



CHALLAN
MTR Form Number-6

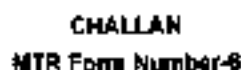


GRN MH0037808932019204		BARCODE		Date 08/07/2019-13:48:58	Form ID
Department Inspector General Of Registration Type of Payment Fine For Delay Under Section 26 and 34 of RA			Payer Details TAX ID (If Any) PAN No.(If Applicable)		
Office Name HVL11_HAVELI 11 JOINT SUB REGISTRAR Location PUNE			Full Name MANJARI HOUSING PROJECTS LLP		
Year 2019-2020 One Time			Flat/Block No. GAT NO 124 AND OTHERS		
Account Head Details 0030095101 Fine		Amount In Rs. 30000.00		Premises/Building Road/Street VILLAGE MANJARI KHURDI TAL HAVELI	
				Area/Locality DIST PUNE	
				Town/City/District	
				PIN 411 007	
				Remarks (If Any)	
				Amount In Words Thirty Thousand Rupees Only	
				Amount In Words 30,000.00	
Payment Details PUNJAB NATIONAL BANK			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN Ref. No. 03006172019070900275 080719M084159		
Cheque/DD No.			Bank Date Rpt Date 08/07/2019-15:28:53 Not Verified with RBI		
Name of Bank			Bank Branch PUNJAB NATIONAL BANK		
Name of Branch			Scroll No. , Date 1. 08/07/2019		

Department ID : Mobile No : 9321191145
 NOTE - This challan is valid for documents to be registered in Sub Registrar office only. Not valid for unregistered documents.

CHALLAN NO. 11/2019

Sr. No.	Remarks	Defecement No	Defecement Date	Userid	Defecement Amount
1	IS-HVL11-	0001990444201920	08/07/2019-22:04:36	RGRO18	30000.00
Total Defecement Amount:					30,000.00



2088

Department ID: 9321181145
 Mobile No. 9321181145
 *This is a confidential document. It is not to be distributed outside the Requester's Office only. Not valid for unregistered documents.

Sr. No.	Remarks	Defacement No.	Defacement Date	Usaid	Defacement Amount
1	IS-HVL11-	0001990440201920	08/07/2019-22:04:11	IGR018	45000.00
Total Defacement Amount					45,000.00



CHALLAN
MTR Form Number-6



GRN MH000760893201920H		BARCODE		Date 08/07/2019-13:48:58	Form ID
Department Inspector General Of Registration				Payer Details	
Type of Payment Fine For Delay Under Section 25				TAX ID (If Any)	
Type of Payment Fine For Delay Under Section 26 and 34 of RA				PAN No.(If Applicable)	
Office Name HVL 11_HAVELI 11 JOINT SUB REGISTRAR				Full Name MANJARI HOUSING PROJECTS LLP	
Location PUNE				Flat/Block No. GAT NO 124 AND OTHERS	
Year 2019-2020 One Time				Premises/Building	
Account Head Details		Amount In Rs.		Road/Street	
0030065101 Fine		30000.00		VILLAGE MANJARI KHURD TAL HAVELI	
				Area/Locality DIST PUNE	
				Town/City/District	
				Remarks (If Any)	
				हवेली - ११	
				२००९ + ११८	
				२०१९	
				2 2 0 7	
				Amount in Words Thirty Thousand Rupees Only	
Total		30,000.00		Words	
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK	
Cheque/DD Details				Bank CIN	Ref No. 00006172019070800275
Cheque/DD No.				Bank Date	Rgt Date 08/07/2019-15:26:53
Name of Bank				Bank Branch	PUNJAB NATIONAL BANK
Name of Branch				Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No : 9321191149
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 संपूर्ण चालन फॉर्मल दुरुपेक्षा निमित्त कसोटीतलाउ नोदणी कदापयच्या दरदाराबरो लागू आहे . नोदणी न कदापयच्या दरदाराबरो खटल सलग लागू नाही .



CHALLAN
MTR Form Number-6



GRN MH0000781248/201820M		BARCODE		Date 08/07/2019-13:50:43		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Fine For Delay Under Section 25				TAX ID (If Any)			
Type of Payment Fine For Delay Under Section 25 and 34 of RA				PAN No (If Applicable)			
Office Name HVL11_HAVELI 11 JOINT SUB REGISTRAR				Full Name		MANJARI HOUSING PROJECTS LLP	
Location PUNE				Flat/Block No.		GAT NO 124 AND OTHERS	
Year 2019-2020 One Time				Premises/Building			
Account Head Details			Amount In Rs		Road/Street		
6030065101 Fine			45000.00		VILLAGE MANJARI KHURD TAL HAVELI		
					Area/Locality		
					DIST PUNE		
					Town/City/District		
					PIN		
					Remains of Amount		
					Haveli-98		
					P009/4/8/8		
					2088		
					Amount In		
					Forty Five Thousand Rupees Only		
					Words		
Total			45,000.00				
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank C/N		Ref. No	
				03006172019070000283		080/19M866735	
Cheque/DD No				Bank Date		RBI Date	
				08/07/2019-15:29:42		Not Verified with RBI	
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch				Scroll No. Date		Not Verified with Scroll	

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज निलंबित करतानाच नोंदणी करावयाच्या दस्तावेजांची लागू आहे. नोंदणी न करतावयाच्या दस्तावेजांची खतर घटक आहे नाही.

Mobile No. 9321191145



QRN	MHD02213604201620M	BARCODE	MHD02213604201620M		Date	03/06/2019-07:21:57	Form ID			
Department Inspector General Of Registration					Payer Details					
Type of Payment Fine For Delay Under Section 25					TAX ID (If Any)					
Type of Payment Fine For Delay Under Section 25 and 34 of RA					PAN No.(If Applicable)					
Office Name HVL 11, HAVELI 11 JOINT SUB REGISTRAR					Full Name		MANJARI HOUSING PROJECTS I I P			
Location PUNE					Flat/Block No.		GAT NO 124 AND OTHERS			
Year 2019-2020 One Time					Premises/Building					
Account Head Details				Amount (In Rs.)		Road/Street		VILLAGE MANJARI KHURD TAL HAVELI		
0030063101 Fine				45000.00		Area/Locality		DIST PUNE		
						Town/City/District				
						PIN		4 1 2 2 0 7		
						Remarks (If Any)		हवल-११		
								६००९ ६१६		
								२०११		
						Amount In Words		Forty Five Thousand Rupees Only		
Total				45,000.00						
Payment Order					FOR USE IN RECEIVING BANK					
PUNJAB NATIONAL BANK										
Cheque/DD Details					Bank CIN		Ref. No.		03000172015060300064	
Cheque/DD No.					Bank Date		RBI Date		03/06/2019-15:56:22	
Name of Bank					Bank Branch		PUNJAB NATIONAL BANK		Not Verified with RBI	
Name of Branch					Scroll No. / Date		Not Verified with Scroll			

Department ID : Mobile No. 8321991146
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 अदर जयल केक दुयल निबंध कर्वालनात मोदणी कयवाया दस्तासरी लागू आहे . मोदणी न कयवाया दस्तासरी सार वलन लखू

[Signature]



हवेली-११
००९ ० ११६
२०१९



GRN	MH002012648201920M	BARCODE	0001221156201920	Date	28/05/2019-17:12:04	Form ID	
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Department Inspector General Of Registration		Payer Details	
Registration Fees		TAX ID (If Any)	
Type of Payment Ordinary Collections IGR		PAN No.(If Applicable)	
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR		Full Name	MANJARI HOUSING PROJECTS LLP
Location PUNE			
Year 2019-2020 One Time		Flat/Block No.	GAT NO 124 AND OTHERS
Account Head Details		Amount in Rs.	Premises/Building
0030063301 Amount of Tax	30000.00	Road/Street	VILLAGE MANJARI KHURD TAL HAVELI
		Area/Locality	DIST PUNE
		Town/City/District	
		PIN	4 1 2 2 0 7
		Remarks (If Any)	
		PAN2+ -PIN+ASHDAN DEVELOPERS PRIVATE LIMITED-QA=	
		Amount in Words	Thirty Thousand Rupees Only
	30,000.00		



Payment Details		FOR USE IN RECEIVING BANK	
PUNJAB NATIONAL BANK		Bank CAN	Ref. No.
Cheque/DD Details		03006172019052800601	280519A427247
Cheque/DD No.		Bank Date	RBI Date
		28/05/2019-18:07:30	29/05/2019
Name of Bank		Bank Branch	PUNJAB NATIONAL BANK
Name of Branch		Sort# No. . Date	1. 28/05/2019

Department ID : Mobile No : 9321191145
NOTE : - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
चलान भरणे केवल दस्तावेज निकाश केवल कार्यालय में दर्ज करने के लिए उपयोगी है। नोट - यह चलान केवल दस्तावेज निकाश केवल कार्यालय में दर्ज करने के लिए उपयोगी है।

Validity unknown

Digitally signed by
VIRTUAL TREASURY
MUMBAI 02
28/05/2019 18:36:30
Reason for
Defacement
Location India

Amulph

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS) 329-9001	0001221156201920	31/05/2019-18:23:10	IGR018
Total Defacement Amount				30,000.00



हवेली-११		
२००९	१	१०
२०१९		

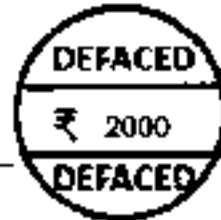


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	3105201909198	Receipt Date	31/05/2019
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Received from MANJARI HOUSING PROJECTS LLP, Mobile number 9321191145, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 9001 dated 31/05/2019 at the Sub Registrar office Joint S.R. Haveli 11 of the District Puno.



Payment Details

Bank Name	PUNB	Payment Date	31/05/2019
Bank CIN	100041520190531281757	REF No.	174476914
Deface No	3105201909198D	Deface Date	31/05/2019

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

Amudh

[Signature]



CHALLAN
NTR Form Number-6



QRN MH002012649201820M		BARCODE		Date 28/05/2019-17 12:04		Form ID	
Department Inspector General Of Registration				Payer Details			
Registration Fees				TAX ID (If Any)			
Type of Payment Ordinary Collections RGR				PAN No.(If Applicable)			
Office Name HVL10_HAVELI 10 JOINT SUB REGISTRAR				Full Name		MANJARI HOUSING PROJECTS LLP	
Location PUNE				Flat/Block No.		GAT NO 124 AND OTHERS	
Year 2019-2020 One Time				Premises/Building			
Account Head Details		Amount in Rs.		Road/Street		VILLAGE MANJARI KHURD TAL HAVELI	
0030063301 Amount of Tax		30000.00		Area/Locality		DIST PUNE	
				Town/City/District			
				PIN		4 1 2 2 0 7	
				Remedy (If Any)		28	
				PAN2-PUNJAB NATIONAL BANK PRIVATE LIMITED-CA			
				00091E98E			
				2088			
Total		30,000.00		Amount in Words		Thirty Thousand Rupees Only	
Payment Details PUNJAB NATIONAL BANK				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank QRN	Rel. No	U3006172019052800601	280518M927247
Cheque/DD No.				Bank Date	RBI Date	28/05/2019-16 07 30	Not Verified with RBI
Name of Bank				Bank Branch		PUNJAB NATIONAL BANK	
Name of Branch				Scroll No. Date		Not Verified with Scroll	

Department ID: Mobile No.: 9321191145
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नमूना: चरान कवत दुयय निवशक ववयलवात नववणी कवववयय दववववव ववव ववव. वववव व कववववव ववववव ववव ववव ववव ववव.







हे प्रमाणपत्र महाराष्ट्र मुद्रांक अधिनियम, अन्वये असलेल्या नियमान्वये निर्गमित केलेले आहे. परंतु उक्त दस्त नोंदणीसाठी नोंदणी अधिकार्यासमोर दाखल झाल्यास, नोंदणी अधिनियम, 1908, च्या अधिनियमातील तरतुदीनुसार नोंदणी अधिकारी दस्त नोंदणीची कार्यवाही करतील.

मुद्रांक जिल्हाधिकारी, पुणे शहर

Received Adjudication Fee RS. (...100/-)
Vide e-Challan GRN No - MH011620832201819E
Dated - 07/02/2019


Collector of Stamps
Pune City



M.V / Consideration Rs ...250,00,00,000/-.....

Office of the,

Collector of Stamps, Pune City

Case No. Adj267/2019.....

Date:- 16/02/2019

Received from Shri.....Manjari Housing Projects LLP

Residing at ...

Stamp duty of Rs (15,00,00,000/- Fifteen Crore Rupees)
Only..

Vide e-Challan GRN No - MH001944702201920M

Dated :- 27/05/2019

Certified Under Section 32 of the Maharashtra Stamp Act,
That the full duty of Rs (15,00,00,000/- Fifteen Crore)
Rupees Only ..

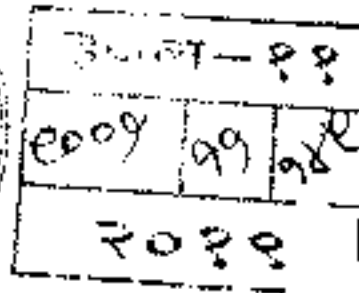
With which this instrument chargeable as been paid vide
article ... 25b(ii) of Schedule.

This Certificate is subject to the provisions of section 53(A)
Of the Maharashtra Stamp Act.

Place :- Pune

Date :- 30/05/2019


Collector of Stamps
Pune City





पहाराट MAHARASHTRA

© 2018 ©

AM 901173

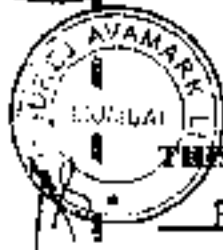


जिल्हा कोबळार कार्यालय, ठाणे
3 JAN, 2019
मुद्रांक प्रमुख लिपीक / लिपीक



हवल-११
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२०१९

DEED OF CONVEYANCE



THIS DEED OF CONVEYANCE ("Deed") is made at Pune on this 1st day of Feb., 2019 by and between:



ASHDAN DEVELOPERS PRIVATE LIMITED, (CIN- U70102PN2006PTC129196) (PAN AABCL4100E), a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Solitaire World, Level 8, S. No. 36/1/1, Opp. Regency Classic, Mumbai Bangalore Highway, Baner Pune 411045, hereinafter referred to as the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the ONE PART;



15 JAN 2019

जोडपत्र - २
14/12/18
दिनांक
पुढाक विक्री नोटवरी अनु क्रमांक
दस्तावा प्रकार Deed of conveyance

दस्ता नोंदणी करणार आहेत का? - होय / ना ही
पिढ्यावरील खोखयचात वर्णन Vithanoli
पुढाक विक्री घेणा-याचे नांव Godrej Avamark LP
हस्त अस्तवस्त त्यांचे नाव पत्ता Ajoy Mali

सही
दुस-या पक्षकाराचे नाव Ashdan Developers Private Limited

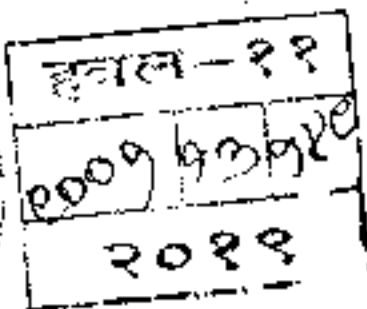
मुद्रांक शुल्क रक्कम 500/-

परवानाधारक पुढाक विक्रीसाठी सही - (सी. बका खड्गेबाब रावत)

परवाना क्रमांक - 9209039

मुद्रांक विक्रीने दिवस/पत्ता : जिल्हा सच न्यायालय, द्राणे.

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



AND



MANJARI HOUSING PROJECTS LLP (formerly known as GODREJ AVAMARK LLP) (LLPIN- AAJ-2162) (PAN-AARFG0014F), a limited liability partnership registered under the provisions of the Limited Liability Partnership Act, 2008, having its office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli, Mumbai 400079 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 assigns) of the OTHER PART.

The Vendor and the Purchaser are hereinafter collectively referred to as the "Parties" and individually as, the "Party" as the context may require.

WHEREAS:

A. The Vendor is the absolute owner of and seized and possessed of and otherwise well and sufficiently entitled to all that piece and parcel of lands situate at Village Manjri, Tahuka Haveli, District Pune admeasuring in aggregate approximately 23 Hectares 10.37 Ares equivalent to 2,32,453 sq.mtrs. or thereabout, more particularly described in the *Schedule* hereunder written and shown delineated by grey and brown colour hash lines on the Plan thereof hereto annexed as Annexure A. hereinafter referred to as the said Lands.

B. The Vendor intends to develop an integrated township on the said Lands and has approached the partners of the Purchaser to jointly develop the said Lands under the Integrated Township Policy of State Government of Maharashtra. Pursuant to the negotiations between the Vendor and partners of the Purchaser, it has been agreed to develop the said Lands under the Purchaser. Accordingly the partners of the Purchaser have agreed to admit the Vendor as a partner in the Purchaser and in consideration thereof the Vendor has agreed to transfer the said Lands to the Purchaser, valued at Rs.250,00,00,000/- (Rupees Two Hundred Fifty Crores), as and by way of capital contribution subject to deduction of applicable tax at source.

C. The Vendor has the absolute right and power to sell, convey, grant, assign, assure and transfer the said Lands, free from all encumbrances and claims, in favour of the Purchaser.



Pursuant to the aforesaid, the Parties ⁸⁸ are entering into this Deed to record the transfer of the said Lands in favour of the Purchaser, on the terms hereinafter appearing.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the Purchaser admitting the Vendor as a partner of the Purchaser as well as in discharge of its obligation to irrevocably transfer the said Lands valued at Rs.250,00,00,000/- (Rupees Two Hundred Fifty Crores), as capital contribution subject to deduction of applicable tax at source, (the Vendor doth hereby confirm having received valid and adequate considerations for the transfer of the said Lands, the sufficiency and validity of which the Vendor shall not dispute / challenge hereinafter and the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof absolutely acquit, release, exonerate and discharge the Purchaser forever in this regard), the Vendor does hereby absolutely and irrevocably transfer unto the Purchaser, free from all encumbrances and claims, the said Lands, which said Lands is more particularly described in Schedule hereunder written and delineated by and shown delineated by grey and brown colour hash lines on the Plan thereof hereto annexed as Annexure A hereto **TOGETHER** with all and singular the structures, yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, common gutters, wells, waters, water members, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the land or ground hereditaments and premises or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof or to belong or be appurtenant thereto **AND ALL THE ESTATE**, right, title, interest, claim and demand whatsoever at law and in equity of the Vendor in, to, over, out of or upon the said Lands or any part thereof **TO HAVE AND TO HOLD** all and singular the said Lands hereby granted, conveyed, 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, its successors and assigns forever **SUBJECT TO** the payment of all rates, assessments, taxes and dues payable by the Purchaser from the date hereof, upon the same or hereafter to become payable to the Government or any other public body or local authority in respect thereof.





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A. AND THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER THAT:

- (1) notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Vendor or any of them made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Vendor now has in itself good right, full power and absolute authority to sell, grant, convey, transfer and assure the said Lands, hereby granted, conveyed, transferred and assured, or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- (2) On or prior to the date of execution hereof, the Vendor has put the Purchaser in exclusive and uninterrupted use, occupation, possession and enjoyment of the said Lands and that, it shall be lawful for the Purchaser from time to time and at all times hereafter to continue to peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the said Lands hereby granted, conveyed, transferred and assured with their 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 or lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or by any person claiming by, from, under or in trust for the Vendor or any of them.
- (3) the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Lands hereby granted, conveyed, transferred, and assured or any part thereof by, from, under or in trust for them or any of them, the Vendor shall and will, from time to time and at all times hereafter, at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful acts, deeds, matters, things, conveyances and assurance in law whatsoever in respect of the said Lands, for better, further and more perfectly and absolutely granting, conveying, selling, transferring, assigning and assuring the said Lands unto and to the use and benefit of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser or its counsel in law for assuring the said Lands or any part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid.



- (4) the Vendor has not, at any time heretofore, made, done, executed, committed or omitted or knowingly or willingly committed, suffered or been party to or privy to acts, deeds, matters and things, thereby or by reasons or by means thereof the Vendor is prevented from conveying, transferring, assigning, assuring and confirming the said Lands, in the manner aforesaid, whereby or by reason or means thereof the same or any part thereof are, can, shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

B. AND THE VENDOR HEREBY REPRESENTS, WARRANTS AND STATES THAT SUBJECT TO THE DISCLOSURES MADE BY THE VENDOR TO THE PURCHASER:

- (1) the Vendor is the absolute owner of and seized and possessed of and otherwise well and sufficiently entitled to the said Lands and the title of the Vendor to the said Lands, is clear and marketable and free from all encumbrances and claims;
- (2) no person or persons has or have claimed or are entitled to claim under any documents executed by the Vendor in respect of the said Lands and to the best knowledge of the Vendor, due to any action of predecessors in title, any right, title, interest, benefit, claim or demand of any nature whatsoever in or upon the said Lands or any part thereof by way of sale, mortgage, charge, exchange, lease, tenancy, sub-tenancy, license, inheritance, maintenance, gift, trust, possession, partnership, agreement or otherwise howsoever;
- (3) there are no charges, encumbrances, liens, third party claims, lispendens, attachment/s or any other order/s passed by any competent authority in respect of the said Lands or any part thereof, arising out of any documents executed by the Vendor or any actions of the Vendor and to the best knowledge of the Vendor (i) there are no charges, encumbrances, liens, any third party claims, lispendens, attachment/s or any other order/s passed by any competent authority, which are created by the predecessors in title of the Vendor, or (ii) arising out of any documents executed of any actions of the predecessors in title of the Vendor, in respect of the said Lands, whereby the right of the Vendor to sell and transfer the said Lands in favour of the Purchaser is, in any manner, affected or jeopardized;





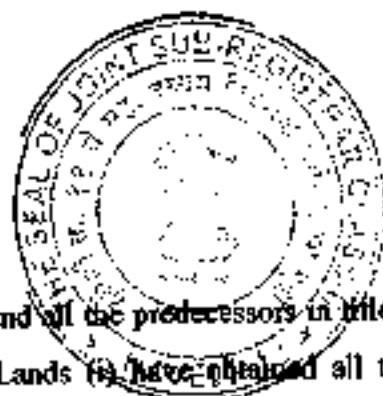
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- (4) there are no application and/or proceedings pending in any court of law or before any tribunal or before any authority filed by the Vendor or against the Vendor, and to be best knowledge of the Vendor filed by or against the predecessors in title of the Vendor with respect to the said Lands or any part thereof, nor is there any injunction or order from any Court, Collector, Revenue Authority, Municipal Corporation/Council for any taxation or other dues which may, in any manner, affect the right, title and/ or interest of the Vendor in respect of the said Lands or which may, in any manner, affect or jeopardise the right of the Vendor to sell and transfer the same in favour of the Purchaser;
- (5) the said Lands or any part thereof is not affected by any reservation or notice of acquisition or requisition and there are no claims, demands and requisitions from any authority with respect to the said Lands or any part thereof, as of date hereof and no notice from any Government, Municipal Corporation/Council or any other public body or authority or any notice under any law or any other statute has been received by or served on the Vendor in respect of the said Lands or any part thereof which restricts the execution of this Deed or in any manner affects or prejudices the title of the Vendor over the said Lands or whereby the right of the Vendor to sell and transfer the said Lands is affected or jeopardized in any manner;
- (6) there are no proceedings pending or initiated against the Vendor under the provisions of Income Tax Act, 1961, or by any department of the Government, Central or State or before any arbitrator affecting the said Lands or any part thereof and the Vendor has not been served any notice under rule 2 of the Second Schedule of the Income Tax Act, 1961 in respect of the said Lands or any part thereof;
- (7) the said Lands is duly fenced, demarcated and there are no disputes as regards the boundaries of the said Lands;
- (8) the said Lands are held as stock-in-trade in the books of the Vendor;
- (9) there are no restrictive covenants or any other covenants running with the land which affect the said Lands or any part thereof under any documents executed by the Vendor in respect of the said Lands, and there are no restrictive covenants or any other covenants running with the land which affect the said Lands or any part thereof under any documents executed by the predecessors in title of the Vendor, to be best knowledge of the Vendor;



- (10) there is neither any encroachment of any kind on the said Lands nor the Vendor has given any right of way or created any other easement on the said Lands in favour of any person and there is no right of way or any other easements created on the said Lands in favour of any person by the predecessors in title of the Vendor, to be best knowledge of the Vendor;
- (11) there are no outgoing, levies, charges, assessments, cess or taxes of any nature outstanding in respect of the said Lands upto the date of execution of this Deed and all outgoing, levies, charges, assessments, cess or taxes of any nature outstanding in respect of the said Lands upto the date of execution of this Deed has been paid / shall be paid by the Vendor;
- (12) the Vendor has not entered into any arrangement, orally or in writing with any person or party in respect of the said Lands or any part thereof or created any third party right or interest, mortgage, lien or encumbrance in respect of the said Lands or any part thereof;
- (13) there are no winding up notices against the Vendor which are pending to be settled and no winding up petition is filed against the Vendor;
- (14) neither a provisional liquidator nor a court receiver has been appointed with respect to the said Lands or any part thereof;
- (15) neither any notice has been received by the Vendor nor any proceedings are pending under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and/or Insolvency and Bankruptcy Code, 2016 in respect of the said Lands or any part thereof;
- (16) the Vendor is in compliance with all applicable laws concerning the said Lands;
- (17) neither the Vendor has nor any predecessors in title, to be best knowledge of the Vendor, have, at any time, granted any right of way or easement or licenses or any other rights of any nature to any person or third party over the said Lands or any part thereof and that no such right has become effective by prescription or otherwise howsoever, and that none of the occupiers or owners or claimants of the adjoining property or their tenants, as the case may be, have public use or any access to any part of the said Lands for passing or re-passing over the said Lands or any part thereof;





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- (18) the Vendor and all the predecessors in title, to be best knowledge of the Vendor, of the said Lands (i) have obtained all the necessary permissions, orders and approvals as required under applicable laws for effectuating transfer of the said Lands, (ii) have not breached any terms and conditions as stated under any orders/approvals/permissions, if any, in respect of the said Lands, or any other law, and (iii) all transfers affecting the said Lands by the predecessors in title, to be best knowledge of the Vendor, of the said Lands have been made in compliance with the applicable laws;
- (19) there are no temples or mosques or any other place of public worship on the said Lands or any part thereof;
- (20) the said Lands or any part thereof is not a reserved forest or protected forest or forest land;
- (21) the transaction as envisaged under this Deed is not ultra vires the constitutional documents of the Vendor;
- the Vendor has not omitted to disclose to the Purchaser any material fact or document in respect of the said Lands or any part thereof, which is to its knowledge as on date; and
- (23) the Vendor has full power and absolute authority and has obtained all necessary corporate approvals in relation to the execution and consummation of the transactions contemplated hereby and the performance of the obligations hereunder will not conflict with or result in any violation of its constitutional documents.
- (24) the Vendors have obtained various approvals in respect of the said Lands for its development, list whereof is annexed hereto as Annexure B. All the said approvals have been obtained in accordance with applicable laws and are valid and subsisting.
- (25) the said Lands has access from 36 meters wide proposed PMRDA road as per Annexure C.

C. AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER THAT:-

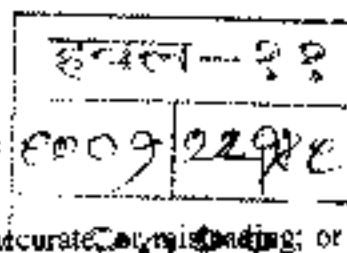
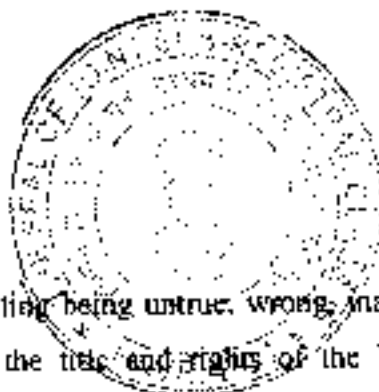


(1) the Vendor has handed over the title documents in its possession in relation to the said Lands to the Purchaser listed at Part I of Annexure D hereunder written. The Vendor has declared that there are certain original title documents listed in Part 2 of Annexure D, which are common in respect of the property of the Vendor ("Common Title Documents"). The Vendor has handed over the originals of the Common Title Documents to the escrow agent appointed by the Parties and has also handed over notarized true copies of the Common Title Documents to the Purchaser on or prior to execution of this Deed. The Parties hereby covenants with each other that either Party and their successor or assigns or nominees or transferees shall be entitled to take inspection of the Common Title Documents in the custody of the escrow agent and shall also be entitled to request and receive attested or other copies or abstracts of or extracts from the Common Title Deeds as they may require. Upon completion of development of the larger land the Common Title Documents shall be handed over to the apex association.

(2) the Vendor hereby also covenant with the Purchaser that pursuant to the execution of this Deed, the transfer of right, title and interest in the said Lands is complete and irrevocable in all aspects and the Vendor hereby confirm and covenant that the title to said Property has been irrevocably transferred in favour of the Purchaser.

(3) the Vendor is aware that on the basis of the representations, declarations and covenants appearing herein, the Purchaser has completed the transaction as contemplated under this Deed in respect of the said Lands. The Vendor hereby indemnifies and agrees to keep indemnified, defend and hold harmless the Purchaser, its officers, partners, designated partners and agents for the time being and their successors ("Indemnified Party") from and against any and all losses, claims, damages, actions, assessments, tax, costs and reasonable expenses, including interest, penalties, reasonable legal fees, costs and disbursement in connection therewith suffered or incurred by the Indemnified Party, arising out of, resulting from, or may be payable by virtue of (i) any breach of any of the terms, conditions, covenants or obligations undertaken by the Vendor under this Deed; or (ii) any of the representation or warranties provided by the Vendor hereunder





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or any other writing being untrue, wrong, inaccurate, or misleading; or (iii) any impediment on the title and status of the Vendor on the said Lands, which hampers the development of the said Lands including construction or sale marketing of the project on the said Lands, provided the same is not attributable to the Purchaser; or (iv) any encumbrances, claims, demands, suits, litigation and proceedings of any nature arising in respect of title or possession or any matter connected with the said Lands, for reasons not attributable to the Purchaser; or (v) any non-disclosure by the Vendor of any material facts or documents adversely affecting the title or the right of the Vendor to the said Lands.

(4) **AND THAT** the Vendor hereby agrees and confirms that the Vendor has put the Purchaser in peaceful, lawful and vacant possession of the said Lands on or before execution of this Deed.

(5) **IT IS FURTHER AGREED THAT** the stamp duty, registration charges and all out of pocket expenses on this Deed shall be borne and paid by the Purchaser.



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

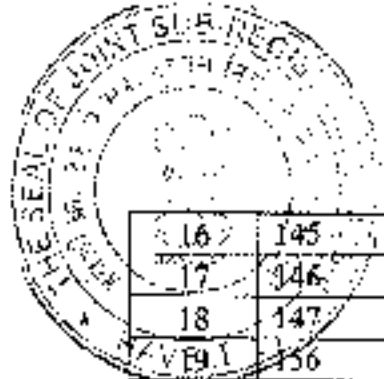
SCHEDULE HEREINABOVE REFERRED TO:

(Description of the said Lands)

All that pieces or parcels of land or ground admeasuring 23 Hectares 10.37 Ares equivalent to 2,32,453 or thereabouts alongwith the development potential arising out of the said land and forming part of the following Survey Nos. situate, lying and being at Village Manjeri Khurd, Taluka Haveli, District Pune:

S.No.	Gat No.	Area (Hectares- Ares)
1	124	Hectares 01 - 77.37 Ares
2	125	Hectares 01 - 77.14 Ares
3	127	Hectares 01 - 02 Ares
4	128	Hectares 00 - 49 Ares
5	129	Hectares 00 - 57 Ares
6	130	Hectares 00 - 45 Ares
7	131	Hectares 00 - 97.64 Ares
8	132	Hectares 00 - 06.88 Ares
9	137	Hectares 02 - 25 Ares
10	138	Hectares 02 - 88 Ares
11	139	Hectares 00 - 81 Ares
12	140	Hectares 00 - 36 Ares
13	141	Hectares 00 - 70 Ares
14	142	Hectares 00 - 34 Ares
15	144	Hectares 00 - 38.27 Ares





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16	145	Hectares 00 - 52.00 Ares
17	146	Hectares 00 - 98.93 Ares
18	147	Hectares 00 - 88.58 Ares
19	156	Hectares 00 - 00.87 Ares
20	157	Hectares 00 - 06.93 Ares
21	158	Hectares 00 - 37.58 Ares
22	159	Hectares 00 - 27 Ares
23	160	Hectares 00 - 61.02 Ares
24	161	Hectares 00 - 01.46 Ares
25	162	Hectares 00 - 68.47 Ares
26	163	Hectares 00 - 07.41 Ares
27	164	Hectares 00 - 07.78 Ares
28	166	Hectares 00 - 07.22 Ares
29	167	Hectares 00 - 03.47 Ares
30	169	Hectares 00 - 39.75 Ares
31	170	Hectares 01 - 97.60 Ares
32	194	Hectares 01 - 20 Ares
Total Area		Hectares 23 - 10.37 Ares



SIGNED AND DELIVERED by

the within named **VENDOR**

ASHDAN DEVELOPERS PRIVATE LIMITED ASHDAN DEVELOPERS PRIVATE LIMITED

through its Authorised Signatory

Mr. ATUL CHORDIA

in the presence of:

1. DARSHAN TEREDesai



Authorized Signatory

2. SHRUTI CHANDRANI

SIGNED AND DELIVERED by

the within named **PURCHASER**, Manjari Housing Projects LLP
GODREJ AVAMARK LLP

through its Authorised Signatory

Mr. Amandeep Singh

in the presence of:

1. Ram, 1st & 2nd



For **GODREJ AVAMARK LLP**

Authorized Signatory

2. Sawan Sudan

For **MANJARI HOUSING PROJECTS LLP**

Authorized Signatory





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ANNEXURE B

LIST OF APPROVALS

ANNEXURE C

PLAN FOR ACCESS ROAD

ANNEXURE D

PART 1

(LIST OF TITLE DOCUMENTS TO BE HANDED OVER)

PART 2

(LIST OF COMMON TITLE DOCUMENTS KEPT IN ESCROW)



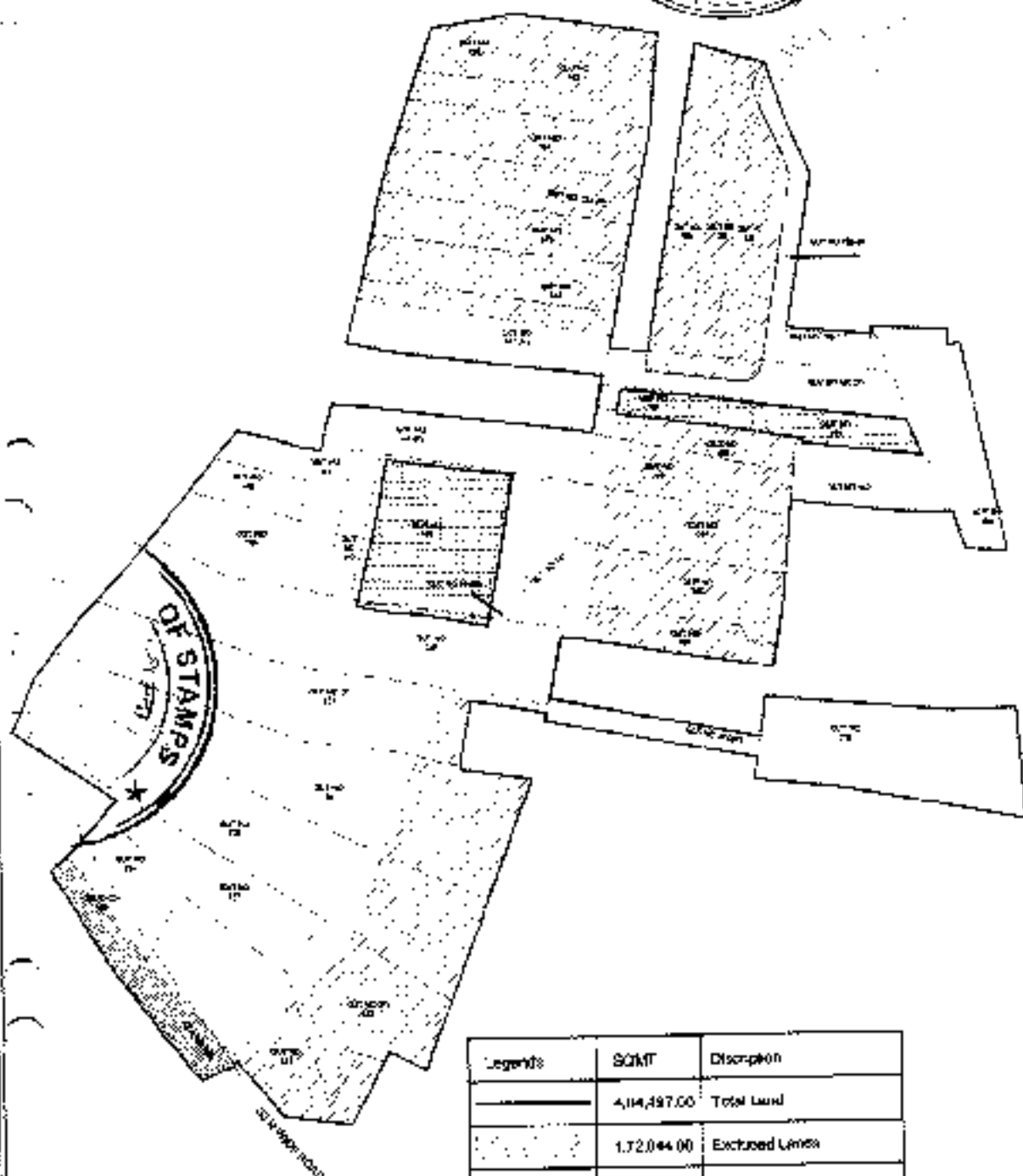


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Legends	SQMT	Description
	4,114,497.00	Total Land
	1,72,044.00	Excluded Lands
	NA	Other Private Land
	2,32,453.00	Part of Project Land (roads)
		Project Land

Sl. No.	Area (Sq. Mts.)	Remarks
1	1,72,044.00	Excluded Lands
2	2,32,453.00	Part of Project Land (roads)
3	4,114,497.00	Total Land



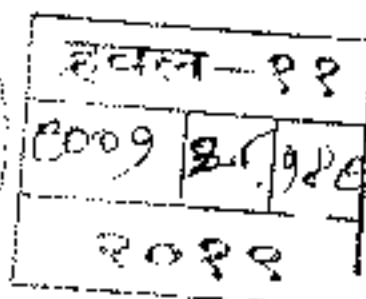


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Annexure 'B'

Date: 24/01/2019
Ref: 16937541



CERTIFICATE

WHOMSOEVER IT MAY CONCERN

We, VK:a architecture are the Architects for the Integrated Township at Manjari spread over 163 acres. As per the statutory approval status on this project, we hereby certify the following:

	Document	Date of Approval	Remarks
1	Certificate from Water Resource department (Jalsampada)	16/10/2010	
2	Environmental Clearance	07/12/2010	
3	Aviation NOC	25/11/2013	
4	Updated Aviation NOC per sector as advised by PMRDA according to CCZM		
5	Collector's Order for PLU	21/07/2016	-
6	Provisional Fire NOC on Master Layout	03/07/13	-
7	MSD secured power supply		-
8	Sanctioned PLU	15/04/2013	-
9	Revised PLU inward to PMRDA	02/05/2018	
10	Inward of Environmental Clearance	28/06/2018	
11	Revised EC on PLU granted		Compliance points cleared. Final meeting awaited.
12	Consent to Operate (Part) in Red Category construction from MPCB	06/02/2017	no occupancy on site, to be taken before commissioning of the project
13	Sanctioned Sector wise plan R1, R2	27/08/2013	-
14	Inward revised all sectors plans	12/08/2018	
15	Scrutiny of all sector done		2 weeks after PLU sanction
16	Revised Provisional Fire NOC inward	7/11/2018	
17	Prov. Fire NOC per Sector	06/08/18	expected Feb 2019
18	Plinth Checking certificate (R1, R2)	29/01/2015	


Vishal Deshmukh
Associate
For & behalf of
VK:a architecture



VK:a
architecture

73.2 Street Marg
Off. Use, Colaba Road
Mumbai - 400 004

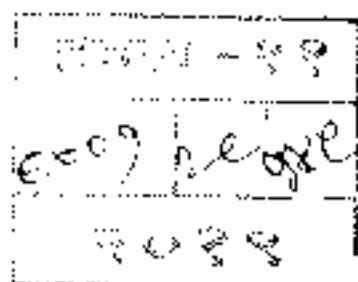
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+91 20 46278891

hongkong@vka.com

www.vka.com







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Off Lim College Rd MS
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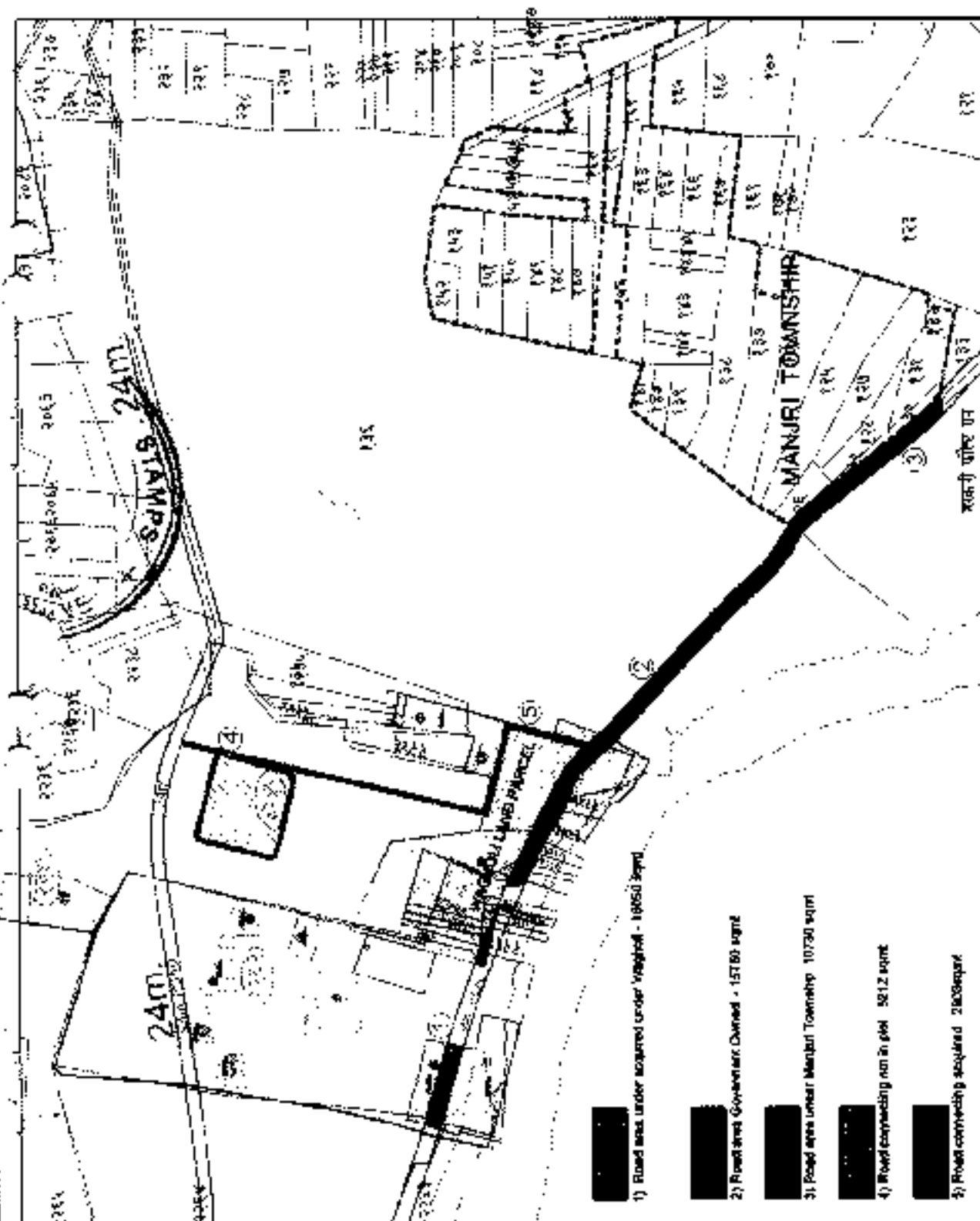
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50 M WIDE ROAD LAYOUT FROM WAGHOLI TOWNSHIP TO NANJARI TOWNSHIP

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(c) [REDACTED] Plaintiff's signature





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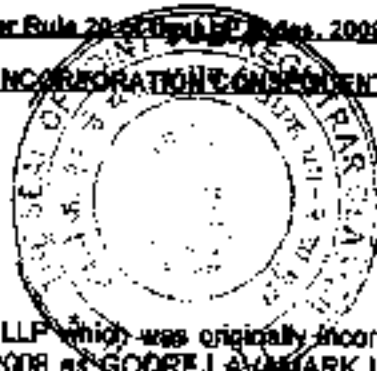
GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
 Central Registration Centre

[Refer Rule 20 of LLP Rules, 2009]

FRESH CERTIFICATE OF INCORPORATION CONSEQUENT UPON CHANGE OF NAME

LLP Identification Number: AAJ-2162

In the matter of GODREJ AVAMARK LLP



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I hereby certify that GODREJ AVAMARK LLP which was originally incorporated on Twentieth day of April Two thousand seventeen under the LLP Act, 2008 as GODREJ AVAMARK LLP having duly passed the necessary resolution in terms of Rule 20(1) of the LLP Rules, 2009. The name of the said Limited Liability Partnership (LLP) is this day changed to MANJARI HOUSING PROJECTS LLP and this certificate is issued pursuant to Rule 20(3) of the said Rules.

Given under my hand at Manesar this Fourth day of April Two thousand nineteen.

MINISTRY OF
CORPORATE
AFFAIRS

SATYA PARKASH KUMAR



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

Mailing Address as per record available in Registrar office:

MANJARI HOUSING PROJECTS LLP

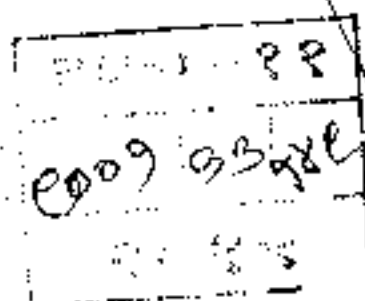
Godrej One, 5th Floor, Pirojshanagar,, Eastern Express Highway, Vikhroli (East),
 Mumbai, Mumbai City,
 Maharashtra, 400079, India.

CERTIFIED TRUE COPY

For MANJARI HOUSING PROJECTS LLP

Authorized Signatory
 Authorized Signatory





यादृशमिच्छाम ॥ ५० ॥ अण्डि ॥

પેવડયા ફાઈલ નંબર : ૫૦૦૬ ય દિનાંક : 13/12/2018

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गोपदया कनकशर प्रमाणिक - 6005 अ दिनांक - 13/12/2018

महं ज्ञानाख्यं च उपनिषदम् । १॥

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॥ श्री गणेशाय नमः ॥

अधिसभा अधिनियम संख्या
॥ महाशयः ज्ञानेन महत्तुम् अधिपत्यं अधिनियमं अधिनिष्ठाय ॥ तस्यै कथं व सुविधायां लेखने ॥ सिध्दा. १९८४
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गद्य : अष्टादशः सूत्रैः
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गलुजा . हवेली

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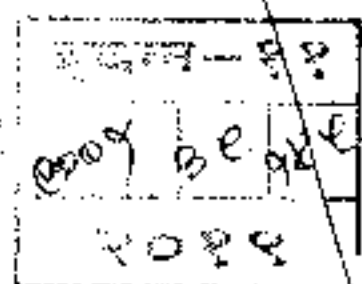
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गाव नमुना सार

अधिकार अभिलेख पत्र
(महाराष्ट्र अमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधेतील ठेवणे) नियम, १९७१ यातील नियम २, ५, ६ आणि ७)

गाव :- मांजरी खुर्द
महसूल क्रमांक व उपविभाग :- 128

तालुका :- हवेली

जिल्हा :- पुणे

सेवटचा केरफार क्रमांक : 6003 व दिनांक : 13/12/2018

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(339),(1983),(2020),(2756),(4631),(5080),(5711),(5814)							

गाव नमुना सार

विकांची नोंदवही

(महाराष्ट्र अमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधेतील ठेवणे) नियम, १९७१ यातील नियम २५)

गाव :- मांजरी खुर्द
महसूल क्रमांक व उपविभाग :- 128

तालुका :- हवेली

जिल्हा :- पुणे

सेवटचा केरफार क्रमांक : 6003 व दिनांक : 13/12/2018

विकासातील क्षेत्राचा स्वरूप											सांगविताही उपलब्ध नसलेली जमीन		उत्त सिध्दाचे साधन	सेरा
सिध्द विकासातील क्षेत्र						निर्मित विकासातील क्षेत्र								
वर्ग	इंमाल	मिळवावा सकेल क्रमांक	जल सिध्दित	अजल सिध्दित	विकाचे नाव	जल सिध्दित	अजल सिध्दित	विकाचे नाव	जल सिध्दित	अजल सिध्दित	स्वरूप	क्षेत्र		
२१	२२	२३	२४	२५	२६	२७	२८	२९	३०	३१	३२	३३	३४	३५
			हे.आर. पी.मी.	हे.आर. पी.मी.		हे.आर. पी.मी.	हे.आर. पी.मी.		हे.आर. पी.मी.	हे.आर. पी.मी.		हे.आर. पी.मी.		
2016-17	खरीप										५३	0.4500		

संख्या नं. 20 DEC 2018

गाव नं. २२, मांजरी खुर्द
वा. हवेली, जि. पुणे



पुणे - २२		
२०२२	२९	५४०
२०२२		



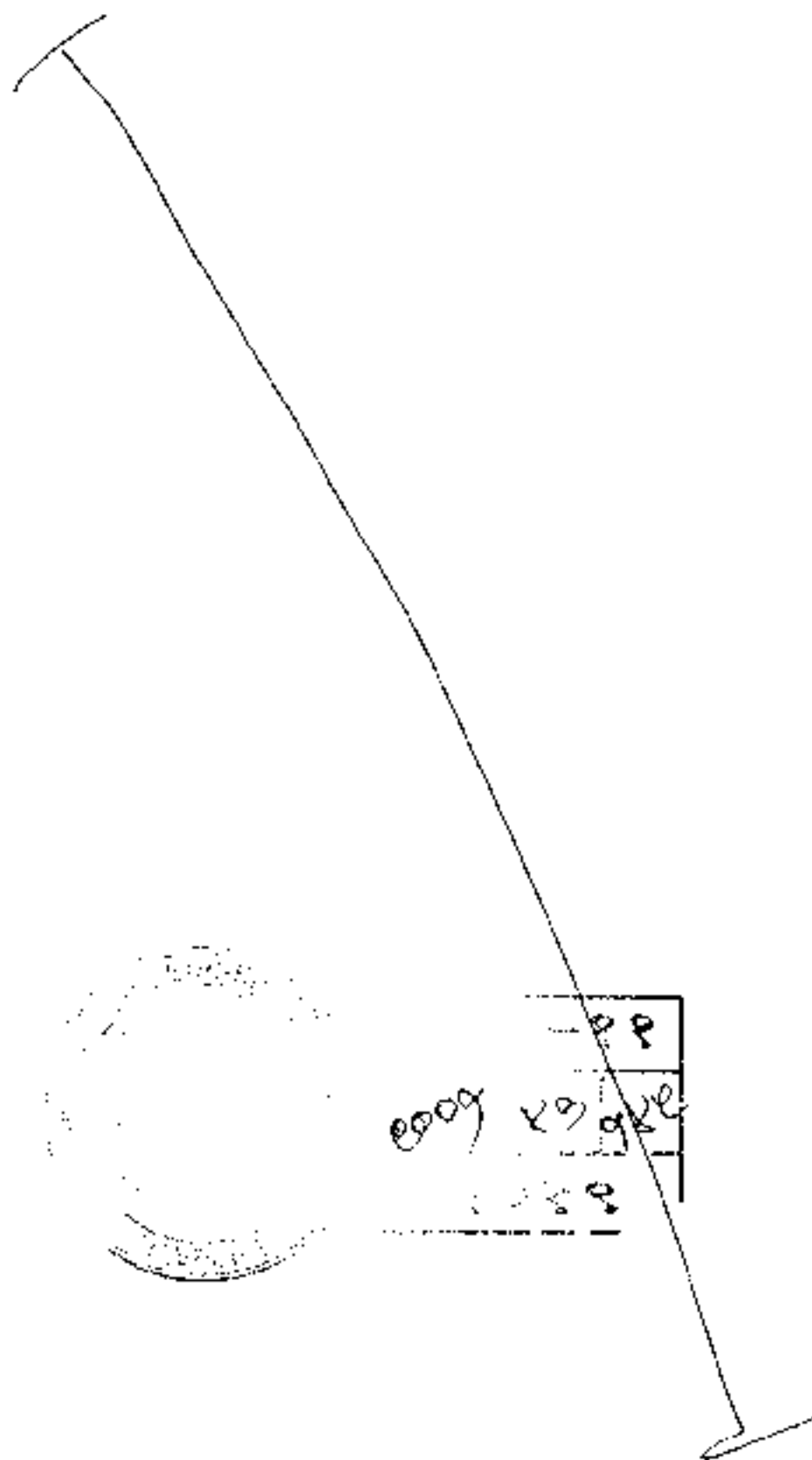
शेवट्या पेशक्यात क्रमांक : 61401 व दिनांक : 13/12/2018

गठ क्रमांक व आधारणा पद्धती		भौगोलिक क्षेत्र	
उपविभाग		भौगोलिक क्षेत्र	
129 भौगोलिक क्षेत्र		भौगोलिक क्षेत्र	
वैयक्तिक स्थिति	वैयक्तिक स्थिति	वैयक्तिक स्थिति	वैयक्तिक स्थिति
शेव एकक हे.आर.पी.सी.	कुल शेवकपती या. मि. तर्फे सवायक	1 (6003)	(1705), 2108
जिवावन 0.20.00	विलितकुमार फैलरीमल जैन	0.50.00 0.34	0.0700 0.6003
बागायत	सामर्थ्य क्षेत्र.....		
तरी	अंधावन डेव्हलपमेंट प्रा.लि.	0.50.00 0.34	0.07.00 (6003)
तरकम			
इतर			
एकूण शेव 0.50.00			
पोटखराब (लागवडीत अवाय्य)			
वर्ग : अ) 0.07.00			
वर्ग : ब) 0.07.00			
एकूण 0.07.00			
आकारणी 0.34			
होई किवा			
होई किवा			
होई किवा			
(1), (1294), (1313), (1513), (1915), (2755), (3163), (4463), (4631), (5199), (5711), (5824)			सोमा आणि भुगणन किंहे

संवत्सरा संख्या आमांक - 6003 च दिनांक : 12/12/2018

पिकाखासीत क्षेत्राच्या तपशील														
मिथ पिकाखासीत क्षेत्र								निर्मिळ पिकाखासीत क्षेत्र			नामवडीसाठी उपलब्ध असलेली जमीन		जल सिंचनचे साधन	क्षेत्र
			एक एक व पट्टेकासाठी क्षेत्र											
वर्ष	हंगाम	सिंचनाचा प्रकार	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			ह.अ.प. चौ.मी.	ह.अ.प. चौ.मी.		ह.अ.प. चौ.मी.	ह.अ.प. चौ.मी.		ह.अ.प. चौ.मी.	ह.अ.प. चौ.मी.		ह.अ.प. चौ.मी.		
२०१६-१७	जारीप										पट्टे	०.५०००		

नलाठी भोजे च्याही भजरी लु.
ता. हवेली, जि. पुणे



PP
0009 4998
1288



अधिकार अभिलेख पात्रक

१९७५ सालीस मिळाले ३, ४, ६ अन्विः ३)

शेवटचा केसफार क्रमांक : 5(10) व दिनांक : 12/12/2018

2007	44	100
2008		

पिकांभी मंडवही

(सम्राट् जम्बीन महसूल अधिकार अभिलेख आणि नोंदव्यय (सकाळी व सुस्थितीत देखणे) मिषम, १९७१ यातील नियम २१)

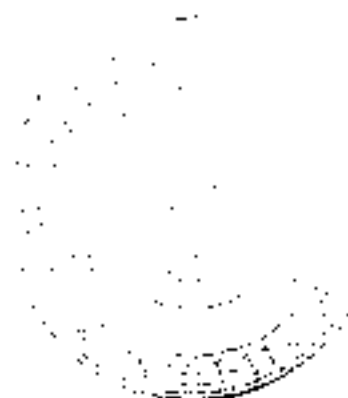
सेवदण्ड फैरकर क्रमांक : 6003 व दिनांक : 13/12/2018

तयार ता. 20 DEC 2018

तलाठी मोजे खड्डाडी/मांजरी
सा. हद्दणी जि. ३५



2009 11 18
2009 11 18



गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन मंडूस्व अधिकार अभिलेख आणि नोंदवहना (तयार करणे व सुनिश्चित ठेवणे) नियम, १९६१ खतील नियम ३, ५, ६ आणि ७)

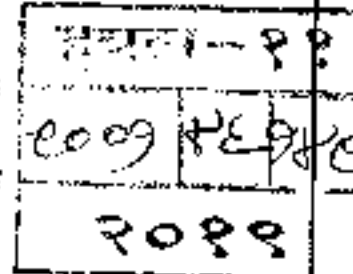
गाव :- मांजरी खुर्द
मह. क्रमांक व उपविभाग :- 131

तालुका :- हवेली

जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक :- 6003 व दिनांक :- 13/12/2018

मह. क्रमांक व उपविभाग 131	भुपारभा पट्टी भोगवटालादर धर्माः	भोगवटालादर नाव
खेतीस स्थानिक नाव	क्षेत्र	आकार क्षेत्र व क्षेत्र. क्षेत्र
क्षेत्र एकक हे.आर.ची.सी	कुल क्षेत्रफल पत्र. सि. तर्फे संचालक	1 (6003)
खिरायत 1.29.00	सचिवतकमार केसरीमल जैन	1.29.00 1.24 0.1800 (6003)
वागावत	सांमोईक क्षेत्र	
ली	अंशान देवदत्तपर्स पा.सि.	1.29.00 1.24 0.18.00 (6003)
वरकम		
इतर		
एकूण क्षेत्र 1.29.00		
पोटकरम (लागवडीस अयोग्य)		
सर्ग (अ) 0.18.00		
सर्ग (ब)		
एकूण पो 0.18.00		
आकारणी 1.24		
जमी किंवा		
जमी		
	(1) 3280, (1315), (1548), (1915), (2761), (3164), (4207), (4463), (4631), (5302), (5396), (5721), (5814)	सीमा आणि भुमापन चिन्हे



गाव नमुना सात

पिकाची नोंदवहनी

(महाराष्ट्र जमीन मंडूस्व अधिकार अभिलेख आणि नोंदवहना (तयार करणे व सुनिश्चित ठेवणे) नियम, १९६१ बातील नियम २९)

गाव :- मांजरी खुर्द
मह. क्रमांक व उपविभाग :- 131

तालुका :- हवेली

जिल्हा :- पुणे

शेवटचा फेरफार क्रमांक :- 6003 व दिनांक :- 13/12/2018

पिकाच्या मालकी क्षेत्रातील तपशील															मानवीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	क्षेत्र
मिश्र पिकासाठी क्षेत्र									निर्मळ पिकासाठी क्षेत्र									
वर्ष	हंगाम	पिकाच्या संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र						
11	12	13	14	15	16	17	18	19	20	21	22	23						
			ह.आर. ची.सी	ह.आर. ची.सी		ह.आर. ची.सी	ह.आर. ची.सी		ह.आर. ची.सी	ह.आर. ची.सी		ह.आर. ची.सी						
2016-17	खरीप										पट्ट	1.29.00						

तयार ता. 20 DEC 2018

तलाठी वॉजे जयसी/मांजरी खुर्द
सा.हवेली, जि. पुणे



10-20	
COO	WILL
2088	





7-10-39		
2009	8E	480
2088		



शश्व नमन्य सति

(सहायक जमीन मालिक अधिकार प्रमाणित आणि लॉन्गवर्क) (न्याय करणे व कुटुंबीय ठेवा) नियम, १९६१ (अंतिम नियम ३, ५, ८ आणि ५)

ग।प्र. - भांगरी बूट
गड कमाक छ उपनिषदः ।।१॥

नायक - इनेजी

जिल्हा - बंग

आवृत्ति संख्या क्रमांक - 610 ए व दिनांक - 19/12/2018

[illegible]

साम्बन्धित मन्त्रालय

विष्णुजी नौखण्डी

१. महाराष्ट्र जलजल महामंडल मंत्रालया अतिरिक्त स्वतंत्र मंत्रालय (कारण व सुविधांनी लगेच) तिथि: १९५८ वाढीस तिथि: २९)

भाषा : मराठीची सुद्धा
मराठी भाषा : १५७

नासामंत . हयेली

जिल्हा - पंजाब

शालग्रामा शैलफलक नमूनेंक : ६००३ व दिनांक : ११/२/७४

[illegible]

तय्यार ता. 20 DEC 2018

सहाय्यी मोजे खरादी / माणसी खुदे
आ. इ. मेली, जि. पुणे



1009 49 988
2088



भाषा मन्त्रुना सप्त

अधिकार अभिलेख पत्रक
१. महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि संश्लेषण (तयार करणे व सुविधित करणे) नियम,
१९७१ यातील नियम ३, ४, ५ आणि ६)

गाथ - माजरी सूद
शुद्ध ह्यांक व उपेक्षितान : 138

तालुका - हथेनी

त्रिल्ला : पूर्ण

वेबद्वारा पोषणनर क्रमांक : 6403 व दिनांक : 14/12/2018

[illegible]

गणेश लक्ष्मी: गणेश

पिकांची मोदगळी

(सहाराष्ट्र जमीन मसुदा अधिकार अधिनियम आणि नोंदवहाल) तयार करणे व सुस्थितीत ठेवणे। नियम, १९८ वांतीम नियम २१)

गाव :- सांजरी खुर्द
मह.प्रमाणिक व उपविभाग :- 138

तालुक्यात : इंदोली

जिन्हा :- पुणे

शेवटचा वेळफार क्रमांक : 6003 व दिनांक : 14/12/2018

[illegible]

तयार म. 20 DEC 2016

नवाली मांजे नसडी/माजरी खुर्द
ता. हवेली, जि. पुणे



हवल-११		
०००१	५७५४९	
२०२५		





१००१-२२
१००१ ५५५४८
२०२२



गाव नमुना सार

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहय (तयार करणे व सुविधायीत ठेवणे) नियम, १९८१ यातील नियम २, ५, ६ आणि ७)

गाव : मांजरी खुर्द
गट क्रमांक व उपविभाग : 140

तालुका : हवेली

जिल्हा : पुणे

खेवट्या पोरकार क्रमांक : 6003 व दिनांक : 13/12/2018

गट क्रमांक व उपविभाग (40)	भूधलणा पद्धती	भोगवटदाराचे नाव	क्षेत्र	अक्षर आणि व	फु.वू.	फ.पा.	कालीन क्रमांक
क्षेत्रीय स्थानिक नमूने							
क्षेत्र एकवट हे आन. वी. सी.		कुस. वेंकटराव फ. जि.	0.35.00	0.31	0.1000	6003	(1666), 2198
जिनायत 0.26.90		(मलिनकराव केसरीराम जैन सामाईक क्षेत्र)				6003	कालाचे तब इतर अधिकार
बागायत		मोहन वेंकटराव फ. जि.	0.26.00	0.31	0.1000	6003	
तरी							
वाकस							
इतर							
एकूण क्षेत्र 0.26.00							
पोर. खराब (नगरातील अव्यवस्था)							
वरी (अ)							
वरी (ब)							
एकूण वरी 0.11.00							
आकारणी 0.00							
(1), (440), (617), (912), (1342), (4185), (5206), (5813)							सीमा आणि अभ्यापन चिन्हे



हवेली-२९
२००९ ५६९४६
२०१९

गाव नमुना सार

विकासी नोंदवहय

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहय (तयार करणे व सुविधायीत ठेवणे) नियम, १९८१ यातील नियम २२)

गाव : मांजरी खुर्द
गट क्रमांक व उपविभाग : 140

तालुका : हवेली

जिल्हा : पुणे

खेवट्या पोरकार क्रमांक : 6003 व दिनांक : 13/12/2018

गट क्रमांक व उपविभाग : 140														जल सिंचनाचे सामान	क्षेत्र	
विकासातील क्षेत्राचा तपशील								निर्मित विकासातील क्षेत्र			मानवीय नोंदवहय उपमसूच नोंदवहय जमीन					
विकासातील क्षेत्र																
विकासातील क्षेत्र																
वरी	हंगाम	विकासातील क्षेत्राचा तपशील	जल सिंचित	अजल सिंचित	विकासातील क्षेत्र	जल सिंचित	अजल सिंचित	विकासातील क्षेत्र	जल सिंचित	अजल सिंचित	विकासातील क्षेत्र	जल सिंचित	अजल सिंचित	विकासातील क्षेत्र	जल सिंचित	अजल सिंचित
111	131	131	131	131	131	131	131	131	131	131	131	131	131	131	131	131
			ह.अ.व. व.अ.व.	ह.अ.व. व.अ.व.		ह.अ.व. व.अ.व.	ह.अ.व. व.अ.व.		ह.अ.व. व.अ.व.	ह.अ.व. व.अ.व.		ह.अ.व. व.अ.व.	ह.अ.व. व.अ.व.			
2016-17	खरीप											पड	0.3600			

तयार तल. 20 DEC 2018

तलाठी: पो.अ. जमनी/पो.अ. वी.
डा. हवेली, जि. पुणे



2081-88	
2004	2088
2088	



गाव नमुना नाव

अधिकार अभिलेख पत्र
(महाराष्ट्र जमीन सहासूच अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुरक्षित ठेवणे) नियम, 1984 यातील नियम 3, 4, 5 आणि 6)

गाव :- मांजरी खुर्द
गट क्रमांक व उपविभाग :- 141

तासुका :- हवेली

जिल्हा :- पुणे

सेवटचा फेरफार क्रमांक : 6003 व दिनांक : 13/12/2018

गट क्रमांक व उपविभाग	मुधारणा पट्टी	मौल्यद्वाराचे नाव	क्षेत्र	आकार अक्षरे व चौ. अ.	फ.प.	सुट्टी क्रमांक
गोलेचे स्थानिक नाव	141	मौल्यद्वाराचे नाव				
मौल्य एकक हे आर.प्री.सी		कुल क्षेत्रफल परी पा.सि	0.61.00		(6003)	11666, 2138
जिराफत 0.61.00		लक्ष्मिकुमार केंदरीमल जैन			(6003)	मुळाचे नाव
कागायत		साताईक क्षेत्र				हस्त अधिकार
तरी		अंशदल क्षेत्रफल परी पा.सि.	0.61.00 0.81		(6003)	
वरकत						
इतर						
एकुल क्षेत्र 0.61.00						
पोटखराब (लागवडीस अयोग्य)						
वर्ग (अ)	0.09.00					
वर्ग (ब)						
एकुल प 0.09.00						
आकारणी 0.81						
						
वर्ग-११ १००५ प.सि.८ २०१९						
(11,471),(475),(1035),(1142),(1744),(1978),(2177),(2520),(1614),(4)62,(4463),(4546),(4578),(4611),(5296),(5719),(5813)						सीमा आणि भुमपतन फिर

गाव नमुना नाव

पिकांची नोंदवह्या
(महाराष्ट्र जमीन सहासूच अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुरक्षित ठेवणे) नियम, 1984 यातील नियम 21)

गाव :- मांजरी खुर्द
गट क्रमांक व उपविभाग :- 141

तासुका :- हवेली

जिल्हा :- पुणे

सेवटचा फेरफार क्रमांक : 6003 व दिनांक : 13/12/2018

पिकावालीस क्षेत्राची तपशील										सामकालीन क्षेत्राची उपलब्ध नसलेली जमीन		जम सिंपलचा साधन	सेरा
मिश्र पिकावालीस क्षेत्र					निर्मिश्र पिकावालीस क्षेत्र								
वर्ग	हंगल	मिश्र पिकावालीस क्षेत्राचा क्षेत्र	जम सिंपल	अजस सिंपल	पिकाचे नाव	जम सिंपल	अजस सिंपल	पिकाचे नाव	जम सिंपल	अजस सिंपल	क्षेत्र	क्षेत्र	
11	14	15	16	17	18	19	20	21	22	23	24	25	26
		हे.आर.प्री.सी	हे.आर.प्री.सी		हे.आर.प्री.सी	हे.आर.प्री.सी		हे.आर.प्री.सी	हे.आर.प्री.सी				
2016-17	खरीप										पड	0.6100	

तयार ता. 20 DEC 2018

1 तलाठी वीजे सुखदेव बापूरी
गा. हवेली, जि. पुणे



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2001 11 18
2001 11 18





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६००९	६९ ७४६
२०२९	



गाव नमुना सार

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

गाव : मांजरी खुर्द
मह. क्रमांक व उपविभाग : १४४

तालुका : हवेली

जिल्हा : पुणे

सेवकाचे फार क्रमांक : ६००३ व दिनांक : १३/१२/२०१८

मह. क्रमांक व उपविभाग	मुधारणा पद्धती	मालकद्वाराचे नाव
४४	भौगोलिक वर्ग :-	
क्षेत्रीय स्थानिक नाव	क्षेत्र	अकार आणि व. मो. ख. फे. ख.
क्षेत्र एकक हे. आर. पी. सी.	कुल क्षेत्रफल व. नि.	(६००३)
जि. आर. पी. सी.	जमिनदार कसरीमल जेठ	(६००३)
बागायत	 सामाईक क्षेत्र	
तरी	अंशदान क्षेत्रफल व. नि.	(६००३)
करकत		
इतर		
एकूण क्षेत्र ०.४३.००		
पेटछात्र (लागवडीस)		
अर्धे (अ)		
सर्वा (ब)		
एकूण भाग १.०३.००		
अकराव्या		
मालकी		
(४४०), (६१७), (९१२), (१३४२), (१४३८६), (३२७३), (५८१५)		नीमा आणि अनापन फिन्डे

गाव नमुना सार

पिकांची नोंदवह्या

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविस्थित ठेवणे) नियम, १९७१ यातील नियम २२)

गाव : मांजरी खुर्द
मह. क्रमांक व उपविभाग : १४४

तालुका : हवेली

जिल्हा : पुणे

सेवकाचे फार क्रमांक : ६००३ व दिनांक : १३/१२/२०१८

पिकावारीतील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		जवळ स्थित क्षेत्र	क्षेत्र
मिथ विभागातील क्षेत्र													
मिथ विभागातील क्षेत्र													
वर्ष	हंगाम	पिकांचा प्रकार	क्षेत्र	अंशदान	पिकांचे नाव	क्षेत्र	अंशदान	पिकांचे नाव	क्षेत्र	अंशदान	क्षेत्र	क्षेत्र	क्षेत्र
२०१६-१७	खरीप										५६	०.४३००	

तयार ता. २० DEC 2018

तलाठी पांजे मराठी, मांजरी खुर्द
ता. हवेली, जि. पुणे



100-22		
1009	127	188
2088		



माघ नमूना खान

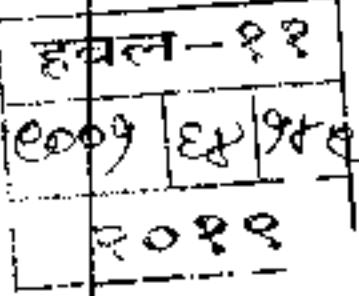
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहूबा (तथा करणे व सुविधित केवले) नियम, १९८१ परकीय नियम ३, ५, ६ आणि ७)

नाव :- सांजरी खुर्द
मह. क्रमांक व उपविभाग :- 145

तहसूल :- हवेली

जिल्हा :- पुणे

सेक्टरा केरफार क्रमांक : 6003 व दिनांक : 13/12/2018

मह. क्रमांक व उपविभाग 145	मुधारणा पद्धती मोहकदार वर्ग :- 1	मोहकदारचे नाव	सह. अज्ञात आणि व. पो.स. के.का	साले क्रमांक
क्षेत्र एकता हे.आर चौ.मी	कुल हेक्कलपरी पा.मि	(6003)	11666, 2198	
जिराफत 0.52 00	ललितकुमार कंठरीमध जीतसामाईक क्षेत्र.....	0.52.00 0.69	(6003)	कळार्थे नव ईतर अधिकार
बागावत	अध्यापन हेक्कलपरी पा.मि.	0.52.00 0.69	(6003)	
नदी				
सरकस				
इतर				
एकूण क्षेत्र 0.52.00				
पोस्टकारान (सागळडील अधीनस्थ)				
वर्ग (अ)				
वर्ग (ब)				
एकूण पो 0.00.00				
आवकरीणी 0.69				
				हवेली-११
				२०१९
(1), (473), (1033), (1744), (2168), (5616), (4440), (4548), (4567), (4531), (5269), (5719), (5815)				सोम आणि सुमापत घिन्हे

माघ नमूना खान

विकसणे नोंदवही

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहूबा (तथा करणे व सुविधित केवले) नियम, १९८१ बातील नियम २९)

नाव :- सांजरी खुर्द
मह. क्रमांक व उपविभाग :- 145

तहसूल :- हवेली

जिल्हा :- पुणे

सेक्टरा केरफार क्रमांक : 6003 व दिनांक : 13/12/2018

विकसणातील क्षेत्राचा तपशील												नामनिवासी उपलब्ध सलसेली जमीन	जल सिंचनधे साधन	धरा
मिच विकसणातील क्षेत्र						निजेळ विकसणातील क्षेत्र								
वर्ग	हजार	मिचलाचा संकेत क्रमांक	जल सिंचित	अज्ञात सिंचित	विकसणे नाव	जल सिंचित	अज्ञात सिंचित	विकसणे नाव	जल सिंचित	अज्ञात सिंचित	स्वरूप	क्षेत्र		
11	1	2	10	10	15	15	15	15	15	15	15	15	15	15
			ह.आर चौ.मी	ह.आर चौ.मी	ह.आर चौ.मी	ह.आर चौ.मी	ह.आर चौ.मी	ह.आर चौ.मी	ह.आर चौ.मी	ह.आर चौ.मी		ह.आर चौ.मी		
2016	खरीप										वह	0.5200		

संवार ता. 20 DEC 2018

तलासी चौजे धवेली/सांजरी खुर्द
ह.आ. हवेली, जि. पुणे



2009 12 18
2088





1009 40482
2088



अडवांस दिनांक - 31/02/2018

अधिकार अभिलेख पृष्ठ ५
(अज्ञात कर्ता सहित अधिकार अभिलेख जमिंदारों, शायरों व मुस्लिमों के) नियम, १९५४
पाठन नियम ३.५, ३.६, ३.७

श्रीवदयः कैरवस्य त्रय्यां - १११६ अ दिनांक - २१/०४/२०१७

आकारणी

निदेशिका
प्रमाणपत्र

मार्ग संख्या

* महाभारत खंडों में अष्टांग योगिकां प्रथिमेख आणि अष्टावस्था । संपादक व मुद्रितरीति देखें । निबन्ध, १९७१ यातीन तिपय २५ ।

संस्था परिचय क्रमांक : 5915 व दिनांक : 21/09/2017

वर्ष		हंगाम		पिकावधीत क्षेत्राचा तपशील							नायबडीसाठी उपसब्ध		जल मिळालेले साधन	क्षेत्र		
				मिथ पिकावधीत क्षेत्र				निर्मिक्त पिकावधीत क्षेत्र			सहकारी जमीन					
				सहकारी व प्राथमिकासाठी क्षेत्र												
				मिथपावठा संकेत हंगाम	जल सिंचित	अजून मिंचित	पिकावे लागू	जस सिंचित	अजून सिंचित	पिकावे लागू	जस सिंचित	अजून सिंचित			रकबाप	क्षेत्र
19	20	21	10	20	15	10	10	10	10	10	10	10	10			
			1000	1000												
2014-15	खरीप				मुदुमग	0.4200					मुद	0.6300				
					अदुमग	0.4000										
2014-16	खरीप										पड	1.2000				
2014-17	खरीप										पड	1.2000				

अस्सल नमस्कार न्याय न्याय
http://192.168.88.88/interfac2beta/PgHi...

सलादी भांडी खासादी भाजती खुब
भा. दयेती, जि. पुणे



1009	1488
2088	



गाव नमूना : तात

अधिकार अभिलेख पत्रक

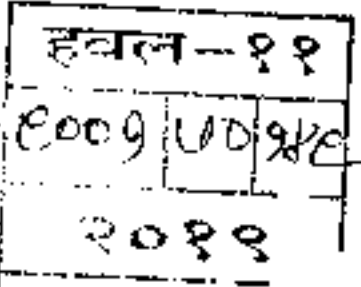
(महाराष्ट्र जमीन महसूल अधिकायक अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव : मांजरी खुर्द
गट क्रमांक व उपविभाग : 156

तालुका : हवेली

जिल्हा : पुणे

चेरदया करकार क्रमांक : 6003 व दिनांक : 14/12/2018

गट क्रमांक व उपविभाग 156 भोगवटाटार वर्ग - I		भोगवटाटारचे नाव				
शेतकीचे कृषक नाव		अंश आकार जागे व पो.ख. क्र.सं.		जमिनी क्रमांक		
क्षेत्र एकरा हे.आर.प्री.मी.	अधुकर तुकाराम उदे	0.67.00	1.00	0.0100	5294	[241], [1666], 2198
चिरायत 0.67.00	हबिबुल तुकाराम उदे				5294	कलाचे नाव
बागायत -	देवराव तुकाराम उदे				5294	हैतार अधिकार
नदी -	तिलाबाई शिरेवा गावडे				5294	हैतार
घरकत -	मेनाबाई शिरेवाजी धनतवाल				5294	हैतार
हैतार -	समाईक क्षेत्र					हैतार
एकरा क्षेत्र 0.67.00	कुसे देवरावस प्र.सि			1	6003	हैतार
	सविस्तरता केंसरीमल जैन	0.67.00	1.00	0.0100	6003	हैतार
	समाईक क्षेत्र					हैतार
	अशोक देवरावस प्र.सि	0.67.00	1.00	0.0100	6003	
						
						
(11)(928)(1245)(1416)(1476)(1887)(4101)(4463)(4514)(4631)(5294)						
सिमा आणि भूमापन विन्दे						

गाव नमूना : तात

मिकांची नोंदवह्या

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

गाव : मांजरी खुर्द
गट क्रमांक व उपविभाग : 156

तालुका : हवेली

जिल्हा : पुणे

चेरदया करकार क्रमांक : 6003 व दिनांक : 14/12/2018

गट क्रमांक व उपप्रकार : 156														
		नियोजित क्षेत्राचा तपशील									नियोजित क्षेत्राची उपस्थिती नोंदवह्या जमीन		जमिनी स्थितीचे साधन	धरा
		नियोजित क्षेत्राची नोंद					नियोजित क्षेत्राची नोंद							
		वर्ग	हमाम	नियोजित क्षेत्राचे संकेत क्रमांक	जमिनी स्थिती	अजल स्थिती	नियोजित क्षेत्राचे नाव	जमिनी स्थिती	अजल स्थिती	नियोजित क्षेत्राचे नाव	जमिनी स्थिती	अजल स्थिती		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			ह.आर.प्री.मी.	ह.आर.प्री.मी.		ह.आर.प्री.मी.	ह.आर.प्री.मी.		ह.आर.प्री.मी.	ह.आर.प्री.मी.		ह.आर.प्री.मी.		
2016-17	खरीप										५३	०.६७००		

तयार ता. 20 DEC 2018

तलाठी मीने उरार्दी / मांजरी खुर्द
ता. हवेली, जि. पुणे