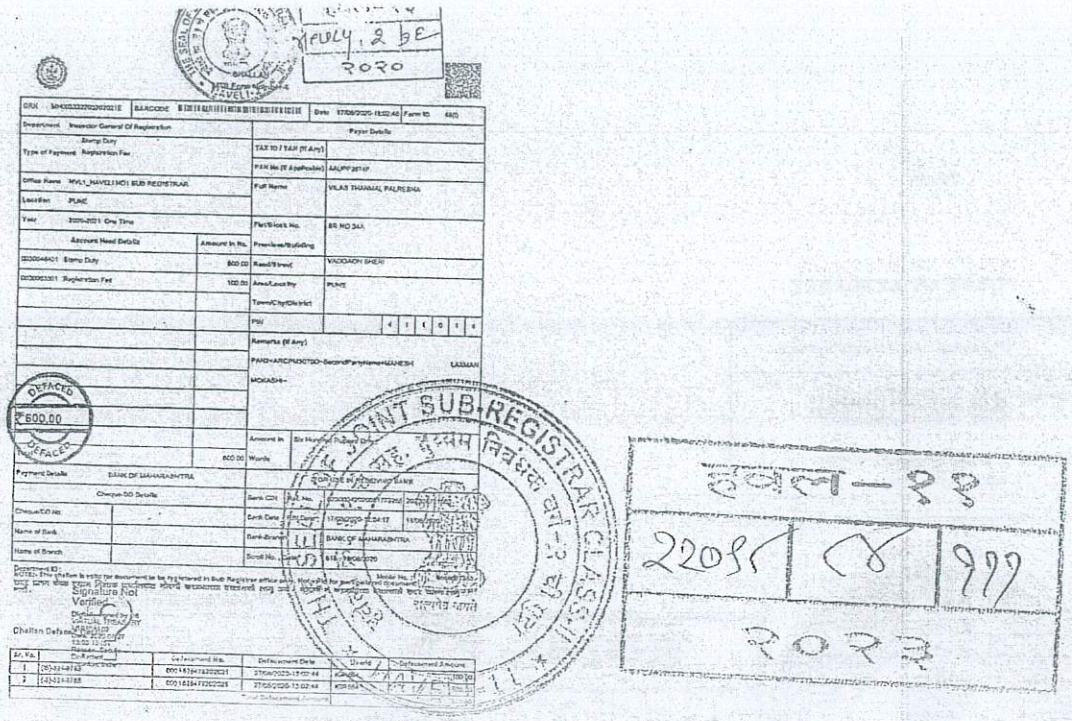
DEFACED ₹ 400 DEFACED

Payment Details

Bank Name	MAHB	Payment Date	17/08/2020
Bank CIN	10004152020081702688	REF No.	003151543
Defaze No	17082020003037D	Defaze Date	27/08/2020

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

PRINCIPAL
VIBGYOR RISE-WAGHOLI



GRN : MH003332902021E | BARCODE | Date : 27/06/2020-15:02:48 | Form ID : 6401

Department : Inspector General Of Registration

Type of Payment : Stamp Duty / Registration Fee

Office Name : HVL_HAVELI NO 1 SUB REGISTRAR

Location : PUNE

Year : 2020-2021 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	600.00
0030063301 Registration Fee	100.00
	700.00

Payer Details

TAX ID / PAN (If Any) :

PAN No.(If Applicable) : AALPP2814P

Full Name : VILAS THANMAL PALRESHA

Flat/Block No. : 66 NO 344

Premises/Building :

Road/Street : VADGAON SHERI

Area/Locality : PUNE

Town/City/District :

PIN : 4 1 1 0 4 1

Remarks (If Any) :

PAN=AALPP2814P~SecondPartyName=MAHESH LAXMAN MOKASHI~

Amount in Words : SEVEN HUNDRED RUPEES ONLY

Payment Details : BANK OF MAHARASHTRA

Cheque/DD Details

Cheque/DD No.	
Name of Bank	
Name of Branch	

Bank CIN : Bank Ref. No. : 3200627027224 | Bank Date : 27/06/2020 15:04:57 | Bank-Branch : BANK OF MAHARASHTRA | Scroll No. : 618 | 27/06/2020

Department ID :

NOTES: This challan is valid for document to be registered in Sub Registrar office only. Not valid for purchase of stamp papers. Mobile No. : Not valid for part/full payment of consideration.

Challan Date : Verified Digitally signed by the Central Treasury Date: 27-06-2020 15:03:12 IST Reason: Bank Confirmed

Sr. No.	Defacement No.	Defacement Date	District	Defacement Amount
1	2020327483	00016864732020021	27/06/2020-15:02:48	KARVEER	600.00
2	2020327488	00016864732020025	27/06/2020-15:02:48	KARVEER	

Page 1/1 Print Date 27-06-2020 03:02:48

JOINT SUB-REGISTRAR CLASS-II HAVELI

दस्त-२३
२२०१८ | ४ | ११११
२०२३

दस्त-२३
१५ मार्च ३ ४२
२०२०

Department of Stamp & Registration, Maharashtra

Receipt of Document

PRN : 1106/2020/21 | Date : 17/06/2020

Received from VILAS THANMAL PALRESHA, Mobile number 8669627253, an amount of Rs.400/- towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.

Payment Details

Bank Name : MAHB | Date : 17/06/2020

Bank CIN : 320617483000414/2020 | REF No. : 00016864

This is computer generated receipt, hence no signature is required

PRINCIPAL
VIBGYOR RISE-WAGHOLI

CHALLAN
MTR Form Number:-

GRN	MH003322032020E	BARCODE	
Department	Inspector General Of Registration		
Type of Payment	Stamp Duty / Registration Fee		
Office Name	HVL 1_HAVELI NO 2 SUB REGISTRAR		
Location	PUNE		
Year	2020-2021 One Time		

Account Head Details	Amount in Rs.
0030044501 : Stamp Duty	500.00
0030063301 : Registration Fee	100.00
Total	600.00

PAN No.(If Applicable)	AAUFP2674P
Full Name	M/S. THANMAL PALRESHA
Flat/Block No.	SR NO 34A
Premises/Building	
Road/Street	VADGAON SHERI
Area/Locality	PUNE
Town/City/District	
PIN	4 1 1 0 1 4
Remarks (If Any)	
PAN=AAUFP2674P~SecondPartyName=MAHESH LAXMAN MOKASHI~	
Amount In Words	Six Hundred Rupees Only

Payment Details	BANK OF MAHARASHTRA
Cheque/DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	02000042020081772255	20230616583
Bank Date	RBI Date	17/08/2020 12:04:17	Not Verified with RBI
Bank-Branch		BANK OF MAHARASHTRA	
Scroll No. , Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub-Registrar Office only. This challan is valid for 15 days from the date of generation.
Print

THE SEAL OF JOINT SUB REGISTRAR CLASS-2 HAVELI NO. 22

हवेली-२२
22057 ५ 22
२०२३

SPECIAL POWER OF ATTORNEY

(Only for presentation of the documents executed by the executant and admitting execution of the same before the concerned sub-registrar and completion of registration/e-registration of such documents)

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned partners, designated partners and/or directors of various firms and companies, in the capacity and/or in the capacity of partners, designated partners of firm / directors of company / Proprietor of any proprietary firm.

WE,

(1) MR. VILAS THANMAL PALRESHA
Age: 63 years, Occ.: Business,
PAN: AAUFP2674P

(2) MR. BHUSHAN VILAS PALRESHA
Age: 39 years, Occ.: Business,
PAN: AGIPP7025D

(3) MR. NILESH VILAS PALRESHA
Age: 35 years, Occ.: Business,
PAN: ALKPP6814Q,
Having Office at: S. No. 34A, VTP House, Near Phoenix Mall, Vadgaon Sheri, Pune 411014.

SEND GREETING:-

WHEREAS we are partners, designated partners and/or directors of various firms and companies. We have acquired various properties/lands in the state of Maharashtra or in and around Pune District and developing various projects over the said properties/lands [which are hereinafter referred to as "the said properties" for the sake of convenience only].

AND WHEREAS we are desirous of executing or digitally singed various documents/deeds in favour of prospective flat/unit/shop/tenement purchaser/s or in favour of various persons/firms/companies/financial institutions/Banks.

AND WHEREAS the said documents/deeds are required to be lodged for registration in the office of the Sub-Registrar of Assurance. However, due to our busy schedule in the business and due to our involvements in other business and activities, it is not possible for us to remain present personally for registration in the office of concerned Sub-Registrar or for E-Registration and to do various acts, deeds and things in connection thereto. We are therefore desirous of appointing some fit and proper person/s as our attorney/s to do various acts, deeds and things on our behalf in individual

NOW THEREFORE, KNOW ALL MEN THESE PRESENT THAT we do hereby appoint, nominate and constitute:-

MR. MAHESH LAXMAN MOKASHI
Age:- 42 years, Occ:- Service,
PAN: ARCPM5070D
R/at:- Flat No. 201, Heram Apartment, NDA, Khadakwasla Road, Kondhwe-Dhawde, Pune 411023.

AND / OR

MR. SURAJ SHIVAJI SANAP
Age:- 22 years, Occ:- Service,
PAN: IJEPS5641C
R/at:- C/o. D. R. Sinnarkar,
Survey No. 311/4A, Gulli No. 4, Sinnarkar Chawl,
Behind Ashirwad Mangal Karyalaya, Sasane Nagar,
Hadapsar, Pune-411028.

as our attorney/s to represent us before any of the offices of the Sub Registrar within the State of Maharashtra, Pune District and Satara District and/or to lodge the documents at all time as may be necessary to present before them for registration / e-registration of Sale Deeds, Agreement to Sell, Agreements, Supplementary Agreements, Development Agreements, Power of Attorney, Deed of Cancellation, Deed of Assignment, Deed of Apartment, Agreement of Assignment, Deed of Declaration, Lease Deed, Agreement to Lease, Correction Deeds, Confirmation Deeds, Mortgage Deeds and other such documents which has been executed or digitally singed by us, jointly and/or severally.

To admit execution of Sale Deeds, Agreement to Sell, Agreements, Supplementary Agreements, Development Agreements, Power of Attorney, Deed of Cancellation, Deed of Assignment, Deed of Apartment, Agreement of Assignment, Deed of Declaration, Lease Deed, Agreement to Lease, Correction Deeds, Confirmation Deeds, Mortgage Deeds and other such documents and to do any act, deeds or things as may be necessary to complete the registration of such documents/deeds in the manner required by law and to receive or

PRINCIPAL
VIBGYOR RISE-WAGHOLI

download such original documents/ deeds after they are duly registered and thereafter to give proper receipts and discharge for the same.

We hereby agree and declare that, all such documents deeds admitted before any of the above mentioned Sub-Registrars by our said Attorney/s shall always be valid and binding on us to all intents and purposes as if done by us personally, which we undertake to ratify and confirm whenever required.

AND THAT this Power of Attorney is only for the purpose of registration / e-registration of documents executed or digitally signed individually or jointly by us in individual capacity and/or in the capacity of partners, designated partners of firm / directors of company / Proprietor of any proprietary firm.

AND THAT This power of attorney is executed by us in favour of our attorney/s without taking any money consideration or any other consideration. There is no intension of parties to create any right, title and interest of the attorney in our properties and therefore stamp duty of Rs. 500/- is paid herewith.

THIS POWER OF ATTORNEY IS STRICTLY LIMITED FOR THE PURPOSE OF PRESENTATION OF THE DOCUMENTS EXECUTED BY THE EXECUTANT/S AND ADMITTING EXECUTION OF THE SAME BEFORE THE CONCERNED SUB REGISTRAR OF ASSURANCE AND COMPLETION OF REGISTRATION / E-REGISTRATION OF SUCH DOCUMENTS.

IN WITNESS WHEREOF We have signed and executed this Power of Attorney on this 21st day of August, 2020 at Pune.

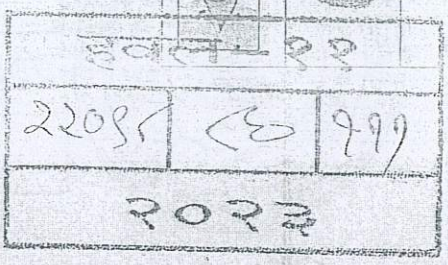
SIGNED SEALED AND DELIVERED by the above named EXECUTANT(S)

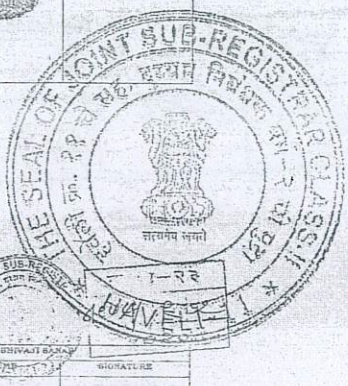
1. MR. VILAS THANMAL PALRECHA		
PHOTO	THUMB	SIGNATURE
		

2. MR. NILESH VILAS PALRECHA		
PHOTO	THUMB	SIGNATURE
		
		

SIGNED SEALED AND DELIVERED by the above named ATTORNEY(S)
(WE ACCEPT THE POWERS)

1. MR. MAHESH LAXMAN MOHASHI		
PHOTO	THUMB	SIGNATURE
		





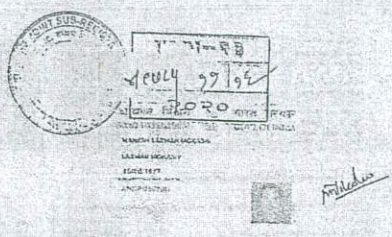
2. MR. VINAYAK BANDU		
PHOTO	THUMB	SIGNATURE
		

I know the Executant/s

Advocate
(Abhijit Phatak)

PRINCIPAL
VIBGYOR RISE-MAGHOLI



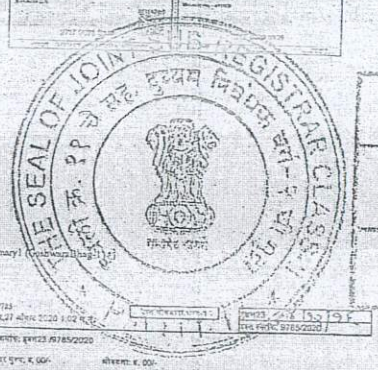












हवल – २१

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Summary I (Uniform Stamp) [1]

दस्त क्रमांक: हवल23 /9765/2020	
बाजार मुल्य: ₹. 00/-	मोबदला: ₹. 00/-
भरलेले मुद्रांक शुल्क: ₹.500/-	

दु. नि. सह. दु. नि. हवल23 सर्वे कार्यालय

न. दु. 9765 /२०२०

दि. 27-08-2020

बाजारभाव(भाडेपटटयाच्या बाबतीत पटटेदार आकारणी):	पावती:10508 पावती दिनांक: 27/08/2020
मोबदला रु.	₹. 100.00
शंभर हजारापेक्षा जादा	₹. 400.00
पृष्ठांची संख्या: 20	
	एकूण: 500.00

सह दुय्यम कारागारी सही:

Jt. Sub Registrar Haveli 23

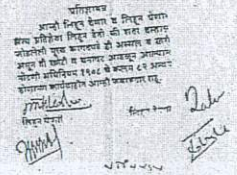
Jt. Sub Registrar Haveli 23

दस्ताचा प्रकार: मुलनुकरणपत्र

मुद्रांक शुल्क (48-ग) बेरीज रुपांतरीत केला असल्याचा एकत्रीत अधिक हजारापर्यंत किंवा मारण्यात शत बाजारिसाचा शासिधार लिखा मर्यादेत येतो

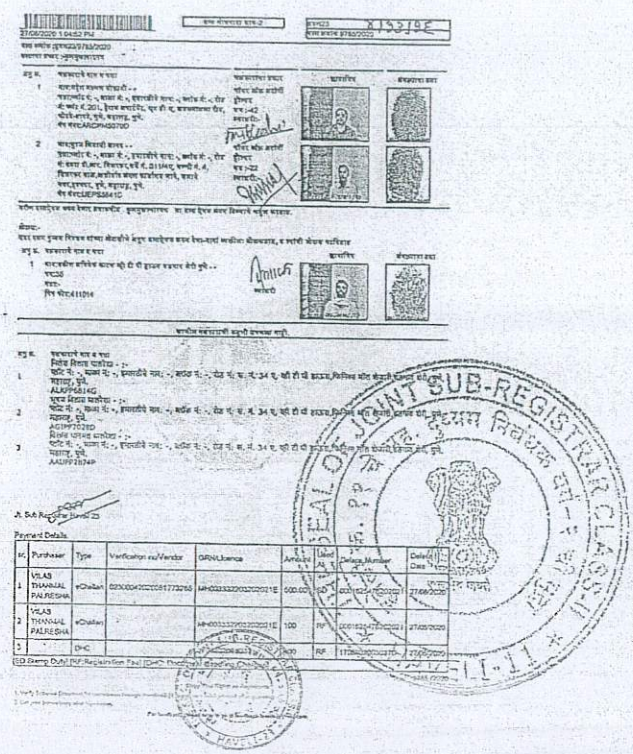
दिनांक ₹. 27 / 08 / 2020 01 : 01 : 48 PM ची वेळ: (सादरीकरण)

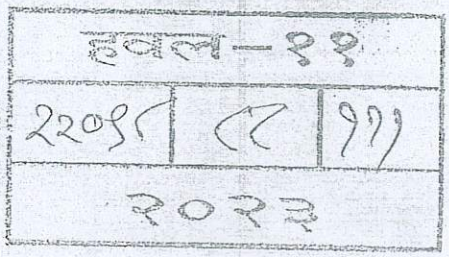
दिनांक ₹. 27 / 08 / 2020 01 : 02 : 41 PM ची वेळ: (फी)



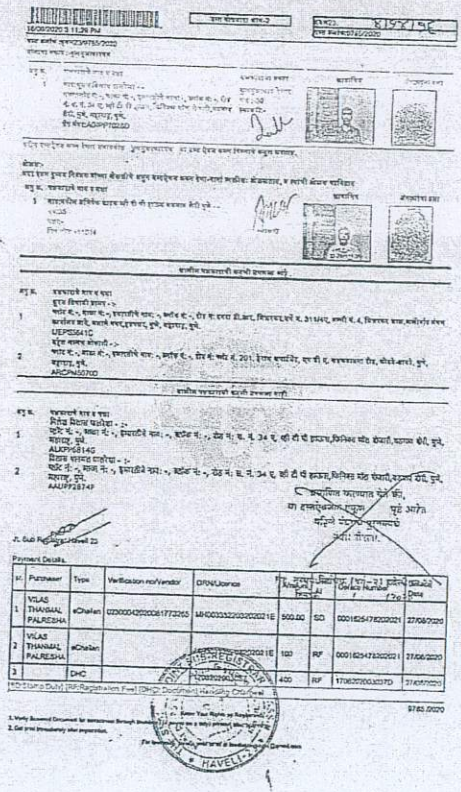


PRINCIPAL
VIBGYOR RISE-WAGHOLI

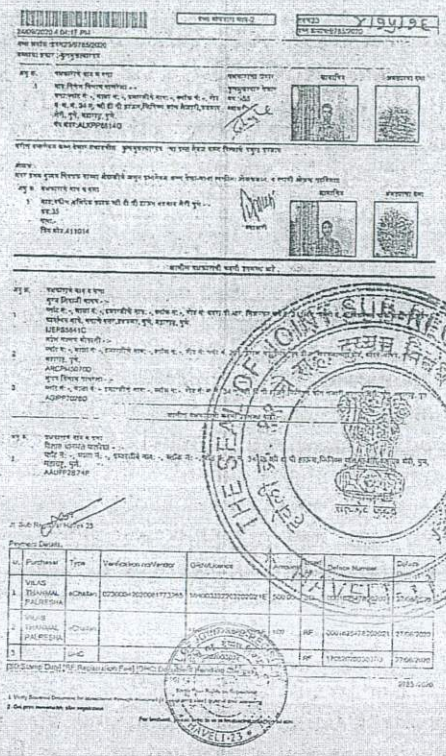




Summary-2(दस्त गोषवारा भाग - २)

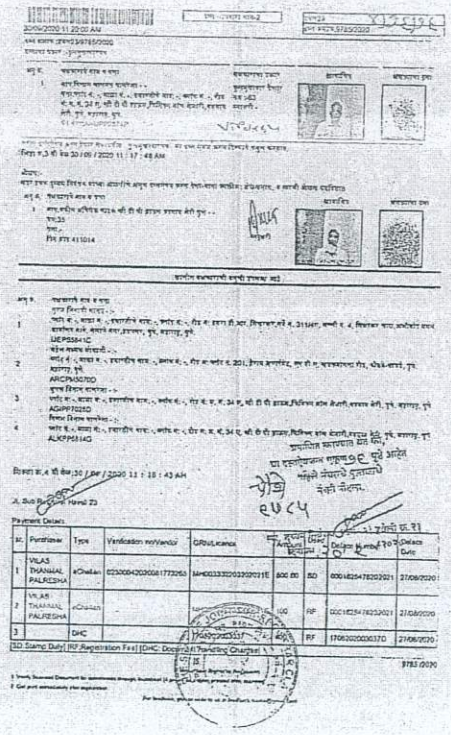


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Summary-2(दस्त सोचवारा भाग - २)



PRINCIPAL
VIBGYOR RISE-WAGHOLI

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF MAHALUNGE CONSTRUCTION LLP HAVING ITS REGISTERED OFFICE AT 3RD FLOOR, VTP HOUSE, S.NO.34A, NEAR INORBIT MALL, VADGAONSHERI, DIST : PUNE – 411014 (INDIA), ON AUGUST 25 2023, FRIDAY, AT 11:00 A.M.

FOR EXECUTION OF LEASE DEED

It is consented in the meeting of Designated Partners to enter into a Lease between the Mahalunge Construction LLP and Noble Foundation in respect of the constructed area on the Ground floor admeasuring 12,322 Sq.Ft along with the area in Land admeasuring 4000 Square Mtr. upon which the said Ground Floor area is constructed situated at Gat No. 625(p), 626(p), 653(p), 652(p), 654(p), 661, 662(p) situated at VTP Purvanchal, Wagholi – Kesanand, Wagholi, Maharashtra 412 207 on long term lease on the terms and condition as may be mutually agreed.

"**RESOLVED THAT** that the Lease Deed be executed by Noble Foundation and Mahalunge Construction LLP jointly and severally by its partners being Mr. Siddharth Kantilal Khinvasara, Mr. Nilesh Vilaskumar Palresha and Mr. Bhushan Vilaskumar Palresha and be presented for registration by Mahalunge Construction LLP & Noble Foundation.

RESOLVED FURTHER THAT Mr. Bharat Dattatray Bhosale, be and is hereby authorized to act as Power of Attorney on behalf of Partner Mr.Siddharth Kantilal Khinvasara; and Mr. Mahesh Laxman Mokashi and/or Mr.Suraj Shivaji Sanap be and is hereby authorized to act as Power of Attorney on behalf of Partner Mr. Nilesh Vilaskumar Palresha and Partner Mr. Bhushan Vilaskumar Palresha and to do all acts, deeds, matters, and things as deem necessary, proper or desirable and to sign and execute and admit execution of all necessary documents, applications, and returns along with the filing of necessary E-form with the Registrar of Companies, Pune Maharashtra and such other authorities as and when required

For and on behalf of MAHALUNGE CONSTRUCTION LLP

Nilesh Vilaskumar Palresha
Designated Partner

Bhushan Vilaskumar Palresha
Designated Partner

Siddharth Kantilal Khinvasara
Designated Partner
Date: 31/08/2023

PRINCIPAL
VIBGYOR RISE WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR CLASS II
HAVELI 11

हवल – ११
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Chain-link fencing	M.S. chain link having vertical members of size 100mm x 50mm x 3mm thickness at intervals of 2.4m. Chain-link mesh of 2.5mm thickness with an opening of 50mm x 50mm and embedded in a frame work made from M.S. "L" – shaped sections having a size of 40mm x 40mm x 5mm on all the four sides in a sandwich format with M.S. flats of size 20mmm x 3mm encasing the open edges of the chain link wire mesh. Intermediate vertical member made from M.S. flat of size 20mm x 5mm shall be provided in the mesh.		Yes
M.S. Y angles above masonry walls	M.S. "Y" shaped supports of approx. 1.2m height on the compound wall to support barbed wires with 450mm to 600mm long flanges. Section of 2mm thickness 75mm x 75mm L-angle. The same is embedded in the compound wall during construction & has the necessary notches to fix the barbed wires.		Yes
Barbed wires (coil and linear forms)	G.I. barbed wires of Type A (Iowa-type) or Type B (Glidden-type) conforming to IS 278 : 2009. The line is of 2.5mm thickness and the point wires of 2.0mm thick thickness. The average distance between 2 adjacent barbs is 150mm. Mass of the completed wire is between 89 grams / metre and 103 grams / metre. These are mounted on top of M.S. "Y" angles on the compound wall in coil form of approx. 400mm dia or along the entire length of the M.S. "Y" angles in straight lines using necessary binding wires.		Yes
Civil works	RCC, plaster work, plaster and painting works for the cabin & archway	हवल – ११	Ye
Interior works	Security cabin to be finished and equipped with all facilities for visitors to walk through the same and get themselves registered on the computerized Visitor Management System (VMS).	५४२ | ७३१ | ७४३	
		२०२०	
Civil works	Lowermost layer of 150mm Granular Sub-Base (GSB) consisting aggregates of size 40mm and 40mm (मुरूम व ४० मि.मी.) 230mm Rubble soling used for wider soil stabilization of 150 mm thk. Water-Bound Macadam (WBM) i.e. wet mix comprising 10mm to 20mm size metal to fill up the voids in the GSB or soling. Compaction with 8 -10 tons roller done after spreading water. Next 40 mm thk. layer of 25 mm metal mixed with 60-70 grade asphalt containing at least 3% bitumen by weight and compacted by a 8 – 10 T roller to a thickness of 25 to 30mm. Final top sealed coat of 15 mm thk. comprising of 3 to 4mm grit with 5 to 5.5% asphalt and compacted by a 8 - 10 T roller to a thickness of 10 to 12mm. After curing for 2 days, an 8 – 10 T roller to be applied for 2 days; once in the morning and once in the evening in 4" wide steps to remove all rolling marks. All the levels to be marked with auto level to achieve the desired slope of 25mm per 3000mm.		
Hard-court coating	6 - layer synthetic, weather and U.V. resistant coating with marking on a suitable sub-base of asphalt or concrete with 3mm grooves at intervals of 6 mtrs.	Cimkar coats	

PRINCIPAL
VIBGYOR RISE-WAGHOLI

ANNEXURE E & F

ANNEXTURE -F			
Nature of Work	Specification Proposed by the Lessee	Approved Make	REMARK (CSSORS SCOPE
Oil-cooled transformer	Oil-cooled distribution transformer of specified kVA for stepping down voltage from 11kV or 22kV to .433kV. The transformer has an On Load Tap Changer (OLTC)	Voltamp, ABB, Schneider, Siemens, Mahiti	Yes
Vacuum Circuit Breaker (VCB) – H.T. Breaker	Vacuum circuit breaker of specified kVA	Schneider, ABB	Yes
Ring Main Unit (RMU)	Ring Main Unit (RMU) for power supply from an alternate source	Schneider, ABB	Yes
Metering Kiosk	Metering kiosk for metering the High Tension (H.T.) power supply. The unit must be certified by the concerned power supply company.	Huphen	Yes
Diesel Generator (D.G.) Set	Diesel Generator (D.G.) set having a capacity of 128kW / 160kVA enclosed in an accoustic enclosure conforming to (Central Pollution Control Board) CPCB-II standards and having an Automatic Mains Failure (AMF) panel.	Powerica, Jackson, Sudhir with Cummins engine and Stamford alternator	
Earth retaining walls	Reinforced Cement Concrete (RCC) walls made from specified grade of steel and concrete		Yes
	Uncoursed rubble Masonry (UCR) walls made from rubble stones duly erected in the specified design with the help of cement mortar.		Yes
Masonry Compound wall	2.4m high masonry compound wall with RCC columns at intervals of 2.5m connected with beams.		Yes
	200mm thick blockwork pla[illegible]		Yes
	Coping with torqu[illegible] edge		Yes
Weld mesh fencing around outer periphery and demarcating areas like swimming pool, basketball court, children's' play areas etc.	1.2m high weld mesh fencing comprising of weld mesh panels made from galvanized wires of 4.5mm dia. electrical resistance welded at a vertical spacing of 200mm from each other and a horizontal pitch of 50mm from each other. "V"-shaped bends provided in the horizontal wires at a distance of 1m from each other to increase the rigidity of the panels. The welded mesh panels shall have a zinc coating of minimum film thickness of 70 microns. The panels shall be fixed to rolled-formed M.S. sections duly powder coated and suitably capped off at the top provided at intervals of 2.5m and secured to the masonry works by means of anchor fasteners. Weld mesh secured to vertical posts by means of suitable clamps. The upper portion of the vertical posts cranked at an angle of 50 degrees with the horizontal and fitted with razor wires. Height of weld mesh to be suitably increased and covered with creepers / shade net in areas requiring more privacy like swimming pool etc.	A1 fencing	Yes

SUB-REGISTRAR CLASS II HAVELI

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THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

बुक्स-१

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PRINCIPAL
VIBGYOR RISE-...AGHOLI

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-11

हवेली-११
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Paver tiles for play areas	10mm thick paver tiles with embossed polka dots on the paved area of the play ground, and swimming pool periphery of size 300mm x 300mm on average cement mortar 1:5 (1 cement & 5 fine sand) bedding of 30mm with P.V.C. spacers, including filling the joints with stained pigments to match the colour of the tile	
60mm thick paver blocks for walkways	60mm thick paver-blocks made from M-35 grade of concrete in rubber moulds with in built spacers. Pavers of zigzag or dumbbell shape laid on a bedding of river sand layer in approved patterns with a nominal slope towards the rain water evacuation systems. All the ends of the blocks are cut in proper shape in straight lines with electrically operated paver block cutting machine. All the joints between the paver blocks filled full with dry grit sand. The blocks are compacted with a diesel operated ramming machine	Yes
75mm thick stamped concrete for walkways	Stamped concrete of M30 grade in approved shade, pattern and textures with anti-slip properties.	Yes
80mm thick paver blocks for driveways	80mm thick paver-blocks made from M-40 grade of concrete in rubber moulds with in-built spacers. Pavers of zigzag or dumbbell shape laid on a bedding of river sand layer in approved patterns with a nominal slope towards the rain water evacuation systems. All the ends of the blocks are cut in proper shape in straight lines with electrically operated paver block cutting machine. All the joints between the paver blocks filled full with dry grit sand. The blocks are compacted with a diesel operated ramming machine	
150mm stamped concrete for driveways	Stamped concrete of M35 grade in approved shade, pattern and textures with anti-slip properties with reinforced steel fabric of 12mm rod at a pitch of 300mm	Yes
300mm high kerb-stones	Precast concrete kerb-stones from M-25 grade of concrete having of sectional size 12" height x 6 1/2" thickness x 18" length	Yes
Inspection chambers	Inspection chambers having clear internal size of 600mm x 450mmm and 900mm x 600mm of various heights constructed with 200mm thick blocks plastered internally with water-proof plaster. All chambers covered with covers made from Fibre Reinforced Plastic (FRP) having a load carrying capacity of 12 T.	Yes
Storm water drains	Storm water drains having a clear internal width of 300mm or 450mm constructed with 150mm thick blocks plastered internally with water-proof plaster. All drains covered with gratings made from Fibre Reinforced Plastic (FRP) having a load carrying capacity of 12 T.	Yes
Soil & water drains	200mm dia. S.W.R. pipes in a slope 1:100 for soil water / waste water including elbows, tees, joints, rest bends etc. joined by appropriate elastomeric sealing rings and solvent cement	Yes

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MAHALUNGE CONSTRUCTION AUTHORITY LIMITED

PRINCIPAL
VIBGYOR RISE-WAGHOLI

M.S. Railing around the skating rink	1.2m high barricade for the skating rink on all side comprising of vertical members made from 60mm x 60mm M.S. square pipes securely grouted into the floor at intervals not exceeding 1.5m.These are then embedded in 100mm high brickwork having a coping on the top and duly plastered. The tops of these posts are suitably capped off. The cross horizontal supports of M.S. pipes of 25mm dia and 16 gauge thickness placed at intervals of .25m. The uppermost and lowermost members are M.S. pipes of 35mm dia.	
Basket ball poles	2 nos fixed-type poles having a main pipe of 150mm dia mounted with 20mm thick acrylic board mounted on a extension of 2.2 m with ring and net. In addition to the above, low height poles having nets at approximately 1.6m height to be provided for beginners	Metco sports
Civil works	230mm rubble soling in hard laterite stone including dewatering, hand packing, ramming, compacting etc. complete. 125mm thick M-15 grade of plain cement concrete (P.C.C.) including formworks wherever necessary. Concreting to be done with TMT bars of 8mm dia placed at a pitch of 300mm. sleeves provided in the concrete for fixing the poles of the M.S. structure for the nets	
Synthetic turf for cricket pitch	Synthetic turf of 12mm pile height and a pile weight of 1263g/sq.mtr (+/-5%). The gauge of the turf is 5/32". The stitch rate is 27.5 stitches/10cm, and the density is 700 stitches/sq.mtr. The turf is manufactured to C18 and the [illegible]	Progreen Sports, FieldTurf Tarkett
M.S. structure for nets	[illegible] of Vertical members of 3.6m high [illegible] comprising [illegible] made from [illegible] minimum 25 mm dia G.I. [illegible] intermediate [illegible] means of horizontal square pipes [illegible] 50mm x 50mm x 2.0mm thickness [illegible]	
Nylon cricket nets	Made from [illegible] threads of 2mm thickness at a pitch of 45mm and secured onto the M.S. framework. Height of net to be 12'	Metco sports
Civil works	150mm Granular [illegible] aggregates of size 30mm [illegible] metal # 3 & 4).	
Synthetic turf	Synthetic turf having a pile height of 10mm and provided with an armour backing and rubber and sand filling upto 40mm.	Progreen Sports, FieldTurf Tarkett
Synthetic turf for landscaping area	Synthetic turf having a pile height of 20mm and provided with rubber filling upto 40mm.	Progreen Sports, FieldTurf Tarkett
Mexican grass	Mexican grass in mat form laid over a 150mm high layer of red topsoil with necessary manure, fertilizers and pesticides.	
Bermuda grass	Bermuda / Australian grass dribbled over a 150mm high layer of red topsoil with necessary manure, fertilizers and pesticides.	
Trees	Bottle palms, Champa trees of approx. 3.5m high provided at selected locations	

PRINCIPAL
VIBGYOR RISE-[illegible]GHOLI

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI
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Flood lights	100 W LED flood lights for exterior lighting at strategic locations on posts, walls or parapets. They have a die-cast aluminium housing with aluminium alloy fins for efficient thermal management and are powder coated. The fixture has a bright anodized aluminium reflector for a wide-spread angle and a toughened glass lens with a provision for anti-glare. The entire unit has an IP – 65 rating. The surface-mounted LEDs (SMD) give an output of 120 lumens per watt of cool white shade (6000 Kelvin) and carry a warranty of 5 years	Philips, Crompton, Syska, Active	
MEP Facilities			
Pumps & water level controllers	Open well submersible pump set giving the desired discharge rate at the desired head for pumping water from the underground to the overhead tanks. Pumps provided with DOL type starter panel and water level controllers with cabling.		Yes
Passenger elevators (Lifts)	Gearless high-speed lifts having a capacity of 25 passengers with a travel speed of 1.5m/s. Lift control of the selective collective type and drive of the Variable voltage Variable Frequency (VVF) type. All car panels of Stainless Steel 304 grade. Automatic [illegible] Device (ARD) provided [illegible] emergency light [illegible] provided [illegible] type to be [illegible] pertaining to Legrand/Equivalent.	Otis, Schindler, Mitsubishi, Kone	Yes
Piping	Comprising of 'C' class heavy duty [illegible] conforming to IS 1239 ranging from 25mm to 150mm dia. Joints of pipes done by screwed / threaded with [illegible] & [illegible] including [illegible] on the walls / ceilings with suitable clamps & structural steel supports and [illegible] cutting through RCC members for making holes / chasing in the block work. All pipes painted with two coats of red oxide primer and two coats of synthetic enamel paint of red shade. Anti rust covering provided on all underground pipes.	Tata, Jindal	Yes
Butterfly valves	Slim seal butterfly valve PN 16 conforming to IS 13095, with gunmetal sent with nuts, bolts, washers, gaskets etc.	L & T	Yes
Non-return valves	Dual plate non-return valve confirming to IS 5312 complete with rubber gasket, GI bolts, nuts, washers etc.		Yes
Ball valves	Bronze lever operated ball valves of full flow with stainless steel ball (AISI 304) and spindle (AISI 401) with setting and gland of superior quality and having a working pressure of 10 Ke/cm2	Honeywell	Yes
Hose cabinet	Double fire hydrant hose cabinet of size 650 X 550 x 250 mm suitable to house 2 lengths of canvas hose of 15m length & nozzle. Cabinet made of 18 gauge CRCA steel duly painted in 2 coats of post office red over a coat of red oxide primer with the front in glass.		Yes

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MAHALUNGE CONSTRUCTION PROJECTS PVT. LTD.

PRINCIPAL
VIBGYOR RISE-WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR HAVELI-11

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Rain water harvesting pits	Rain water filtration and ground water charging pits each comprising of a set of 10 perforated rings of 1500mm dia x 230mm height x 2.0mm thickness. Filling of 40mm pebbles and charcoal in a graded manner for filtration. Top covered with concrete cover provided with a PVC vent pipe.	
Non-lit signage	Non-lit signage having a background of white coloured Aluminium Composite Panel (ACP) sheets of 3mm thickness of Eurobond (Shade ER-908) or Altobond make with a polymerizing vinylidenedifluoride (PVDF) coating of exterior grade and assembled with hairline joints. The logo is made from 6 mm thick milky laser cut white acrylic, bent to form panels of desired depths and pasted with 3M make of vinyl having a warranty of colour fastness for 5 years. All acrylic components are of the male-female channel design with internal aluminium "L" cleats for securing them.	Clique, Signage InfoTech
Front-lit signage	Front-lit signage whose design and construction is identical to that of the non-light signage described above with an additional feature of front lighting. This is achieved by means of providing hot-dipped zinc plated curved M.S poles at intervals not exceeding 3.5m. On these are mounted LED flood lights of minimum 50W capacity in order to adequately illuminate the signage.	Clique, Signage InfoTech
Back-lit signage	Back-lit signage whose design and construction is identical to that of the non-light signage described above with the exception being that all acrylic components are of the opposite-type channel design with a internal clearance of 75mm accommodate [illegible] Surface Mount [illegible] modules [illegible] of 5 years.	Clique, Signage InfoTech
Street lights with lamp posts	40W street light mounted on hot dip poles painted from [illegible] powder coated which are secured [illegible] the floor through a 200mm x 200 mm x 6mm [illegible] 674 holes by means of fasteners. The vertical [illegible] comprises of 4mm x 10mm x [illegible] section tapering to 45mm dia [illegible] pole duly corbel to result in overall height [illegible] mm. The 40W street lights have a die-cast aluminium alloy fins [illegible] thermal management and are powder coated. The fixture has a bright anodised aluminium reflector for a wide-spread angle and a toughened glass lens with a provision for anti-glare. The entire unit has an IP – 65 rating. The surface-mounted LEDs (SMD) give an output of 120 lumens per watt of cool white shade (6000 Kelvin) and carry a warranty of 5 years.	Philips, Crompton, Syska, Active

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MAHALUNGE CONSTRUCTION PRIVATE LIMITED

PRINCIPAL
VIBGYOR RISE-WA

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Bar screens	Fabricated stainless steel bar screens made from SS 304 Grade having and overall size of 800 mm x 800 mm with side frames made in 50 x 50 x 6 angles, SS bars of 10 mm dia placed at 20 mm c / c welded to channels. Bar screen chamber provided with suitable raking arm to clean the screen with all leads and lift, and a stainless steel bucket of 6 litres capacity to collect the screenings.		Yes
Submersible raw sewage transfer pumps	Submersible electrical driven raw sewage pump to lift raw sewage from equalization tank to aeration tank with all necessary arrangements operating on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with fitted on a common base frame with foundation bolts and having provisions and accessories to lift the pump during maintenance. Pump body of cast iron with cast stainless steel impellers.	Wilo, Germany	Yes
Fine bubble air diffuser membranes	Fine bubble diffusers made of silicon supported on PP pipes with required supports laid at the bottoms of the raw sewage collection, pre-aeration and main aeration tanks including all arrangements to lift the diffusers during maintenance with all leads and lifts.	Rehau, Germany	Yes
Tri-lobe roots-type air blower	3-lobe air blowers to pump air into the fine bubble air diffusers, with low noise, foundation plinth, motors, silencers, air receiver, anti-vibration pads, lubrication oils for internal moving parts, with all necessary arrangements to operate on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with foundation bolts and having provisions and accessories to lift the blower during maintenance. Drive arrangement of "V"-belt and pulley.	TMVT, Ahmedabad	Yes
Sludge pump	Submersible electrical driven pump with SS impellers to lift sludge from sludge tank to aeration tank and to the sludge holding tanks with all necessary arrangements to operate on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with foundation bolts including provisions and accessories to lift the pump during maintenance. Pump body of cast iron with cast stainless steel impellers.	Wilo, Germany	Yes
Filter feed pumps	Centrifugal, self-priming, non-clog electrical driven external horizontal pump to lift decanted water from SBR tank to pressure sand filteration units with all necessary arrangements to operate on 3 phase 50 Hz, 440V A.C. supply fitted on a common base frame with foundation bolts including provisions and accessories to lift the pump during maintenance. Pump body of cast iron with cast stainless steel impellers.	Johnson	Yes
Decanter mechanism	Decanter unit with required electrical connections all leads and lifts.		Yes
Pressure sand filter	Pressure sand filter (PSF) of M.S. construction (epoxy painted) with frontal piping, multiport valves, suitable supports for mounting, pressure gauge, orifice plate, provision for ...ng of the media. Maximum working ...of 3.5 Kg / Sq.cm. Graded sand media		Yes

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Cabinet shutters for fire shaft	Cabinet shutters of overall size 1200 x 950 mm with 2 leaves, fabricated from 18 gauge CRCA sheet duly painted in 2 coats of post office red over a coat of red oxide primer with a 6 mm thick clear glass vision panel fixed with 4 nos. of M.S. hinges with Allen key locking arrangements along with MS stand inside the shaft suitable to hold 1 length of canvas hose of 15m length & nozzle.		Yes
Canvas hose pipe	65 mm dia X 15m long canvas hose pipe having a male instantaneous coupling with plunger locking arrangement on one end and screwed down type jet nozzle on either end.		Yes
Rubber hose pipe and hose reel	20 mm dia x 30 m long rubber hose pipe with 10 mm dia outlet jet nozzle & shut off cock on the outlet end wrapped on a drum-type wall mounting hose reel with a 180 degree swivelling arrangement.		Yes
Hydrant outlets	65 mm dia twin and single hydrant outlets with companion flanges, nuts, bolts washers, gaskets etc.		Yes
Pumps	Hydrants & sprinklers with wet risers pressurized by hydrant & sprinkler pumps, jockey pumps and booster pumps operated by a Electrical Fire Panel to give a minimum pressure of 6 kg per sq.cm. at the uppermost hydrant and a delivery of 2,280 litres per minute. Diesel-operated fire engine provided as an alternate power source.		Yes
Sprinklers	Standard pendant / upright type sprinkler heads with rosette plate of 15mm size quartzoid bulb type gun metal sprinkler head having a discharge capacity of 10 litres per minute (l.p.m.) with a rating of 68 degrees Celsius		Yes
Flexible sprinkler joints	Flexible sprinkler joints of 25mm diameter, [illegible] tube of SS 304 grade, SS [illegible] 'O' - ring for sprinklers [illegible] pressure of 2 kg/cm² and temperature rating [illegible]		Yes
ABC Type	[illegible] portable fire extinguisher with [illegible] for wall mounting & necessary accessories of 6kg and 9kg capacities		Yes
CO2 type fire extinguis	Carbon dioxide portable fire extinguisher with [illegible] for wall mounting & necessary accessories of 4.5 and 9.0 kg capacities		Yes
Foam type fire extinguisher	Mechanical foam portable fire extinguisher with [illegible] brackets for wall mounting & necessary [illegible] capacity		Yes
Fire alarm panel	[illegible] Fire Alarm Panel with adequate number of zones with P.A. system.	Heaven	
Manual call point	Manual Call Point (MCP) with hooter and public address (P.A.) system	Honeywell	Yes
Smoke detectors	Conventional smoke detectors	Apollo	
Heat detectors	Conventional heat detectors	Apollo	
Cabling systems	2 - core, 1.5 sq.mm copper armoured cable of fire retardant grade in red colour	Polycab or Finolex	Yes
Sewage treatment plants (STP)	STP plant of Sequential Batch Reactor (SBR) technology capable of reducing the biological oxygen demand (BOD) of 500 p.p.m. in the incoming water to less than 10 p.p.m..		Yes
Civil works	RCC works for oil-and-grease trap (OGT), bar screen chamber (BSC), raw sewage collection tank, pre-aeration tank, main aeration tank, decant water tank and final treated water tank.		Yes

PRINCIPAL
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Nature of Work	Specification Proposed by the Lessee	Approved Make	Lessor's Scope	Specification confirmed by the Lessor
Prior to Commencement of Civil Works				
	Land topographical and boundary survey for mapping all contours with levels of adjoining road & properties and also mapping the locations of the existing trees. Location of amenities like storm water & rain water drains, power supply point at locations nearest to the ph to be recorded if any		Yes	The same has been concluded by the Lessor and the same shall be shared with the Lessee in due course of time.
Site Barricading (around the site and for isolating the front office from the site and covering it from the top)	Framework comprising of ISMC 100mm placed vertically at intervals not greater than 2.4 m and embedded in the ground upto 900mm & cast in a pedestal of size 400 mm x 400 mm x 750 mm. (h) made from P.C.C. of M-15 grade resting on a P.C.C. base of size 500mm x500mm x 100mm (h) of M-15 grade. Height of the ISMC above the ground - 3m. Cross members of 3 nos ISA 75X75X6 L-angles welded horizontally at equal intervals	Jindal, Tata	Yes	The lessor will use its standard practices which are at par with industry standards.
	Cladding material of 0.5mm thick Galvalume sheets having 30mm high crests manufactured from 550Mpa steel with a hot dipped coating of metallic Zinc (43.5%) – Aluminium (55%) alloy and Silicon (1.5%) of 150 grams per sq.mtr. (gsm) resulting in a Total Coating Thickness (TCT) of 0.5mm. Sheets secured to the framework by means of self-threading screws. Approved makes Jindal or TATA	Jindal, Tata	Yes	The lessor will use its standard practices which are at par with industry standards.
	Height of barricading sheet to be of 3m for isolated areas and 4.5m for locations along the main road. Sheets to be served with the branding colours of VIBGYOR to give an indication of an imminent project		Yes	The lessor will use its standard practices which are at par with industry standards.
	Open-able doors provided at specified locations for vehicular and manpower access	Jindal, Tata	Yes	The lessor will use its standard practices which are at par with industry standards.
Geotechnical (soil) Investigation	Find out subsoil stratification in the project area & to determine load settlement behaviour of founding strata & collect data to decide design parameters for foundation & type of foundation.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Soil investingation has already been done by the Lessor from Global Geotechtonics. The same shall be shared by the Lessor with the Lessee in due course of time.
	Determine the Safe Bearing Capacity (SBC) of the soil at various depths.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Soil investingation has already been done by the Lessor from Global Geotechtonics. The same shall be shared by the Lessor with the Lessee in due course of time.
	Find out sub soil stratification for pile foundation if rock bed is observed below 4m depth from OGL & it includes boring of holes, field investigation, laboratory investigation, core log, pile's safe load calculations for safe vertical load, safe uplift & safe lateral load, RQD.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Soil investingation has already been done by the Lessor from Global Geotechtonics. The same shall be shared by the Lessor with the Lessee in due course of time
	Carry out Proctor Density Test for areas of having low SBC or back-filled areas where structures like swimming pool or underground tanks are to be provided.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	Soil investingation has already been done by the Lessor from Global Geotechtonics. The same shall be shared by the Lessor with the Lessee in due course of time.
	Carry out Hydrological Survey to find out correct water [illegible] GL & Chemical analysis of	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	
	Find out Electrical Resistivity (ohm) of soil below existing GL	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	

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PRINCIPAL
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Automatic chlorine dosing system	Electronic dosing system, for dosing chlorine with necessary ancillary, equipment like FRP moulded tank of 100 l capacity, suction pipe foot valve, level indicator with low level auto shut-off.	E-dose	Yes
Electrical & Instrumentation	PLC-controlled plant having control panel with accessories of Siemens, L&T make, lamps of Meko make enclosed in 16g metal enclosure with 80 micron thick powder coating in smoke grey colour , PLC controlled operation of the plant.	Siemens, L & T	Yes
Piping & valves	Inter-connecting with pipes of suitable diameter all the mechanical equipments, with suitable supports, fittings, including cutting, welding, threading all leads and lifts. All MS pipes painted with one coat of zinc chromate primer and two coats of synthetic enamel paint with flow directions, ball valves, butterfly valves, non return valves.	Jindal TATA	Yes
R.O. plants	Plants of 500 litre per hour (lph) capacity having dual media filter, with automatic dual media filter, with an auto back-wash system. Plant having an anti-scalant dosing system, and micron cartridge filters of 5 microns and 1 micron. U.V. lamp for final treatment.	Alfa	
U.V. plants	Plants of 2100 litre per hour (lph) capacity having high purity fused quartz lamp sleeve in a reactor chamber made from SS 304 l duly pickled, passivated and electro polished with food grade "O"-rings and seals operating at a pressure of 745 psi.	Alfa	
Compound area	The compound area should be kept clean at all times during the course of the work. The debris or excess earth on site should be stacked neatly in the area allocated on the site. After the work is complete all the debris shall be disposed of from the site & the site shall be rendered clean. The site & surrounding ground area shall be neatly levelled and handed over. All the internal & external compound area including roads, footpath, pavements, tussel hall, entry gate, park, compound wall etc. shall be cleaned of any stains of paint, cement, grit etc. with high pressure water-jet/scrubber operated by manual/mechanical/electrical means including necessary chemicals- soaps, acids & stain removers.		Yes
Building area	The building shall be kept clean at all times during the course of work. All the debris generated from the building should be neatly stacked at regular intervals to the area allotted on the site. The said debris shall be regularly disposed from the site. The building area shall be rendered cleaned of any stains of paint, cement , grit etc. on flooring wall ceiling dado, door window , grills with high pressure water-jet/scrubber operated by manual/mechanical/electrical, means including necessary chemicals , soaps, acids & stain removers.		Yes

MAHALUNGE CONSTRUCTION PROJECTS LIMITED

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PRINCIPAL
VIBGYOR RISE-WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR CLASS II HAVELI 11
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	Conduction Standard Penetration Tests (SPT) in situ to obtain shear strength parameters of soil at interval of 1.00m to 1.5m.	NABL Accredited Laboratory as per ISO / IEC 17025	Yes	
Site office	Site office with proper lighting, power sockets & ventilation to accommodate adequate number of site personnel		Yes	As per Lessor's normal practice pota cabins will be used for site office
Site Supervision	1 Site Engineer and 1 Site Supervisor both having with at least 8-10 years relevant experience to be present at all times through out the duration of the project	Site Engineer - B.E. (Civil), Site Sup'r- Diploma (Civil)	Yes	1 Site Engineer of agreed qualifications and experience shall be made available.
Borewell	Undertake ground water exploration by Electrical Resistivity (ERT) or Geo dowsing methods		Yes	The same shall get covered in the geotechnical report. Based on same it will be decided by electrical consultant
	Drilling a 6.5" bore using standard rigs and fixing 200mm dia outer casing pipes to the extent required and 140mm dia PVC casing pipes	Prince, Supreme, Atiral ashirwad	Yes	The Lessor shall employ a reputable borewell expert for the activity shall be done as per the suggestions made by the expert.
	Fixing submersible borewell pump of adequate capacity with adequate protections and control panel	Texmo, Falcon CRI PEW, Suguna	Yes	
Temporary water storage facility	Temporary water storage facility for construction labourers, site office and admission office by way of 4 nos PVC tanks of Sintex make of at least 5000 litre capacity each	Sintex	Yes	
Temporary electrical supply	Temporary power supply of minimum 20 kVA for construction and site office which must be increased to 40kVA once the admission office commences operations		Yes	Depending upon the load calculation of the construction site Maximum 40kv meter or D G supply shall be taken by the Lessor
Temporary sanitation facility	Septic tank and soak pit with corresponding plumbing / covering etc. for site office, labour colony & admission office having a minimum holding capacity of 10,000 litres		Yes	

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CONSTRUCTION PRIVATE LIMITED

PRINCIPAL
VIBGYOR RISE-WAGHOLI

Date: 1st June 2023

To,
Noble Foundation,
C/o, Vibgyor High, Motilal Nagar, No. 1,
Srirang Sabde Marg, Off Link Road,
Goregaon (West), Mumbai- 400 104.

Sub: Handover of the Phase 1, admeasuring 12,322 sq.ft of chargeable area leased to you at property bearing Gat No.625 (P), 626 (P), 653 (P), 652 (P), 654 (P), 661, 662 (P), situated at Village Kesnand, Taluka Haveli, District Pune under Agreement to Lease.

Dear Sir,

With reference to the above subject, we are pleased to inform you that we have handed over possession of Phase 1, constituting Ground Floor admeasuring 12,322 sq. ft of chargeable area of the premises leased to you w.e.f. 1st August 2023 as per the terms of the Agreement to lease/ Lease Deed executed by and between us. The rent for the premises shall be payable and effective from 1st August 2023 onwards as per agreed terms and conditions of the Agreement to Lease/ Lease Deed.

Thanking you,
On behalf of:
Mahalunge Construction LLP

Authorized Signatories

PRINCIPAL
VIBGYOR RISE-WAGHOLI

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DECLARATION

Lease Deed

I, **Mr. Bharat Dattatraya Bhosale** do hereby declare that, a document titled ~~Agreement~~ has been presented in the office of the Joint Sub-Registrar Haveli No. ११ .

Mr. Siddharth K. Khinvasara have executed a Power of Attorney vide **Serial No.4229/2020** dated **22/09/2020** authorizing me to present this document for registration. That the executant has neither cancelled the said Power of Attorney nor any of the executant dead nor the Power of Attorney otherwise invalid. The said Power of Attorney is completely valid and I am fully competent to do the above act.

If anything stated above is found to be false / untrue, I am aware that I shall be able to punishment U/s. 82 of the Registration Act, 1908.

Dt. 21/09/2023

B. D. Bhosale

Bharat Dattatraya Bhosale

Power of Attorney

PRINCIPAL
VIBGYOR RISE, WAGHOLI

DECLARATION

Leave deed

I, **Mr. Suraj Shivaji Sanap** do hereby declare that, a document titled ~~Agreement~~ has been presented in the office of the Joint Sub-Registrar Haveli No.11.

Mr. Bhushan Vilas Palresha and Mr. Nilesh Vilas Palresha have executed a Power of Attorney vide **Serial No.9785/2020** dated **27/08/2020** authorizing me to present this document for registration. That the executant has neither cancelled the said Power of Attorney nor any of the executant dead nor the Power of Attorney otherwise invalid. The said Power of Attorney is completely valid and I am fully competent to do the above act.

If anything stated above is found to be false / untrue, I am aware that I shall be able to punishment U/s. 82 of the Registration Act, 1908.

Dt. 21/09/2023

Suraj Shivaji Sanap

Power of Attorney

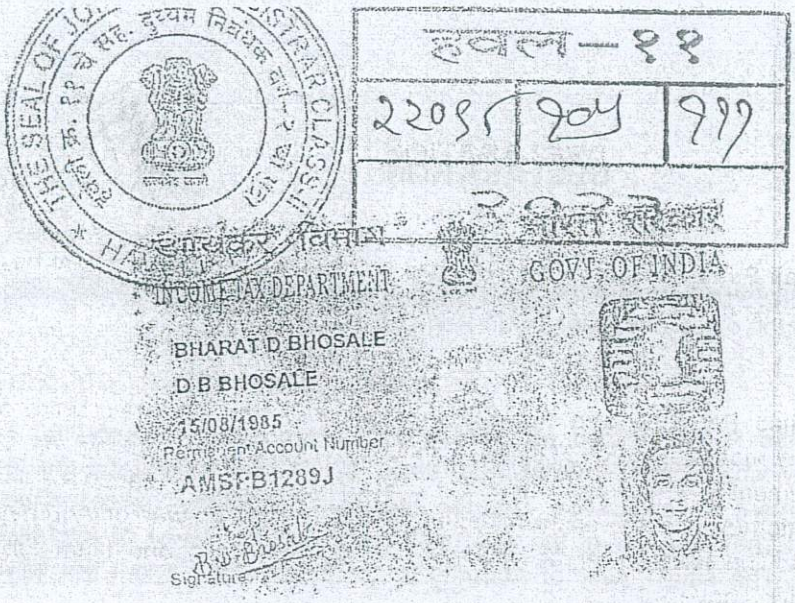
THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI - 1

हवेली-११

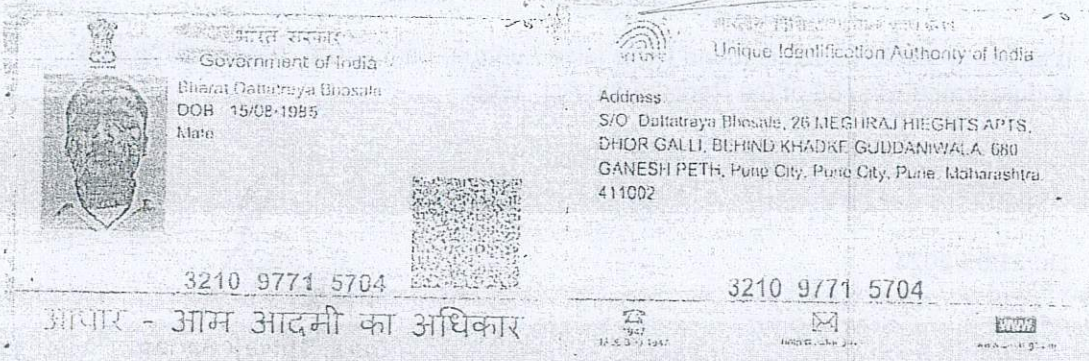
२२०९ | १०४ | १११

२०२३

PRINCIPAL
VIBGYOR RISE-WAGHOLI



B.D. Bhosale







PRINCIPAL
VIBGYOR RISE-WAGHOLI

हवल-११
२२०९५ | १०८ | १११
२०२३

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF TRUSTEES OF NOBLE FOUNDATION AT ITS MEETING HELD ON THURSDAY, THE 6TH DAY OF JULY 2023 AT 09.30 A.M. AT THE REGISTERED OFFICE OF THE TRUST.

ENTER INTO LEASE DEEDS WITH MAHALUNGE CONSTRUCTION LLP IN RESPECT OF PROPERTY AT WAGHOLI, PUNE:

"RESOLVED THAT consent be and is hereby accorded to enter into Lease Deed(s) including but not limited to any Addendum to Lease Deed(s), Supplemental Lease Deed(s) or such other agreements, documents with Mahalunge Construction LLP (formerly known as Mahalunge Construction Private Limited) in respect of a portion of land admeasuring 4,000 square meters situated at Gat No. 625(p), 626(p), 653(p), 652(p), 654(p), 661, 662(p) situated at VTP Purvanchal, Wagholi – Kesanand, Wagholi, Maharashtra - 412 207 within the limits of the Pune Metropolitan Region Development Authority, Pune, Maharashtra together with the constructed built up area admeasuring about 12,322 sq.ft. on the Ground Floor of the building constructed on the aforesaid Land for a term of 30 years and on such terms and conditions as may be mutually agreed.

RESOLVED FURTHER THAT Mr. Darayus K. Palia and Mr. Mehernosh A. Talati, Trustees of the Trust, be and are hereby severally authorized to negotiate, discuss and finalize the terms of the Lease Deed(s) including but not limited to any Addendum to Lease Deed(s), Supplemental Lease Deed(s) or such other agreements, documents related thereto and to sign, register and admit execution thereof before the Sub-Registrar of Assurances or any other authority and to take such other steps as may be necessary and to do all such acts, deeds, matters and things necessary expedient, incidental and ancillary thereto for giving effect to the aforesaid matter.

RESOLVED FURTHER THAT a copy of this resolution certified to be a true copy by any one of the Trustees of the Trust be furnished to the concerned authorities as may be required in this behalf and concerned authorities be requested to act thereon."

CERTIFIED TRUE COPY
For NOBLE FOUNDATION

MEHERNOSH A. TALATI
TRUSTEE

DARAYUS K. PALIA
TRUSTEE

NOBLE FOUNDATION

Place: Mumbai
Date: 31 JUL 2023

Registered Office: Motilal Nagar - 1, Srirang Sabde Marg, Off. Link Road, Goregaon, Mumbai - 400 104.
Tel.no.: +91 22 39577070 | **Fax:** +91 22 39577123

PRINCIPAL
VIBGYOR RISE-WAGHOLI

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II

हवल - ११		
२२०५५	१०८०	१११
२०२३		

भारत सरकार
Government of India

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1007/60173/01923

To,
डरायुस केकी पालिया
Darayus Keki Palia
S/O Keki Palia
G-23, CUSROW BAUG , 3RD FLOOR
SHAHID BHAGAT SINGH ROAD,
NEAR ELECTRIC HOUSE COLABA
Mumbai G P O
Mumbai
Maharashtra 400001
9821052536

02/05/2012

Ref: 4908 / 11F / 315370 / 315383 / P

UE572584818IN

आपका आधार क्रमांक / Your Aadhaar No. :

2846 9988 7042

आधार – आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA



डरायुस केकी पालिया
Darayus Keki Palia
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male

2846 9988 7042

आधार – आम आदमी का अधिकार

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाईन ऑथेन्टीकेशन द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

11F / 315370

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O केकी पालिया, जी-२३, कुसरोव बाग , २ रा माला, शहीद भगत सिंह रोड, इलेक्ट्रिक हाउस के पास, कोलाबा, मुंबई, महाराष्ट्र, 400001

Address: S/O Keki Palia, G-23, CUSROW BAUG , 3RD FLOOR, SHAHID BHAGAT SINGH ROAD, NEAR ELECTRIC HOUSE, COLABA, Mumbai G P O, Mumbai, Maharashtra, 400001

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

PRINCIPAL
VIBGYOR RISE-WAGHOLI

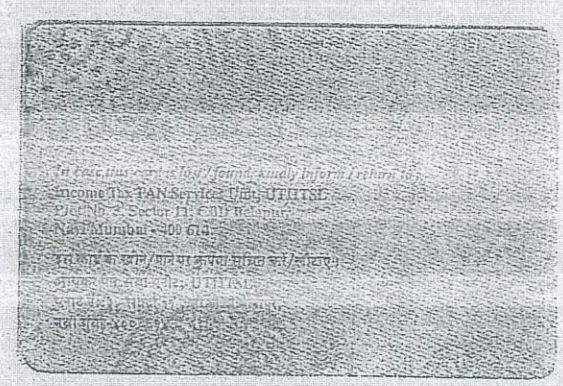
THE SEAL OF JOINT SUB-REGISTRAR CLASS-II

हवेली क्र. १९ दस्त क्रमांक

२२०९५	१०८	१९१

२०२३





PRINCIPAL
VIBGYOR RISE-WAGHOLI

मूल्यांकन पत्रक (प्रभाव क्षेत्र - खुली + बांधीव)

Valuation ID : 202309189904 18 September 2023,08:42:48 PM

मूल्यांकनाचे वर्ष :	2023
जिल्हा :	पुणे
तालुक्याचे नांव :	हवेली
गांवाचे नांव :	केसनंद
प्रमुख मूल्य विभाग :	9
उप मूल्य विभाग :	9.2
क्षेत्राचे नांव :	Influence Area

सर्व्हे नंबर/न.भू.क्रमांक :

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

मूल्यदर
10420

मोजमापनाचे एकक
चौ. मीटर

खुल्या व बांधीव क्षेत्राची माहिती

बांधीव क्षेत्र-	1145.1चौ. मीटर	एकूण क्षेत्र-	4000चौ. मीटर	मिळकतीचा प्रकार-	खुली+बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.21296/-
मिळकतीचा वापर -	माध्यमिक शाळा			Layout Plot	

Sale Type - First Sale

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

खुल्या क्षेत्राचे मूल्यांकन

1. 4000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरादर 100 %मूल्यदर = Rs.10420/-

4000चौ. मीटर क्षेत्रासाठी मूल्य = 4000 * 10420

=Rs.41680000/-

खुल्या जमीनीचे एकत्रित मूल्य = मिळकतीचे क्षेत्र (1) मूल्य
= 41680000
=Rs.41680000/-

बांधीव क्षेत्राचे मूल्यांकन

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (मूल्यदर/बांधकामाचा दर * घसा-यानुसार टक्केवारी) * Factor
= (21296 * (100 / 100)) *1.15
= Rs.23426/-

Applicable Rules : 16 क ,3 ,7 उ,6(i) ब

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
= 23426 * 1145.1
= Rs.26825112.6/-

बांधीव क्षेत्राचे एकत्रित मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी

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

= 26825112.6 + 0 + 0 + 0 + 0 + 0 + 0 + 0

=Rs.26825113/-

खुल्या व बांधीव क्षेत्राचे एकत्रित अंतिम मूल्य = बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य

= 26825113 + 41680000

=Rs.68505113/-

= ₹ सहा करोड़ पंच्याऐंशी लाख पाच हजार एक शे तेरा /-

Home | Print

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-11

हवल – ११

२२०९ | १०९ | १११

२०२३

PRINCIPAL
VIBGYOR RISE-WAGHOLI

329/22098
गुरुवार,21 सप्टेंबर 2023 3:53 म.नं.

दस्त गोषवारा भाग-1

हवल11 920/899
दस्त क्रमांक: 22098/2023

दस्त क्रमांक: हवल11 /22098/2023

बाजार मुल्य: रु. 6,85,05,113/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.30,83,500/-

दु. नि. सह. दु. नि. हवल11 यांचे कार्यालयात

अ. क्रं. 22098 वर दि.21-09-2023

रोजी 3:52 म.नं. वा. हजर केला.

पावती:23915 पावती दिनांक: 21/09/2023

सादरकरणाराचे नाव: मालक महाळुंगे कन्स्ट्रक्शन एलएलपी (पुर्वीचे महाळुंगे कन्स्ट्रक्शन प्रा.लि) तर्फे भागीदार भूषण विलास पालरेशा यांच्यातर्फे कबुली जबाबा साठी कु मु म्हणून श्री सुरज शिवाजी मानप

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 2200.00

पृष्टांची संख्या: 110

एकुण: 32200.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-11

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

सह दुय्यम निबंधक, हवेली-11

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

दस्ताचा प्रकार: भाडेपट्टा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये समुद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 21 / 09 / 2023 03 : 52 : 19 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 21 / 09 / 2023 03 : 53 : 38 PM ची वेळ: (फी)

प्रतिज्ञापत्र

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

लिहून घेणार

लिहून देणार

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II सह. दु. नि. PP चे सह. दुय्यम निबंधक वर्ग-२ हवेली HAVELI-11

PRINCIPAL
VIBGYOR RISE-WAGHOLI

21/09/2023 3 55:06 PM

दस्त गोषवारा भाग-2

हवल11 999/999
दस्त क्रमांक:22098/2023

दस्त क्रमांक :हवल11/22098/2023
दस्ताचा प्रकार :-भाडेपट्टा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मालक महाळुंगे कन्स्ट्रक्शन एलएलपी (पुर्वीचे महाळुंगे कन्स्ट्रक्शन प्रा.लि) तर्फे भागीदार भूषण विलास पालरेशा यांच्यातर्फे कबुली जबाबा साठी कु मु म्हणून श्री सुरज शिवाजी सानप पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: व्हीटीपी हाऊस, वडगांवशेरी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ABOFM6568L	मालक वय :-25 स्वाक्षरी:-		
2	नाव:मालक महाळुंगे कन्स्ट्रक्शन एलएलपी (पुर्वीचे महाळुंगे कन्स्ट्रक्शन प्रा.लि) तर्फे भागीदार निलेश विलास पालरेशा यांच्यातर्फे कबुली जबाबा साठी कु मु म्हणून श्री सुरज शिवाजी सानप पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: व्हीटीपी हाऊस, वडगांवशेरी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ABOFM6568L	मालक वय :-25 स्वाक्षरी:-		
3	नाव:मालक महाळुंगे कन्स्ट्रक्शन एलएलपी (पुर्वीचे महाळुंगे कन्स्ट्रक्शन प्रा.लि) तर्फे भागीदार सिध्दार्थ कांतीलाल खिवसरा यांच्यातर्फे कबुलीजबाबा साठी कु मु म्हणून श्री भारत भोसले पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: व्हीटीपी हाऊस, वडगांवशेरी, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ABOFM6568L	मालक वय :-38 स्वाक्षरी:-		
4	नाव:भाडेकरू नोवल फाऊंडेशन तर्फे अधिकृत स्वाक्षरीकार दरायस केकी पालीया - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मोतीलाल नगर, नं.1, श्रीरंग साबडे मार्ग, गोरेगाव पुर्व, मुंबई. , रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:AABTN2669K	भाडेकरू वय :-63 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत भाडेपट्टा चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 09 / 2023 03 : 54 : 58 PM

ओळख:-
सदर इसम दुय्यम निबंधक यांच्या ओळखीचे असुन दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:वकील तौफीक शेख - - वय:43 पत्ता:रा. कॅम्प, पुणे पिन कोड:411001			

शिक्का क्र.4 ची वेळ:21 / 09 / 2023 03 : 55 : 14 PM

सह दुय्यम निबंधक, हवेली-11

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Noble Foundation	eChallan	69106562023092100053	MH008394056202324P	3083500.00	SD	0004419644202324	21/09/2023
2		DHC		0923219304275	2000	RF	0923219304275D	21/09/2023
3		DHC		0923210704403	200	RF	0923210704403D	21/09/2023
4	Noble Foundation	eChallan		MH008394056202324P	30000	RF	0004419644202324	21/09/2023

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

प्रमाणित करण्यात येते की, या दस्तऐवजाची एकूण ११ पाने आहेत. पहिले नक्राचे पुस्तकाचे

22095 नंबरी नोंदला

PRINCIPAL
VIBGYOR RISE-WAGHOLI

Know Your Rights as Registrants

22/09/2023

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