



13/01/2015

सूची क्र.2

दुष्यम निबंधक : सह.डु.नि. हवेली 15

दस्ता क्रमांक : 451/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) खराडी (पुणे महापालिकेमध्ये समाविष्ट)

(1) विनंतीचा प्रकार	खरेदीपत्र
(2) मोवदला	110109700
(3) बाजारभाव (भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	179466100



(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अगल्यास)

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती: गांव मंजे खराडी तालुका हवेली जिल्हा पुणे येथील स.गं.-1)54/2/1(पार्ट), यांगी एकूण क्षेत्र 02 हेक्टर 79 आर यापैकी 02 हेक्टर 22 आर यापैकी लिहून देत असलेले क्षेत्र 9658.04 चौ.मी. 2)54/4/2 यांगी एकूण क्षेत्र 00 हेक्टर 81 आर यापैकी लिहून देत असलेले क्षेत्र 276.64 चौ.मी. 3)54/4/3 यांगी एकूण क्षेत्र 00 हेक्टर 81 आर यापैकी लिहून देत असलेले क्षेत्र 283.33 चौ.मी. 4) 54/4/4 यांगी एकूण क्षेत्र 00 हेक्टर 82 आर यापैकी लिहून देत असलेले क्षेत्र 1230.99 चौ.मी. असे वरील स.न.अनुक्रमे 1 ते 4 यांगी लिहून देत असलेले एकवित क्षेत्र 11449 चौ.मी.हि मिळवत. ((Survey Number : 54 ;))

(5) क्षेत्रफळ

1) 11449 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल किंवा.

(7) दस्तऐवज करून घेणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- नि.दे.कोलते पार्टील रिअल इस्टेट प्रायव्हेट लिमिटेड तर्फे डायरेक्टर भिविंद दिगंबर कोलते तर्फे वि.कु.मु.जितेंद्र दनात्रय पार्टील बय:-33; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. 201 मिटी पॉइंट, रोड नं: 17 बोट क्लब रोड पुणे , . पिन कोड:- 411001 पॅन नं:-AACCK9285A

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- नि.घेणार- भारवा मनसुखनाल कोठारी बॅरीटेबल ट्रस्ट तर्फे अधिकृत मही करणार श्री.मधुर शाह बय:-35; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं: 16/72 मिबील लाईन , रोड नं: कानपुर 208001 उत्तर प्रदेश, . पिन कोड:-208001 पॅन नं:-AAATS4725Q

(9) दस्तऐवज करून घेणा-या दिनांक

31/12/2014

मी वाचली

दस्ता सोबतची नकल

(10) दस्त नोंदणी केल्याचा दिनांक

13/01/2015

मी रुजवात घेतली

श्री. मधुर शाह

(11) अनुक्रमांक, खंड व पृष्ठ

451/2015

अस्सल वरहुकुम नकल

यांना दिली असे

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

10788500

दिनांक १३/१ / २०१५

(13) बाजारभावाप्रमाणे वाढवितपट्टा शुल्क

30000

(14) शेर

सह.दुष्यम निबंधक हवेली क्र.१५

मुद्रांक शुल्क, आकारणी किंवा जुडी देण्यात असेल किंवा नसल्यास, प्रतिवादिचे नाव व पत्ता

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

0452/2015

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

14024254400695



Bank Branch: IBKL - 6910663/Pune Swargate
 Pmt Txn id : 54709078 Stationery No: 14024254400695
 Pmt DtTime : 31-DEC-2014@13:52:13 Print DtTime : 31-Dec-2014@18:31:07
 ChallanIdNo: 69103332014123151735 GRAS GRN : MH0049007342014155
 District : 2201-PUNE Office Name : IGR022-HVL15_HAVELI 15

StDuty Schm: 0030046401-75/STAMP DUTY
 StDuty Amt : R 1,07,68,500/- (Rs One, Zero Seven, Six Eight, Five Zero Zero only)

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

Article : A25-Conveyance/Sale/Transfer/Assignment Deed
 Prop.Mvblty: Immovable Consideration: R 11,01,09,700/-
 Prop.Descr : 54 PARTS,AND OTHERS,, KHARADI,PUNE,PUNE,Maharashtra,411014

Duty Payer: PAN-AAATS4725Q, SHARDAMANSUKHLAL KOTHARI CHARITABLE TRUST
 Other Party: PAN/ACCK9285A, KOLTE PATIL REAL ESTATES PVT LTD

Bank official1 Name & Signature

Sunil Yadav
 SUNIL YADAV



Bank official2 Name & Signature
 --- Space for customer/office use --- Please write below this line ---

हवल-३५
 ८५९ ९ ४५
 २०१५

Uthale



हवल-१५		
८५९	३	४५
२०१५		



INDENTURE OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE IS MADE AND EXECUTED AT
PUNE ON THIS 31st DAY OF December 2014;

M. Shale

BETWEEN

KOLTE PATIL REAL ESTATE PRIVATE LIMITED,

(PAN: AACCK9285A)

A company incorporated under the provisions of Companies Act, 1956
 through Mr. Milind Digambar Kolte / Mr. Rajesh Aniruddha Patil
 Age : Adult, Occupation : Business,
 having its registered office at City Point, Dhole Patil Road,
 Pune - 411 001.

hereinafter referred to as the "THE VENDOR"

(which expression shall, unless repugnant to the subject, context or meaning
 thereof, be deemed to mean and include its successors-in-title) of the **ONE
 PART**

AND

SHARDA MANSUKHLAL KOTHARI CHARITABLE TRUST,

(PAN: AAATS4725Q)

through Mr. MAYUR SHAH
 Age : Adult, Occupation : Business,
 having its registered office at : 16/72, Civil Lines,
 Kanpur - 208 001, Uttar Pradesh.

hereinafter referred to as the "THE PURCHASER"

(which expression shall, unless repugnant to the subject, context or meaning
 thereof, be deemed to mean and include its successors-in-title and assigns) of
 the **OTHER PART:**

WHEREAS:

- A. By an under a Deed of Sale dated 3rd April, 2008 and other deeds made
 by and between Members of Pathare and Choudhary family (listed in the
 First Schedule hereunder written) therein referred to as the "Vendors" of
 the First Part, Kolte Patil Real Estate Private Limited therein referred to
 as the "Purchaser" of the Second Part and Chirag Land Promoters
 Private Limited therein referred to as the "Consenting Party" of the
 Third Part and registered with the office of Sub-Registrar of Assurances
 at Haveli-VIII under serial no. 3186 of 2008.

हवल-३५		
४५९	९२	२५
२०१५		



THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Larger Property)

All that piece and parcel of land or ground bearing a) Survey no. 54/2/1 (part) admeasuring 2 Hectares and 20 Ares equivalent to 22,000 square meters or thereabout out of the total land admeasuring 2 Hectares and 79 Ares, b) Survey no. 54/4/2 admeasuring 0 Hectares and 81 Ares equivalent to 8,100 square meters or thereabout c) Survey no. 54/4/3 admeasuring 0 Hectares and 81 Ares equivalent to 8,100 square meters or thereabout, d) Survey no. 54/4/4 admeasuring 0 Hectares and 82 Ares equivalent to 8,200 square meters or thereabout, e) Survey no. 54/5B admeasuring 0 Hectares and 20 Ares equivalent to 2,000 square meters or thereabout situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

All that piece and parcel of land or ground bearing a) Survey no. 54/2/1 (part) admeasuring 9658.04 square meters or thereabout out of 2 Hectares 22 Ares, b) Survey no. 54/4/2 admeasuring 276.64 square meters or thereabout out of 0 Hectares 81 Ares, c) Survey no. 54/4/3 admeasuring 283.33 square meters or thereabout out of 0 Hectares 81 Ares, and d) Survey no. 54/4/4 admeasuring 1230.99 square meters or thereabout out of 0 Hectares 82 Ares situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and bounded as follows:

- On or towards the East: Part of Survey No.54/2/1 owned by Mr. Rajkumar Shyamnarayan Singh
 On or towards the West: Remaining Part of Survey No.54/2/1 of Vendor Kolte Patil Real Estate Pvt. Ltd.
 On or towards the North: 12 mtrs. D. P. Road and Part of Survey No.54/2/1
 On or towards the South: Survey No.58part and Exhibition Ground]

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(List of original documents of title)

1. Deed of Sale dated 3rd April, 2008 made by and between Members of Pathare and Choudhary family (listed in the First Schedule hereunder written) Kolte Patil Real Estate Private Limited and Chirag Land Promoters Private Limited and registered with the office of Sub-Registrar of Assurances at Haveli-VIII under serial no. 3186 of 2008
2. All other original document of title in respect of the said Property in possession of the Vendor.



SIGNED SEALED AND DELIVERED by the
Within named "VENDOR"
KOLTE PATIL REAL ESTATE PRIVATE
LIMITED,
through Mr. Milind Digambar Kolte /
Mr. Rajesh Anjreddha Patil
in the presence of



For KOLTE-PATIL REAL ESTATE PVT. LTD.

DIRECTOR



SIGNED AND DELIVERED by the
Within named "PURCHASER"
SHARDA MANSUKHLAL KOTHARI
CHARITABLE TRUST,
through Mr. MAYUR SHAH
in the presence of

For Sharda Mangukhlal Kothari Charitable Trust

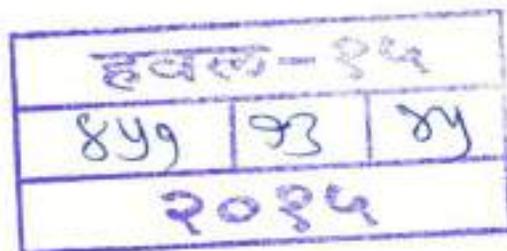
M. Shah

Authorised Signatory



Witness:

- 1) Tekade
Laxman N. Tekade
Dhole Patil Road Pune-1
- 2) Gole
Vishal S. Gole
Dhole Patil Rd
Pune



Mouje	"KHARADI"
Survey No.	54/2/1 (Part) & others.
Total Area	11449 Sq.Mtrs.
Type of Document	INDENTURE OF CONVEYANCE
Regi. Document #	0451/15 Dt.13.01.15
Registration Office	Haveli No.:-15
The Vendor	Kolte - Patil Real Estate Private Limited
The Purchaser	Sharda Mansukhlal Kothari Charitable Trust



पावती

Original/Duplicate

Tuesday, January 13, 2015

नोंदणी क्र.: 39म

1:04 PM

Regn. 39M

पावती क्र.: 553 दिनांक: 13/01/2015

साध्याचे नाव: खराडी (पुणे महापालिकेमध्ये समाविष्ट)

दस्तावेजाचा अनुक्रमांक: हवेली-15-451-2015

दस्तावेजाचा प्रकार: खरेदीखत

सादर करणाऱ्याचे नाव: नि.घेणार- शारदा मनसुखनाल कोठारी चॅरीटेबल ट्रस्ट तर्फे अधिकृत
सही करणार श्री.मयुर शाह

नोंदणी फी	₹. 30000.00
दस्त हाताळणी फी	₹. 920.00
पुडांनी संख्या: 46	

एकूण: ₹. 30920.00

आपणाम मूळ दस्त, धंबनेल प्रिंट, मूबी-२ व सीडी अंदाजे 1:14 PM ह्या वेळेस मिलेव
सह दुय्यम निबंधक, हवेली-15

बानार मूल्य: ₹.179466100/-

मोबदला: ₹.110109700/-

भरलेले मुद्रांक शुल्क:

₹. 10768500/-

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१५, पुणे शहर, पुणे

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

सीडी/घनादेश/पे ऑर्डर क्रमांक: MH004900734201415S दिनांक: 13/01/2015

बँकचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: ₹.920/-

कृपया सादर मूळ दस्त, धंबनेल
प्रिंट व सीडी श्री.मयुर शाह यांचे
यांचे कडे देण्यात यावी.

(दस्त हजर करणार यांची स्वाक्षरी)

दिनांक :- 93/09/2014



13/01/2015

सूची क्र.2

दुग्धम निबंधक : सह.डु.नि. हवेली 15

दस्ता क्रमांक : 451/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) खराडी (पुणे महापालिकेमध्ये समाविष्ट)

(1) विनंतीचा प्रकार	खरेदीपत्र
(2) मॉवदला	110109700
(3) बाजारभाव (भाडेपट्ट्याच्या वाढवितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	179466100



(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अगल्यास)

1) पालिकेचे नाव: पुणे म.न.पा. इतर वर्णन : इतर माहिती : इतर माहिती: गांव मंजे खराडी तालुका हवेली जिल्हा पुणे येथील स.गं.-1)54/2/1(पार्ट), बांगी एकूण क्षेत्र 02 हेक्टर 79 आर बापैकी 02 हेक्टर 22 आर बापैकी लिहून देत असलेले क्षेत्र 9658.04 चौ.मी. 2)54/4/2 बांगी एकूण क्षेत्र 00 हेक्टर 81 आर बापैकी लिहून देत असलेले क्षेत्र 276.64 चौ.मी. 3)54/4/3 बांगी एकूण क्षेत्र 00 हेक्टर 81 आर बापैकी लिहून देत असलेले क्षेत्र 283.33 चौ.मी. 4) 54/4/4 बांगी एकूण क्षेत्र 00 हेक्टर 82 आर बापैकी लिहून देत असलेले क्षेत्र 1230.99 चौ.मी. असे वरील स.न.अनुक्रमे 1 ते 4 बांगी लिहून देत असलेले एकवित क्षेत्र 11449 चौ.मी.हि मिळवत. ((Survey Number : 54 ;))

(5) क्षेत्रफळ

1) 11449 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल किंवा.

(7) दस्तऐवज करून घेणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- लि.दे.कोलते पार्टील रिअल इस्टेट प्रायव्हेट लिमिटेड तर्फे डायरेक्टर भिविंद दिगंबर कोलते तर्फे वि.कु.मु.जितेंद्र दत्तात्रय पार्टील बय:-33; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. 201 मिटी पॉइंट, रोड नं: 17 बोट क्लब रोड पुणे , , पिन कोड:- 411001 पॅन नं:-AACCK9285A

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अगल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- लि.घेणार- भारवा मनसुखनाथ कोठारी बॅरीटेबल ट्रस्ट तर्फे अधिकृत मही करणार श्री.मधुर श्राव्ह बय:-35; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं: 16/72 मिबील लाईन , रोड नं: कानपुर 208001 उत्तर प्रदेश, , पिन कोड:-208001 पॅन नं:-AAATS4725Q

(9) दस्तऐवज करून घेणा-या दिनांक

31/12/2014

मी वाचली

दस्ता सोबतची नकल

(10) दस्त नोंदणी केल्याचा दिनांक

13/01/2015

मी रुजवात घेतली

श्री. मधुर श्राव्ह

(11) अनुक्रमांक, खंड व पृष्ठ

451/2015

अस्सल वरहुकुम नकल

यांना दिली असे

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

10788500

दिनांक १३/१ / २०१५

(13) बाजारभावप्रमाणे वाढवितपट्टा शुल्क

30000

(14) शेर

सह.दुग्धम निबंधक हवेली क्र.१५

मुन्सुखनाथ कोठारी किंवा पत्ता नोंदणी

मुद्रांक शुल्क, अक्षर चोनी निवडणे

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

0452/2015

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

14024254400695



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 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

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 Prop.Mvblty: Immovable Consideration: R 11,01,09,700/-
 Prop.Descr : 54 PARTS,AND OTHERS,, KHARADI,PUNE,PUNE,Maharashtra,411014

Duty Payer: PAN-AAATS4725Q, SHARDAMANSUKHLAL KOTHARI CHARITABLE TRUST
 Other Party: PAN/ACCK9285A, KOLTE PATIL REAL ESTATES PVT LTD

Bank official1 Name & Signature

Sunil Yadan
 SUNIL YADAN



Bank official2 Name & Signature
 --- Space for customer/office use --- Please write below this line ---

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हवल-१५		
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INDENTURE OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE IS MADE AND EXECUTED AT
PUNE ON THIS 31st DAY OF December 2014;

M. Shale

BETWEEN

KOLTE PATIL REAL ESTATE PRIVATE LIMITED, (PAN: AACCK9285A)

A company incorporated under the provisions of Companies Act, 1956
 through Mr. Milind Digambar Kolte / Mr. Rajesh Aniruddha Patil
 Age : Adult, Occupation : Business,
 having its registered office at City Point, Dhole Patil Road,
 Pune - 411 001.

hereinafter referred to as the "THE VENDOR"

(which expression shall, unless repugnant to the subject, context or meaning thereof, be deemed to mean and include its successors-in-title) of the **ONE PART**

AND

SHARDA MANSUKHLAL KOTHARI CHARITABLE TRUST, (PAN: AAATS4725Q)

through Mr. MAYUR SHAH
 Age : Adult, Occupation : Business,
 having its registered office at : 16/72, Civil Lines,
 Kanpur - 208 001, Uttar Pradesh.

hereinafter referred to as the "THE PURCHASER"

(which expression shall, unless repugnant to the subject, context or meaning thereof, be deemed to mean and include its successors-in-title and assigns) of the **OTHER PART:**

WHEREAS:

- A. By an under a Deed of Sale dated 3rd April, 2008 and other deeds made by and between Members of Pathare and Choudhary family (listed in the First Schedule hereunder written) therein referred to as the "Vendors" of the First Part, Kolte Patil Real Estate Private Limited therein referred to as the "Purchaser" of the Second Part and Chirag Land Promoters Private Limited therein referred to as the "Consenting Party" of the Third Part and registered with the office of Sub-Registrar of Assurances at Haveli-VIII under serial no. 3186 of 2008.

हवल-१५		
४५९	४	४५
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the said Members of the Pathare and Chaudhary family (through their respective constituted attorneys) granted, conveyed and assured and the said Chirag Land Promoters Private Limited confirmed and assured unto the said Kolte Patil Real Estate Private Limited all that piece and parcel of land or ground bearing 1) Survey no. 54/2/1 (part) admeasuring 2 Hectares and 20 Ares equivalent to 22,000 square meters or thereabout 2) Survey no. 54/4/2 admeasuring 0 Hectares and 81 Ares equivalent to 8,100 square meters or thereabout 3) Survey no. 54/4/3 admeasuring 0 Hectares and 81 Ares equivalent to 8,100 square meters or thereabout, 4) Survey no. 54/4/4 admeasuring 0 Hectares and 82 Ares equivalent to 8,200 square meters or thereabout, 5) Survey no. 54/5B admeasuring 0 Hectares and 20 Ares equivalent to 2,000 square meters or thereabout situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and more particularly described in the **Second Schedule** hereunder written and shown on the plan hereto annexed and marked as **Annexure "A"** in black boundary lines at or for consideration contained therein ("**the said Larger Property**");

- B. By and under a Sale Deed dated 21st July, 2012 made by and between Kolte Patil Real Estate Private Limited therein referred to as the "Vendor" of the One Part and Mr. Rajkumar Shyamnarayan Singh, therein referred to as the "Purchaser" of the Other Part and registered with the office of Sub-Registrar of Assurances at Haveli-XII under serial no. 5188 of 2012, Kolte Patil Real Estate Private Limited granted, conveyed and assured unto Mr. Rajkumar Shyamnarayan Singh all that piece and parcel of land bearing *inter alia* 1) Survey no. 54/2/1 (part) admeasuring 8683.76 square meters or thereabout and 2) Survey no. 54/5B admeasuring 2000 square meters or thereabout together with structures standing thereon situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and shown on the plan hereto annexed and marked as **Annexure "A"** in yellow hatched lines being a portion of the said Larger Property at or for consideration contained therein;
- C. The Vendor is thus seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land or ground bearing 1) Survey no. 54/2/1 (part) admeasuring 9658.04 square meters or thereabout out of 2 Hectares 22 Ares, 2) Survey no. 54/4/2 admeasuring 276.64 square meters or thereabout out of 0 Hectares 81 Ares, 3) Survey no. 54/4/3 admeasuring 283.33 square meters or thereabout out of 0 Hectares 81 Ares, and 4) Survey no. 54/4/4 admeasuring 1230.99 square meters or thereabout out of 0 Hectares 82 Ares situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and Survey nos. 54/2/1 (part), 54/4/2 (part),



हवल-१५
४५९ ५ ४५
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54/4/3 (part) and 54/4/4 (part) are subject to reservation for higher secondary school and primary school;

- D. The Purchaser is desirous of constructing a primary and higher secondary school on a portion of all that piece and parcel of land or ground bearing 1) Survey no. 54/2/1 (part) admeasuring 9658.04 square meters or thereabout, 2) Survey no. 54/4/2 (part) admeasuring 276.64 square meters or thereabout, 3) Survey no. 54/4/3 (part) admeasuring 283.33 square meters or thereabout and 4) Survey no. 54/4/4(part) admeasuring 1230.99 square meters or thereabout situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and more particularly described in the **Third Schedule** hereunder written and shown on the plan hereto annexed and marked as **Annexure "A"** in red hatched lines being a portion of the said Larger Property ("**the said Property**");
- E. The Vendor has represented to the Purchaser that the portion sold to Mr. Rajkumar Shyamnarayan Singh and the said Property proposed to be conveyed to the Purchaser is separated by an existing boundary wall whereby separating the two plots and a letter to this effect addressed by Mr. Rajkumar Shyamnarayan Singh to the Purchaser has been hereto annexed and marked as **Annexure "B"**;
- F. As on the date of execution of this Indenture, Mr. Rajkumar Shyamnarayan Singh and the Vendor are the co-owners of the balance portion of land bearing Survey no. 54/2/1(part);
- G. The Purchaser is desirous of constructing a primary and higher secondary school on the said Property which is reserved for primary and higher secondary school purpose and has therefore approached the Vendor and the Vendor has agreed to sell to the Purchaser the said Property being a portion of the said Larger Property;
- H. On the request of Purchaser, Vendor has put building plans for sanction in respect of the primary and secondary school building and after verifying the same by the Pune Municipal Corporation Vendor has sanctioned building plans for school by its Commencement Certificate bearing No.11559/14 dated 20/08/2014 and according to sanctioned plans Vendor has got sanction of 7,286.21 square meters of FSI and 2953.47 square meters of FSI is balance for future consumption.
- I. The Purchaser has requested the Vendor to execute these presents, which the Vendor has agreed to do in the manner hereinafter appearing.



[Handwritten Signature]



हवल-३५		
४५९	६	४५
२०१५		



NOW THIS INDENTURE WITNESSETH that in consideration of a sum of **11,01,09,700/-** (Rupees Eleven Crore One lakh Nine Thousand Seven Hundred only) paid by the Purchaser to the Vendor on or prior to the execution of these presents being the full consideration amount payable to the Vendor as recited hereinabove (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Purchaser absolutely and forever) the Vendor doth hereby grant, convey, sell, transfer and assure **UNTO** the Purchaser all that piece and parcel of land or ground bearing 1) Survey no. 54/2/1 (part) admeasuring 9658.04 square meters or thereabout, 2) Survey no. 54/4/2 (part) admeasuring 276.64 square meters or thereabout, 3) Survey no. 54/4/3 (part) admeasuring 283.33 square meters or thereabout and 4) Survey no. 54/4/4(part) admeasuring 1230.99 square meters or thereabout situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and more particularly described in the **Third Schedule** hereunder written and shown on the plan hereto annexed and marked as **Annexure "A"** in red hatched lines **TOGETHER** with all and singular the houses, outhouses, edifices, buildings, courtyards, areas, sewers, compounds, ditches, fences, trees, drains, ways, paths, passages, common, gullies, wells, waters, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Property or any part thereof belonging or in anywise appurtenant thereto or with the same or any part or parts thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto **AND ALSO TOGETHER WITH** all such deeds, documents, writings, vouchers and other evidence of title relating to the said Property which are in possession of the Vendor **AND ALSO TOGETHER WITH** the benefits of covenant for production of title deeds, if any, contained in such deeds, documents and writings relating to the said Property **AND ALL** the estate, right, title, interest, use, inheritance, property, possession, benefit including but not limited to the unutilized FSI, claim and/or demand whatsoever both at law or in equity of the Vendor in to out of or upon the said Property or any part thereof ("**the said Property**") **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 their and every of their rights, members and appurtenances **UNTO AND TO THE USE AND BENEFIT** of the Purchaser forever **SUBJECT** to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra and/or to the Pune Municipal Corporation and/or any other public body or authority in respect thereof **AND** the Vendor doth hereby covenant with the Purchaser that the Vendor now hath in itself good right, full power and absolute authority to grant, convey, sell, transfer and assure the said Property hereby granted, conveyed, sold, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner aforesaid **AND THAT** it



हवल - ३५		
४५१	७	४५
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shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said Property hereby granted, conveyed, sold and transferred with their appurtenances and receive the rents, issues and profits thereof and of and every part thereof to and for its own use and benefit without any lawful eviction, interruption claim or demand whatsoever from or by the Vendor or from any person or persons lawfully or equitably claiming or to claim by from under or in trust for it the Vendor **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all the charges and encumbrances whatsoever and now or hereafter to be had, made, executed, occasioned by the Vendor or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for the Vendor **AND THAT** the Vendor and all persons having or lawfully or equitably claiming any estate, right, title and interest at law or in equity in the said Property hereby granted, conveyed, sold, transferred and assured or any part thereof by, from, under or in trust for the Vendor and the Vendor 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, things, matters and assurances in law whatsoever for the better, further and more perfectly and absolutely granting, conveying, selling, assuring and transferring the said Property more particularly described in the **Third Schedule** hereunder written and every part thereof hereby granted, conveyed, sold and transferred **UNTO AND TO THE USE** of the Purchaser in the manner aforesaid as shall or as may be reasonably required by the Purchaser or its Counsel-in-law and assigns **AND** the Vendor doth covenants with the Purchaser that unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request of and at the cost of the Purchaser or any person/persons having or lawfully claiming through or under in trust for the Purchaser, its successors or nominees produce or cause to be produced to it or them or to their agents or lawyers or at any legal hearing, commission or examination or otherwise as the occasion shall require, all or any of the said deeds comprised in the **Fourth Schedule** hereunder written (and which relate as well as to the said Larger Property described in the **Second Schedule** hereunder written) for the purpose of showing the Purchaser's title to the said Property and will permit the same to be examined, inspected or given in evidence **AND** also will at the like request and cost of the Purchaser or any such other person or persons as aforesaid deliver or cause to be delivered to it or them such attested or other copies or abstracts from the said deeds and writings respectively or any of them as it or they may require and shall in the meantime unless prevented as aforesaid keep the said deeds and writing safe, unobliterated, uncancelled **PROVIDED ALWAYS AND IT IS HEREBY DECLARED AND AGREED** that in case the Vendor and its successors shall deliver the said deeds, writing or any of them to any future purchaser



हवल-३५		
४५९	८	४५
२०१५		



of the said remaining portion of the said Larger Property or any part thereof and to which they relate and to any other persons or persons for the time being entitled to the custody of the said deeds and writings and shall thereupon at its or their cost and charges procure from such purchaser/purchasers his /their heirs, executors, administrators and assigns a similar covenant in all respects to the covenant hereinbefore contained in favour of the Purchaser herein or its successors, assigns and nominees then and in such case and immediately thereon the last mentioned covenant shall become null and void so far as regards the deeds and writings to which the said substituted covenant shall relate and till that time this covenant shall remain in full force and effect.

AND THIS INDENTURE FURTHER WITNESSTH and the Vendor doth hereby covenant for itself and its successors-in title with the Purchaser as follows:-

1. The Vendor is the sole and absolute legal and beneficial owner of the said Property and that save and except the Vendor no other person has any title to the said Property;
2. The said Property is free from all encumbrances charges and liens whatsoever, including but not limited to, previous transfer i.e. sale, gift, mortgage, lease, claims, demands, orders, judgment or any notifications;
3. Save and except the Vendor, no other person had or has any claim share, right, title or interest of whatsoever nature in the said Property including claim by way of sale, exchange, lease, mortgage, (equitable or otherwise), gift, trust, inheritance, tenancy, lien, or otherwise howsoever in the said Property and the Vendor is competent and entitled to sell and transfer the said Property in the manner provided in these presents;
4. After execution of these presents, the Purchaser at all times shall be exclusively entitled to utilize the whole of the FSI and other benefits arising out of and from the said Property;
5. All taxes in relation to the said Property have been paid till date and that all taxes, charges, rents, demands, claims, revenue, cess, penalties and all other dues and outstandings towards any municipal authority and/or any other entity including but not limited to water, electricity, municipal charges, etc. in respect of the said Property have been paid in full as on date of execution of these presents;
6. There are no temples or mosques on the said Property;
7. Save and except a primary and higher secondary school reservation, the said Property is not subject to any reservation;



हवल-२५		
४५१	६	४५
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8. No notice for the acquisition or requisition of the said Property has been received from any governmental and other authority and the said Property or any part thereof is not forest land;
9. That the Vendor has not done any act or deed, including without limitation, entering into any agreement for sale, lease, license in respect of the said Property, parting with possession thereof whether in part or full, which in any manner may prejudicially affect the rights of the Purchaser to the said Property in any manner whatsoever;
10. That there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, notices, actions or governmental investigations of any nature pending or threatened against or with respect to the said Property and there is no order restraining the Vendor under any legal proceedings from selling/ dealing with the said Property. Purchaser has checked and verified all the deeds, documents, proceedings, search and title reports, opinions, and all other relevant documents pertaining to the said property and after the satisfaction of contents of all the documents and its legal effect the Purchaser on its sole discretion and on its sole liability purchasing the said property.
11. There are no proceedings instituted by or against the Vendor in respect of the said Property in any court or before any government authority and the said Property is not subject to lis pendens except which are already informed and intimated to the purchaser by the Vendor.
12. That all the original documents of title pertaining to the said Property set out in the **Fourth Schedule** hereunder written are in possession of the Vendor and the same have not been deposited with third party with an intention to create mortgage/ charge or lien;
13. No bankruptcy and/ or winding-up proceedings have been initiated against the Vendor;
14. The said Property abuts a public road and there is access thereto from a public road, shown on the Plan hereto annexed and marked as **Annexure "A"**.
- J. That no part of the development potential/ TDR/ FSI of the said Property has been utilized on any other property and the minimum permissible FSI in respect of the said Property is 10,239.68 Square meters. i.e. 1,10,219.92 square feet and the Purchaser shall at all times be entitled to the FSI equivalent to 1,10,219.92 square feet.



हवल-१५		
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K. As on the date of execution of this Indenture, Mr. Rajkumar Shyamnarayan Singh and the Vendor are the co-owners of all that piece and parcel of land bearing Survey no. 54/2/1(part) and 54/5B in the proportion stated above and that the said Property has been separated by an existing boundary wall whereby separating the portion of the property held by Mr. Rajkumar Shyamnarayan Singh and Vendors; and

15. The Plans relating to construction sanctioned in respect of the said Property are hereto annexed and marked as **Annexure "C"**.

16. The Vendor has sold and transferred only part of the said 1) Survey no. 54/2/1 (part) admeasuring 9658.04 square meters or thereabout, 2) Survey no. 54/4/2 (part) admeasuring 276.64 square meters or thereabout, 3) Survey no. 54/4/3 (part) admeasuring 283.33 square meters or thereabout and 4) Survey no. 54/4/4(part) admeasuring 1230.99 square meters or thereabout and have retained balance area of the Survey Numbers with itself. The Vendor shall have full authority to submit building plans for the said remaining area. Therefore, the Purchaser hereby gives his/its unconditional consent to the Vendor for all purposes (for the areas retained by the Vendor with itself) such as demarcation, amalgamation, sub-division, preparing layout, revised layout, building plans, development, construction, sale of land with or without building and any other purpose/s where purchaser's signature is required or would be required being co-owner or joint owner as per common 7/12 extracts. No separate, permission/consent will be required to be given by Purchaser to the Vendor. This condition will also be applicable to all future purchasers or Transferees etc. Simultaneously the Vendor also hereby gives its unconditional consent to the purchaser for submission of plan etc. for the said property he/it has purchased by this Deed of Conveyance. It is hereby clarified that such revision/submission of plans for the area retained by the Vendor shall not in any manner affect the rights of the Purchasers under this Deed including the right to utilize any FSI/TDR etc available on the said Property.

Purchaser and/or their representatives are entitled to mutate their names in all the revenue, public and/or government record as the owner of the Said property only after the Vendors complete their entire project and gets all the benefits of the entire lands to the fullest extend in favour of Vendors which includes benefits such as FSI, TDR, etc.

AND THIS INDENTURE FURTHER WITNESSETH that the stamp duty and registration charges shall be borne and paid by the Purchaser alone.



हवल-१५		
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PAN No. of the Parties is as follows:

Vendor: AAACK9285A

Purchaser: AAATS 4725Q

all share

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

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Names of the members of Pathare and Chaudhary family)

1. Smt. Bhagubai Baburao Pathare
2. Smt. Gangubai Ranu Pathare
3. Shri. Jeevan Ranu Pathare
4. Shri. Sudam Babu Pathare
5. Sau. Jijabai Sudam Pathare
6. Sau. Vaishali Ranu Pathare
7. Sau. Houdabai Ranu Pathare
8. Shri. Namdev Sahadu Pathare
9. Shri. Ravindra Namdev Pathare
10. Smt. Ashabai Parshuram Pathare
11. Kum. Rahul Parshuram Pathare
12. Kum. Neta Parshuram Pathare
13. Kum. Sarika Parshuram Pathare
14. Shri. Atmaram Sahadu Pathare
15. Kum. Nilesh Atmaram Pathare
16. Sau. Leelabai Kaluram Gaikwad
17. Shri. Bhiva Namdev Pathare
18. Smt. Padma Dagadu Pathare
19. Shri. Jagdish Dagadu Pathare
20. Shri. Prashant Dagadu Pathare
21. Shri. Milind Dagadu Pathare
22. Shri. Lalaram Sitaram Pathare
23. Shri. Shamrao Bhiva Pathare
24. Kum. Ganesh Shamrao Pathare
25. Shri. Rajaram Bhiva Pathar for himself and as a guardian of master Sagar Rajaram Pathare
26. Late Vimal Waman Choudhary through legal heirs
 - (i) Shri. Santosh Waman Choudhary
 - (ii) Shri. Umesh Waman Choudhary



हवल-३५		
४५९	९२	२५
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THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the said Larger Property)

All that piece and parcel of land or ground bearing a) Survey no. 54/2/1 (part) admeasuring 2 Hectares and 20 Ares equivalent to 22,000 square meters or thereabout out of the total land admeasuring 2 Hectares and 79 Ares, b) Survey no. 54/4/2 admeasuring 0 Hectares and 81 Ares equivalent to 8,100 square meters or thereabout c) Survey no. 54/4/3 admeasuring 0 Hectares and 81 Ares equivalent to 8,100 square meters or thereabout, d) Survey no. 54/4/4 admeasuring 0 Hectares and 82 Ares equivalent to 8,200 square meters or thereabout, e) Survey no. 54/5B admeasuring 0 Hectares and 20 Ares equivalent to 2,000 square meters or thereabout situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation.

THE THIRD SCHEDULE ABOVE REFERRED TO:

(Description of the said Property)

All that piece and parcel of land or ground bearing a) Survey no. 54/2/1 (part) admeasuring 9658.04 square meters or thereabout out of 2 Hectares 22 Ares, b) Survey no. 54/4/2 admeasuring 276.64 square meters or thereabout out of 0 Hectares 81 Ares, c) Survey no. 54/4/3 admeasuring 283.33 square meters or thereabout out of 0 Hectares 81 Ares, and d) Survey no. 54/4/4 admeasuring 1230.99 square meters or thereabout out of 0 Hectares 82 Ares situate lying and being at Mouze Kharadi, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation and bounded as follows:

- On or towards the East: Part of Survey No.54/2/1 owned by Mr. Rajkumar Shyamnarayan Singh
- On or towards the West: Remaining Part of Survey No.54/2/1 of Vendor Kolte Patil Real Estate Pvt. Ltd.
- On or towards the North: 12 mtrs. D. P. Road and Part of Survey No.54/2/1
- On or towards the South: Survey No.58part and Exhibition Ground]

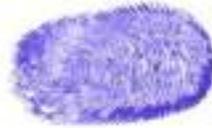
THE FOURTH SCHEDULE ABOVE REFERRED TO:

(List of original documents of title)

1. Deed of Sale dated 3rd April, 2008 made by and between Members of Pathare and Choudhary family (listed in the First Schedule hereunder written) Kolte Patil Real Estate Private Limited and Chirag Land Promoters Private Limited and registered with the office of Sub-Registrar of Assurances at Haveli-VIII under serial no. 3186 of 2008
2. All other original document of title in respect of the said Property in possession of the Vendor.



SIGNED SEALED AND DELIVERED by the
Within named "VENDOR"
KOLTE PATIL REAL ESTATE PRIVATE
LIMITED,
through Mr. Milind Digambar Kolte /
Mr. Rajesh Anjreddha Patil
in the presence of



For KOLTE-PATIL REAL ESTATE PVT. LTD.

DIRECTOR



SIGNED AND DELIVERED by the
Within named "PURCHASER"
SHARDA MANSUKHLAL KOTHARI
CHARITABLE TRUST,
through Mr. MAYUR SHAH
in the presence of

For Sharda Mansukhlal Kothari Charitable Trust

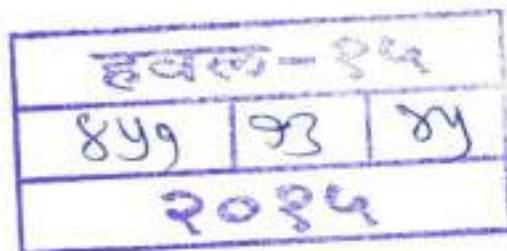
M. Shah

Authorised Signatory



Witness:

- 1) Tekade
Laxman N. Tekade
Dhole Patil Road Pune-1
- 2) Gole
Vishal S. Gole
Dhole Patil Rd
Pune



RECEIVED of and from the withinnamed)
Purchaser the sum of Rs. [●]/-)
(Rupees [●]) by cheque no. _____ dated)
_____ drawn on _____ being the full)
consideration amount payable paid by them to)
us as withinmentioned.) Rs.[●]

We say received

For KOLTE-PATIL REAL ESTATE PVT. LTD.

(VENDOR) DIRECTOR

KOLTE PATIL REAL ESTATE
PRIVATE Limited ... Vendor

And

SHARDA MANSUKHLAL
KOTHARI CHARITABLE
TRUST ..Purchaser
For Sharda Mansukhlal Kothari Charitable Trust
Shale
Authorised Signatory

DEED OF CONVEYANCE

Dated this day of , 2014

हवल-१५
४५९ १४ १५
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हवल-१५
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कल्लेदार सतीश सुभाष शिंदे अशुभाष साठवण्ड डपुळ १४०४६ १६८६२ १२२० चौ.फु.	कल्लेदार डिलीप वसंत शिंदे प्रमोदना वसंत शिंदे १६४-१६ चौ.फु.	शिवाजी (कनास) विंग १००० साहिक रानधर फताण ५०० चौ.फु. सा. मुक्ताबाई विजय ओसले ५०० चौ.फु. सा. कानबाई सुकाराम व. ५०० चौ.फु.
विनायक विठ्ठल नैधर ११११५ १६६ चौ.फु.	लक्ष्मी लक्ष्मण शिंदे हमा. प्रभाष शिंदे १६४-१६ चौ.फु.	२१४४०
अशोका लला फतरे ११५२४ १६६ चौ.फु.	काठने पार्लोड विनायक शंकर सा. वि. नरें. शोभास सा. पार्लोड	२२००० चौ.फु.
अशोककाशी ललाचंद द्वाराबाबा १६६ चौ.फु.	सा. लक्ष्मी विनायक चौ.फु. १२-११ चौ.फु.	१६६६६
सुखदेव जनाबा जळगे २०१६० १००० चौ.फु.	सा. शिवाजीबाबाई ददाबास फतरे ६१-३१ चौ.फु.	१६६६०
दत्तात्रय अशुभाष कुमार विक्रम जगन्नेवर श्रीवास्तव लादीतर जगपत कुमार ११० ५५ चौ.फु.	सा. शिवाजी लक्ष्मण सा. १२-३१ चौ.फु. शोभाबाई लक्ष्मण शिंदे १२-३१ चौ.फु.	१६६६५ १६६६०
गोपान रामचंद्र पतारे २१४३६ चौ. १०५५ चौ.फु.	सा. शिवाजी लक्ष्मण शिंदे २०० ६४ चौ.फु. सा. लक्ष्मीबाबाई लक्ष्मण सा. ११० ५५ चौ.फु.	१६६२५ १६६२६
	सा. अरुण शिवाजी सा. ११० ५५ चौ.फु.	१६६२६

२-१३
२-१५

१०१५५५ ३०१५ १०१५

१०१५५५ २०१५

१०१५५५

१०१५५५
१०१५५५
१०१५५५



झोन दाखला

पुणे महानगरपालिका
नगर अभियंता कार्यालय
बांधकाम विकास विभाग
जा.क्र. :- झोन-१/१५३१
दिनांक :- १२/११/२०१४.

श्री / सी. :- प्रकाश केळकर.

पत्ता :- पुणे.

विषय :- अंशतः मान्यता प्राप्त विकास योजना आराखड्यानुसार झोन दाखला मिळण्याबाबत.

संदर्भ :- आपला आवक क्र-१९०२, दि.०५.११.२०१४ चा अर्ज.

चलन नं. :- सीई/बीपी/१४१९२/१४ दि.०५.११.२०१४

अंशतः मान्यता प्राप्त विकास योजना आराखड्यामधील नकाशानुसार आरक्षण वगैरेचा तपशील खालीलप्रमाणे आहे.

सर्वे नं./धरांक नं. चा तपशील खालीलप्रमाणे आहे.
गावाचे नाव :- खराडी, स. नं. ५४

विभाग :- निवासी

वरील मिळकतीचा काही भाग अंशतः मान्यता प्राप्त विकास योजना आराखड्यामधील खालील स्वरूपात जात आहे.

रस्ता :- १२ मी., १८ मी., ३६ मी डी पी रस्ता.

वरील मिळकत किंवा मिळकतीचा काही भाग अंशतः मान्यता प्राप्त विकास योजना आराखड्यामधील खालील आरक्षणासाठी आरक्षित केला आहे.

अ) प्राथमरी स्कूल

ब) हायस्कूल

क) एडिपिशन ग्राउंड

ड) निरंक

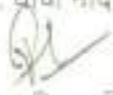
इ) निरंक

हवल-१५		
४५१	२०	४५
२०१५		



इतर माहिती :- सदर मिळकतीचा झोन दाखला अंशतः मान्यता प्राप्त विकास योजना आराखड्यानुसार असून विकास योजना आराखड्यास अंतिम मान्यता मिळतेवेळी यामध्ये बदल होण्याचा शक्यता नाकारता येत नाही. याची नोंद घ्यावी.

कळावे.


कनिष्ठ अभियंता
बांधकाम विकास योजना
पुणे महानगरपालिका


उप अभियंता
बांधकाम विकास योजना
पुणे महानगरपालिका

टिप :- संपूर्ण स.नं., ऐवजी पोट हिश्याप्रमाणे दाखला हवा असल्यास या कार्यालयाकडून जागेवर आरखणी करून घेणे आवश्यक आहे. त्यामधील पोट हिश्याची शासनाच्या भूमापन कार्यालयाकडून जलवेदर मोजणी करून त्याप्रमाणे तयार केलेल्या नकाशाच्या चार प्रती व प्रत्येक हिश्यास शुल्क रु ५००/- प्रमाणे महानगरपालिकेकडे भरल्याची पावती अर्जासोबत जोडावी. तयार करण्यात आलेल्या नकाशानुसार हिश्याचा झोनिंग दाखला दिला जाईल. तुम्ही ही प्रत www.punecorporation.org वर पाहून पडताळा करू शकता.

हवेल-१५
 ४५९ २९ ४५
 २०१५



क्र. १०१५/१५

दिनांक
 Saturday, 20 December 2014 3:56
 PM

सं. १०१५/१५

सं. १०१५/१५

१०१५/१५

१०१५/१५

साक्षी नाव:

सहायक निबंधक, पुणे-१५-०-२०१५

सहायक निबंधक, पुणे

साक्षर करण्यात आले आहे, विहित कार्ये

संपन्न मूल्यांकन खपती क्र. ५४/२/१ सोबत ९६५८.०४ चौ.मी., ५४/२/२ सोबत २७६.६४ चौ.मी. ५४/४/३ सोबत २६३.३३ चौ.मी. क्र. ५४/४/४ सोबत १२३०.९९ चौ.मी.

संपन्न मूल्यांकन फी

₹. ४००.००

एवढे:

₹. ४००.००

सह उप-निबंधक (वर्ग-११)

१). देवकाना प्रकार: By Cash रक्कम: ₹ 400/-

सह.दुय्यम निबंधक (वर्ग-२)
 हवेली क्र. १५, पुणे शहर, पुणे

मुल्यांकन पत्रक (शहरी क्षेत्र- भूमी माली)

Saturday, December 20, 2014
5:10:29PM

Valuation ID : 201412202626

पृष्ठ 15

साल	2014	शहरी (शहरी) भूमी
शहर	पुणे	
संपत्ती क्र. (वर्ग-2)	हवेली क्र. १५	
संपत्ती विवरण	55555-शहरी भूमी	
संपत्ती माली	PunePinarChawad	
संपत्ती क्र. (वर्ग-2)	हवेली क्र. १५	

हवेली-१५

४५९	२५	४५
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२०१५



मूल्य	वितरण मूल्य	संपत्ती	कुल	अंतर
19660.00	53100.00	58300.00	58350.00	0.00

मिळविलेले क्षेत्र: 276.64 चौ. मीटर Bulk Land

1. 276.64 चौ. मीटर क्षेत्रासाठी संपत्ती मूल्य 100 % शुल्क दर = 19660

$$276.64 \text{ चौ. मीटर क्षेत्रासाठी शुल्क} = 276.64 * 19660$$

$$= 5438742.4$$

संपत्ती मूल्य शुल्क = वितरणीय क्षेत्र 1 शुल्क * मिळविलेले क्षेत्र 2 शुल्क

= 5438742.4 + 0

= 5438742.4/-

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १५, पुणे शहर, पुणे

दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १५, पुणे शहर, पुणे

वीस रुपये 20/- TWENTY RUPEES

L.A. No. 90505/18

सदर नकल अर्ब पाटील
यांस त्यांचे तारीख 20/12/18
अर्जावरून... समजा
तारीख 20/12/18

[Signature]
२०/१२/१८

एक हवेली क्र १५

Valuation ID : 201412202622

वर्षावसाहू सं.	2014	भागी (भागी) क्षेत्र- खुली जमीन					
विभाग	शु	<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p style="text-align: center; margin: 0;">हवल-१५</p> <table border="1" style="margin: 0; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">8y9</td> <td style="padding: 2px 10px;">2e</td> <td style="padding: 2px 10px;">ry</td> </tr> </table> <p style="text-align: center; margin: 5px 0;">२०१५</p> </div> <div style="float: right; text-align: center;"> </div>			8y9	2e	ry
8y9	2e				ry		
वर्षावसाहू प्रकार	सह-भागी						
वर्षावसाहू संख्या	03/005-लोकप्रिय साक्षरता						
वर्षावसाहू प्रकार	Haveli/Prison/Chowkidari						
वर्षावसाहू संख्या	सर्वे २२४-०४						
वर्षावसाहू क्षेत्र- भागी (भागी) क्षेत्र- खुली जमीन							
वर्षावसाहू मूल्य	विभागीय मूल्य	वर्षावसाहू	दुसरे	संबंधित			
19560.00	52100.00	58300.00	58350.00	0.00			
विभागीय क्षेत्र	1230.99 चौ. मीटर	Sub Land					
<p>1. 500 चौ. मीटर क्षेत्रासाठी वर्तमान मूल्य दराने 100 % मूल्य दर = 19560</p> <p style="margin-left: 100px;">500 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 500 * 19560</p> <p style="margin-left: 100px;">= 9830000</p>							
<p>2. 730.09 चौ. मीटर क्षेत्रासाठी वर्तमान मूल्य दराने 80 % मूल्य दर = 17694</p> <p style="margin-left: 100px;">730.09 चौ. मीटर क्षेत्रासाठी मूल्यांकन = 730.99 * 17694</p> <p style="margin-left: 100px;">= 12934137.08</p>							
<p>वर्तमान वर्तमान मूल्य दर = विभागीय क्षेत्र 1 मूल्य + विभागीय क्षेत्र 2 मूल्य</p> <p style="margin-left: 100px;">= 9830000 + 12934137.08</p> <p style="margin-left: 100px;">= 22764137.06/-</p>							

मह. दुय्यम नि. ~~...~~
 हवेली क्र. १५ पुणे शहर, पुणे
 २२४, ३२४, ३२४
 हवेली क्र. १५, पुणे शहर, पुणे
 TWENTY RUPEES

पत्र क्र. १००५/१४
 सदर नकल अर्ब पट्टील
 गांस त्यांचे तारीख २०/१२/१४
 अर्बविरुद्ध ...
 तारीख २०/१२/१४
Hand
 २०/१२/१४
 धक हवेली क १५



सोसाइटी-रजिस्ट्रीकरण
का
प्रमाण-पत्र

(अधिनियम संख्या 21,1860 के अधीन)

संख्या 1368-2005-2006

प्रमाणित किया जाता है कि शारदा मंगसुरव -
शासक कोठारी चरिटेबल ट्रस्ट पता -
फ्लॉर 2, सिविल लाइन्स, काबूर ।
को राज्य उत्तर प्रदेश में अपनी प्रवृत्ति के संबंध में गयासपोषित सोसाइटी अधिनियम,
1960 के अधीन संपन्न रूप से रजिस्ट्रीकृत किया गया है। यह प्रमाण-पत्र
व्यवधिमान्य होगा।

आज दिनांक 04-02-2006 को हजार 4 को
को हस्ताक्षर से दिया गया।

शारदा मंगसुरव
चरिटेबल ट्रस्टी

सोसाइटी के रजिस्ट्रार,
उत्तर प्रदेश।

SHARDA MANSUKHLAL KOTHARI
CHARITABLE TRUST (REGD.)

[Signature]
MANAGING TRUSTEE/TRUSTEE

SHARDA MANSUKHLAL KOTHARI
CHARITABLE TRUST (REGD.)

[Signature]
MANAGING TRUSTEE/TRUSTEE

हवल-१५
849 39 81
2006



संख्या 6191
27-12-2011



सोसाइटी के नवीकरण का प्रमाण-पत्र



नवीकरण संख्या 1630 2011

फाइल संख्या I K-35651

एतद्वारा प्रमाणित किया जाता है कि शारदा मनसूरत लाल कोठारी
चौबिदेबिल दूरस्थ पता- 16172 रिमकिल लाइस कांठार
को दिये गये रजिस्ट्रीकरण प्रमाण-पत्र संख्या 1368/2008-06
दिनांक 04-02-2006 को दिनांक 04-02-2011 से पांच वर्ष
की अवधि के लिए नवीकृत किया गया है।

1500/- रुपये की नवीकरण फीस सम्यक् रूप से प्राप्त हो गयी है।

दिनांक 28-12-2011

[Signature]
सोसाइटी के रजिस्ट्रार,
उत्तर प्रदेश।

पी०एस०पी०-ए०पी० 4 निबन्धक धर्म एवं विरत-11-10-2006&(3632)-5,000-(कम्प्यूटर/आफसेट)।

हवल-३५		
849	32	24
२०१५		

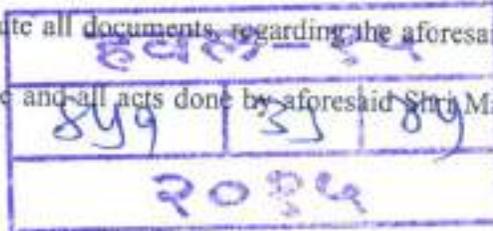


SHARDA MANSUKHLAL KOTHARI CHARITABLE TRUST
16/72, CIVIL LINES
KANPUR - 208 001

COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE MANAGING COMMITTEE OF SHARDA MANSUKHLAL KOTHARI CHARITABLE TRUST HELD ON SATURDAY THE 3RD JANUARY, 2015 AT 'PAN PARAG HOUSE', 24/19 THE MALL, KANPUR AT 09:10 A.M.

"RESOLVED THAT the consent of the Managing Committee of the Trust be and is hereby given to Purchase the School Plot having S.No.54P, situated at Kharadi, District, Pune, Maharashtra from Kolte Patil Developers Ltd. on terms & conditions as mentioned in the draft Sale deed, as placed before the meeting & initialled by the Chairman for identification, which draft be and is hereby approved.

RESOLVED FURTHER THAT Shri Mayur Shah S/o Sri Narendra Shah, R/o 1 Amartalla Lane, Kolkata be and is hereby authorised to do on behalf of the Trust all such necessary acts, deeds and to sign & execute all documents, regarding the aforesaid purchase of Plot, as may be required from time to time and all acts done by aforesaid Shri Mayur Shah shall be binding on the Trust."



CERTIFIED TRUE COPY



For SHARDA MANSUKHLAL KOTHARI
CHARITABLE TRUST (REGD.)

MANAGING TRUSTEE / TRUSTEE



हवल-१५
 ८५९ ३५ ४५
 २०१५



ICICI Bank

Deposit B. Date: 13-11-2006

Pay to: ICICI Bank Ltd. A/C Stamp Duty

Franching Value	Rs.	100/-
Service Charges	Rs.	10/-
Total	Rs.	110/-

Name of Stamp duty paying party:
 MR. Nitin D. Patil

FRANKING DEPOSIT SLIP



हवल-६
 ८/२२४९ २
 २००७

Received with Thanks,
 Rs. 100/- towards
 Stamp Duty

Tran ID
 Franching Cr. No. 74168

Name: Nitin D. Patil
 Organization
 Date: 13/11/06
 Amount of Franching 100/-
 Words One Hundred Only
 or ICICI Bank Limited

Authorized Signator

ICICI Bank Ltd. A/C No. 0005TC
 Garden, Bund Garden
 Road, Pune-411001
 D-S/STP/VICR.101102/2004/2227-40

भारत 74168
 107096
 Special Authority
 महाराष्ट्र
 NOV 13 2006
 13:01
 SPECIAL POWER OF ATTORNEY NO 100100/-PB5104
 INDIA STAMP DUTY MAHARASHTRA

WE, (1) MR. RAJESH A. PATIL, Adult, and Occupation: Business,
 (2) MR. MILIND D. KOLTE, Adult, Occupation: Business, Residing at:
 Patil Heritage, Bhoslenagar, Pune - 411 007., 3) MRS. SUNITA M.
 KOLTE, Adult, Occupation: Business, Residing at: Patil Heritage,
 Bhoslenagar, Pune - 411 007., 4) MISS. ANKITA RAJESH PATIL, Adult,
 Occupation: Business, Residing at: 68, National Society, Aundh, Pune-7
 do hereby appoint, nominate and constitute MR. NITIN DATTATRAY
 PATIL, adult, Occupation: Service and/or MR. JITENDRA DATTATRAY
 PATIL, adult, Occupation: Service both residing at: E-15 Patil Regency,
 Erandwana, Pune - 411 004 to be our true and lawful attorney/s to do
 in our names and on our behalf either jointly or severally following acts,
 deeds, things and matters.

(Handwritten signatures)

हवल-१५		
४५९	३६	४५
२०१५		



४२२४	२	६
२००७		

We are the Directors of Kolte Patil Developers Ltd. and are partners of M/S ANKIT ENTERPRISES and M/S. KOLTE PATIL ENTERPRISES, and are office bearers (i.e. Chairman and Secretary) of registered Yeshovardhan Co-operative Housing Society Ltd. During day to day business, we may become Partner/s, Director/s, Associate/s of any other new Firm, Company, JV, SPV etc and may be required to sign deed/s, documents etc. We also own and possess immovable properties at various places. Therefore, we sign and execute various types of Agreements, Deeds, Documents, since aforesaid Firms and Company/ies are mainly engaged in construction business and we represent above referred Firms, Public Limited Company, Co-operative Society etc. However, due to our pre-occupancy, it is not possible for us to remain present before the concerned Sub-Registrar/s for presenting the Agreements, Deeds and Documents and admit the execution thereof. We, therefore, authorise our attorney for a very limited and restricted purpose of presentation and admission of the Deeds and Documents before the Sub-Registrar/s, hence we authorise our attorney to do following acts, deeds, things and matters.

- to present Agreement/s and all other deeds and documents of all kinds (which are signed and executed by us or any of us or some of us in various capacities such as an individuals, as partners of M/s. Ankit Enterprises & M/s. Kolte Patil Enterprises, as Directors of Kolte Patil Developers Ltd., as office bearers of Yeshovardhan Co-operative Housing Society Ltd.) or Partners, Directors, Associates of any other Firm, Company, JV, SPV etc. before the concerned Sub-Registrar/s, to admit the contents and execution of all Agreements and Deeds and Documents signed and executed by us or either of us, to pay the registration fees, to comply with all legal and necessary formalities required for registration of such Agreements, Deeds and Documents and generally to do all such acts, deeds, things and matters required for only presentation, admission and registration of the said deeds and documents.





हवल-१५		
४५९	३७	४५
२०१५		



- To obtain original Agreements, Deeds and Documents after registration, togetherwith extract of Index - II and 'A' Patraaks, to apply to the concerned Talathi/s, City Survey Officers for entering our names or names aforesaid Firm/s, Company etc. on 7/12 extract, Property Register Card etc and to do the needful in the matter.
- We hereby agree to ratify all acts done or purported have been done by our attorney by virtue of these presents and the same shall be binding on us as if the same has/have been done by us.
- Present Power of Attorney is Special Power of Attorney and is limited and restricted only for presentation of the Deeds and Documents for registration, which are signed by us in whatever capacity/ies and for admitting our execution and is revocable at our instance.

IN WITNESS WHEREOF we have signed and executed this Special Power of Attorney on this 9th day of Jan 2007.



Executors:-

हवल - ६		
४२४	३	२
२००७		

(1) MR. RAJESH A. PATIL

(2) MR. MILIND D. KOLTE

(3) MRS. SUNITA M. KOLTE

(4) MISS ANKITA R. PATIL

Executor :-

(5) MR. NITIN DATTATRAY PATIL

(6) MR. JITENDRA D. PATIL

WITNESSES:

1. SANTOSH G. WARANG

2. Gairmat Dhami, PUNE-41.

SUNIL D. PAWLE

Unit No. 1,
A. No. 2/8/1, K. Jha Nagar,
PUNE-41.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAATS4725Q

नाम / NAME
SHARDA MANSUKLAL KOTHARI CHARITABLE TRUST

दिनांक/बनने की तिथि / DATE OF INCORPORATION/FORMATION
29-09-1981

आयकर आयुक्त, काठपुर
 COMMISSIONER OF INCOME TAX, KATHUR

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

KOLTE-PATIL REAL ESTATE PRIVATE LIMITED

दिनांक / DATE
07/11/2008

Permanent Account Number
AAOCK9285A

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

MILIND DIGAMBAR KOI TE
DIGAMBAR KOLTE

दिनांक / DATE OF BIRTH
16/05/1981

Permanent Account Number
ABIPK5780C

आयकर आयुक्त, काठपुर
 COMMISSIONER OF INCOME TAX, KATHUR

THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH12 20100295192 (DOI) 22-10-2018
 Valid Till: 09-04-2030 (NT)

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 LMV 22-10-2018
 MCWD 22-10-2018

FORM 2 (DL)
 DOB: 10-04-1980 83

Name: JITENDRA PATIL
 S/O/W of DATTATRAY
 Add: F NO 6 NANAVATI HAPPY HOMES,
 GANESH KHIND ROAD PUNE

PIN
 Signature & ID of Issuing Authority: MH12 2010328

Signature/Thumb Impression of Holder

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

HAVIKIRAN NARHARI TEKADE
NARHARI YADAV TEKADE

दिनांक / DATE OF BIRTH
04/05/1985

Permanent Account Number
AFYPT4302F

आयकर आयुक्त, काठपुर
 COMMISSIONER OF INCOME TAX, KATHUR

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

YOGESH LAXMAN PATIL
LAXMAN BARSU PATIL

दिनांक / DATE OF BIRTH
21/03/1960

Permanent Account Number
AMRPP9934D

आयकर आयुक्त, काठपुर
 COMMISSIONER OF INCOME TAX, KATHUR

हवला-१५
 ४५१ | ४९ | ४५
 २०१५



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AJFPS9779J

नाम / NAME
MAYUR SHAH

पिता का नाम / FATHER'S NAME
NARENDRA SHAH

जन्म तिथि / DATE OF BIRTH
16-06-1975

आयकर आयुक्त, काठपुर
 COMMISSIONER OF INCOME TAX, KATHUR

घोषणापत्र

मी. श्री. जितेंद्र दत्तात्रय पाटील, पत्ता: एरंडवणा, पुणे - ४११००४ याद्वारे घोषित करतो की, दुय्यम निबंधक ह.क.३५ यांचे कार्यालयात खरेदीखत या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. मिलिंद दिगंबर कोलते व इतर यांनी दिनांक ०८/०९/२००७ (२२४/०७) हवेती नं. ०८ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे/निष्पांपीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

हवल-३५		
४५९	४२	४९
२०१५		



दिनांक :- १३/०१/२०१५.

Eatil Dattil

कुलमुखत्यारपत्र धारकाचे नांव
व सही



13/01/2015 1 16:10 PM

दस्त गोपवारा भाग-2

 हवाल 15 ४४४५
 दस्त क्रमांक: 451/2015

दस्त क्रमांक : हवाल 15/451/2015

दस्ताचा प्रकार :- खरेदीखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: नि. दे. कोलते पार्टील रिअल इस्टेट प्रायव्हेट लिमिटेड तर्फे डायरेक्टर मिलिंद दिगंबर कोलते तर्फे वि. कु. मु. विनोद दनाशय पार्टील पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: 201 मिडी पॉइंट , रोड नं: 17 वोट क्लब रोड पुणे , , पिन नंबर: AACCK9285A	निहून देणार वय :-33 स्वाक्षरी:- <i>Datil</i>		
2	नाव: नि. घेणार- शारदा मनसुखलाल कोठारी चॅरिटेबल ट्रस्ट तर्फे अधिकृत सही करणार श्री. मयूर शाह पत्ता: प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं: 16/72 सिव्हील वार्डन , रोड नं: कानपुर 208001 उत्तर प्रदेश , , पिन नंबर: AAATS4725Q	निहून घेणार वय :-35 स्वाक्षरी:- <i>M. Shah</i>		

वरील दस्तगोबज करून देणार तथाकथीत खरेदीखत चा दस्त एवज करून दिल्याचे कवुल करतान.
 शिक्षा क्र.3 ची वेळ: 13 / 01 / 2015 12 : 55 : 55 PM

ओळख:-

खालील दस्तम असे निवेदीत करतान की ते दस्तगोबज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: योगेश लक्ष्मण पार्टील वय: 33 पत्ता: 17 वोट क्लब रोड पुणे पिन कोड: 411001	स्वाक्षरी:- <i>Yogesh</i>		
2	नाव: रविकिरण नरहरी टेकाडे वय: 30 पत्ता: 17 वोट क्लब रोड पुणे पिन कोड: 411001	स्वाक्षरी:- <i>R. Tekade</i>		

शिक्षा क्र.4 ची वेळ: 13 / 01 / 2015 12 : 56 : 30 PM

शिक्षा क्र.5 ची वेळ: 13 / 01 / 2015 12 : 57 : 19 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निर्वाहक, हवेली-15

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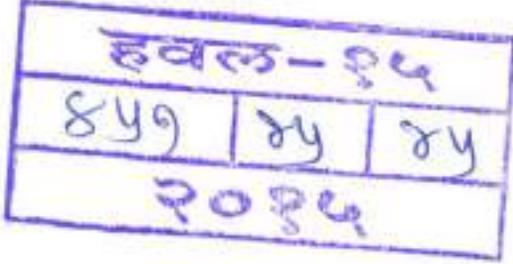
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प्रमाणित करणेत येते की, या दस्तऐवजात
एकूण ४५ पृष्ठे आहेत.

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १५, पुणे शहर, पुणे

पहिले नंबर पुस्तकाचे
४५९ नंबरी नोंदला

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र. १५, पुणे शहर, पुणे
दिनांक १३/१ / २०१५