

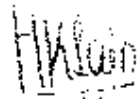
FORM 'B'

Affidavit cum Declaration

We, SUKUMAR TOWNSHIP DEVELOPMENT PVT. LTD., a Company registered under the Indian Companies Act, 1956 having its office at 2413 East Street Camp Pune - 411 001 through its Director MR. HITESH KEWALKUMAR JAIN the promoter of the proposed project KUMAR PRITHVI H-2 BUILDING, do hereby solemnly declare, undertake and state as under:

1. That the promoter is well and sufficiently entitled to the development rights in respect of the project land on which the development of the project is proposed. The project land is owned ACHAL NAGAR SAHAKARI GRUHA RACHANA SANSTHA MARYADIT a Society registered under the Maharashtra Co-operative Societies Act, 1960, vide No. PNA/PNA-4/HSG/(TC) 3295/1995 dated 17/08/1995, having its registered office at S.No. 45 Hissa No.1+2 and S.No.46 Hissa No.13, A+2, Kondhwa Khurd, Pune - 411 048.
2. That the project LAND is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter from the date of registration of project is 5 Year 7 Months (30th Apr 2027)
4. (a) For new projects :
That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be.

SUKUMAR TOWNSHIP DEVELOPMENT PVT. LTD.,
Through its Director



Mr. Hitesh K. Jain
Deponent



Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Pune on this 07TH day of Oct, 2021.

SUKUMAR TOWNSHIP DEVELOPMENT PVT. LTD.,
through its Director

Mr. Hitesh K. Jain
Deponent

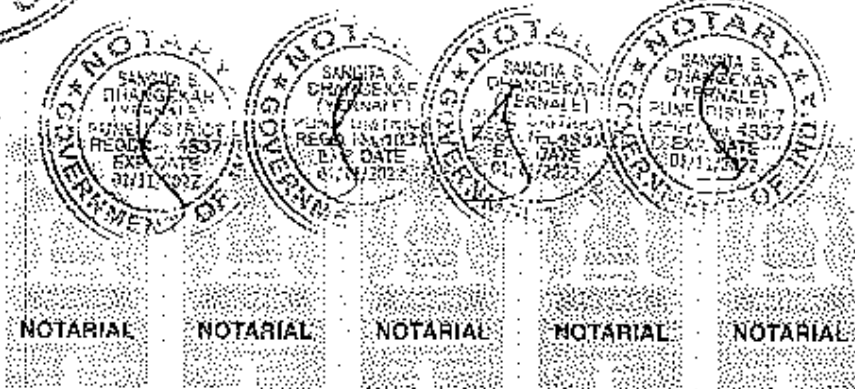
BEFORE ME

SANGITA S. DHANGEKAR (YERNALE)
NOTARY, GOVT. OF INDIA
PUNE

Noted And Registered

At. Sr. No. 393/2021

Date: 07/10/2021



329/1926

पावती

Original/Duplicate

Tuesday, March 04, 2014

नोंदणी क्र. 39M

6:07 PM

Regn : 39M

पावती क्र.: 2252

दिनांक: 04/03/2014

गावाचे नाव: कोंढवा खुर्द

दस्तऐवजाचा अनुक्रमांक: हवेली-11-1926-2014

दस्तऐवजाचा प्रकार : मान्यतापत्र

सदर करणाऱ्याचे नाव: लिहून घेणार- मे सुकुमार टाऊनशिप डेव्हलपमेंट प्रा लि तर्फे संचालक

केवलकुमार केसरीमल जैन तर्फे वि कु मु म्हणून विशाल राजेंद्र चाळके

नोंदणी फी रु. 100.00

दस्त हस्ताक्षणी फी रु. 1200.00

जारा एन्ट्री रु. 20.00

पृष्ठांची संख्या: 60

एकूण: रु. 1320.00

आपणास मूळ दस्त, शब्बनेस प्रिंट व सीडी अंदाजे 6:20 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-11

बाजार मुद्दय: रु 00/-

भरलेले नुदक शुल्क : रु. 500/-

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

मोबिली: रु.0/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 1220/-



हवल-११		
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२०१४		

ACHAL NAGAR SAHAKARI GRUHA RACHANA SANSTHA MARYADIT a Society registered under the Maharashtra Co-operative Societies Act, 1960, vide No. PNA/PNA-4/HSG/(TC) 3295/1995 dated 17/08/1995, having its registered office at S.No. 45, Hissa No.1+2 and S.No.46, Hissa No.13, A, Kondhwa khurd, Pune - 411 048, through its **CHAIRMAN : MR. ACHALCHAND VALCHAND JAIN**, age : 53 years, Occupation - Business, residing at 150, Bhawani Peth, Pune - 411042, and **SECRETARY : MR.KIRTI S DAVE**, age - 51 years, Occupation : Tax Consultant, residing at 557, Gultekti, Pune - 411 037; who are duly authorized to execute these presents vide a resolution passed by the Society in its Special General Body meeting dated 06/01/2014 hereinafter called and referred to as the "**OWNERS/ SAID SOCIETY**" (which expression unless repugnant to the context or meaning thereof shall mean and include the said Society, its members, the members of the managing committee, office bearers, administrators and assigns) **THE PARTY OF THE FIRST PART;**

AND

M/s. SUKUMAR TOWNSHIP DEVELOPMENT PVT. LTD., a Company registered under the Indian Companies Act, 1956 having its office at "Kumar Capital" 2413 East Street Camp, Pune - 411 001 through its Director **MR. KEWALKUMAR KESARIMAL JAIN**, Age - 52 years, Occupation : Business, hereinafter referred to as "**THE DEVELOPERS / PARTY OF THE SECOND PART**" (which expression unless repugnant to the context or meaning thereof be deemed to mean and include its, directors both present and future) **OF THE SECOND PART ;**



WHEREAS all that piece and parcels of the lands bearing Survey S.No.45 Hissa No.1+2 admeasuring 02H-36R and S.No.46 Hissa No.13A+2 admeasuring 02H-42R totally admeasuring 4 Hect. 78 Ares (hereinafter jointly and collectively called and referred to as "**the Said Property**" which is more particularly described in the **Schedule - I** hereunder written) is owned by the Said Society / i.e. the owners herein.

१५/०१/१४

[Signature]



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AND WHEREAS vide a Development Agreement dated 12/12/2003 which is registered in the office of the Sub Registrar Haveli No. XII at Sr.No. 5392/2003 the said society granted the development rights of the Said Property unto and in favour of the Developer herein upon the terms and conditions and for the consideration contained therein. In furtherance of the said Development Agreement the said Society also executed a Power of Attorney dated 12/12/2003 in favour of Shri Vimalkumar Kesarimal Jain and Kewalkumar Kesarimal Jain (the directors of the developer company) which is also registered in the office of the Sub Registrar Haveli No. XII at Sr.No. 5393/2003 for the development of the Said Property.

AND WHEREAS the revised layout and building plans in respect of the development and construction of the buildings on the said property has been approved by the Pune Municipal Corporation vide Commencement No. CC/3328/12 dated 31/01/2013 as may be revised from time to time.

AND WHEREAS the developers have commenced the development of the said property and proposed to develop the said property by carrying out construction of multi-storied building project on the Said Property under the name and style known as "Kumar Prithvi" / "Padmavati Park" (previously also known as Padmavati Park) on a portion of land out of the Said Property. The Developers have constructed building Nos. B1, B2 and C1 to C6 consisting of total 264 (Two Hundred and Sixty Four) Flats on a portion of land out of the total area of the Said Property.

AND WHEREAS as per the terms and conditions of the Development Agreement dated 12/12/2003 the Developers have also allotted the flats agreed to be allotted to the members of the said society. The Details of the Flats allotted to the members of the said society are mentioned in the **Annexure – A** annexed hereto. Save and except the flats allotted to the members of the said society the Developers have sold the remaining flats in the building Nos. B1, B2 and C1 to C6 to various purchasers thereof and have entered into agreements with such purchasers for the sale of the flats.



(Signature)



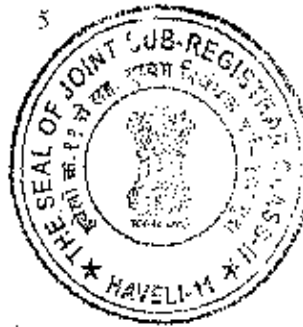
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AND WHEREAS out of the total area of the Said Property a portion of land admeasuring about 11641.45 sqmtrs. have been acquired by the Pune Municipal Corporation on account of the area under D.P. Road and the Amenity Space. A Community Hall / Vasupujya Swamy Temple having a built up area of 134.66 sqmtrs. (One Hundred and Thirty Four Decimal Sixty Six Square Meters) has been constructed on a portion of land out of area of land admeasuring 477.78 sqmtrs. (Four Hundred and Seventy Seven Decimal Seventy Eight Square Meters) out of the said property by the developer and the area of land admeasuring 477.78 sqmtrs. (alongwith the FSI/FAR rights only to the extent of the built up area of the Community Hall / Vasupujya Swamy Temple i.e.134.66 sqmtrs together with the temple constructed thereon is agreed to be transferred / assigned by way of a Gift to the Vasupujya Swamy Temple Trust by the Said Society and the Developers by simultaneously executing a separate Gift Deed in favour of the said Trust. Save and except the FSI/FAR utilized for the construction of the Community Hall / Vasupujya Swamy Temple the balance remaining FSI/FAR of the portion of land admeasuring 477.78 sqmtrs. to be Gifted to the said trust is utilized / will be utilized by the Developer for carrying out the construction of the H1, H2 and H3 buildings as shown in the revised sanctioned layout plan. The members of the said society have given their consent for the said Gift vide a resolution passed by the General Body of the said society during the Special General Body meeting of the said society held on 06/01/2014

AND WHEREAS the development / construction of the remaining buildings i.e. building Nos. H1, H2 and H3 on the portion of land admeasuring 16509 sqmtrs. (Sixteen Thousand Five Hundred and Nine square meters) is in progress and the developer is entitled to construct the said building Nos. H1, H2 and H3 and to sell the flats constructed therein to any prospective purchasers thereof and to receive the sale proceeds therefrom for the sole benefit of the developers.

(Signature)





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**NOW THIS INDENTURE WITNESSETH AND IT IS AGREED BY
AND BETWEEN THE PARTIES HERETO AS UNDER :-**

1. All the statements heretofore made shall be deemed incorporated in this, the operative part of the Agreement.
2. The Owners herein hereby confirm that they have granted, Transferred, and Assigned the Development Rights of the **Said Property** described in the **Schedule-I** written hereunder unto and in favour of the Developers.
3. In consideration of the Owner Assigning and granting the development rights of the said property the Developer had agreed to allot the flats to the members of the owner society under the terms of the aforesaid Development Agreement dated 12/12/2003.
4. The said society confirms that the members of the society have received the flats agreed to be allotted to them from the developers and nothing is due and payable to the said society or any of its members.
5. **The Owner hereby confirm and declare as follows :**
 - a. The Owners hereby confirm that the Development Agreement and Power of Attorney dated 12/12/2003 executed between the owners and developer herein are still valid, subsisting and in force and binding on the said society and its members.
 - b. The said society hereby confirm and declare that, the flats agreed to be allotted to the members of the said society as per the terms of the aforesaid Development Agreement entered into between the owner and the developers have been allotted to the members of the said society. The said Society further confirms and declares that, the Developers have fulfilled its obligations towards the said society.





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c. That the title of the owners to the said property is clean, clear and marketable and is free from all encumbrances, doubts, claims etc. which has been confirmed by the Developers.

d. The said society hereby agrees and undertakes to enroll and grant the membership of the said society to the purchasers of the flats in the said building nos. B1, B2, C1 to C6 (i.e. other than the existing members of the said society). However the developer will pay to the said society the share money and entrance fees of Rs. 350/- (Rupees Three Hundred and Fifty only) per flat purchaser towards the membership fees in respect of such new flat purchasers to the said society.

6. The Owners / said society hereby confirm that the Developers are entitled to the Development Rights of the said property and that the Developers will be entitled to develop the remaining area of the said property by constructing multistoried buildings (i.e. building Nos. H1, H2 and H3) containing flats, shops, offices, parking spaces etc. or otherwise and to sell, alienate or howsoever transfer the same to prospective purchasers thereof on ownership or like basis and to enter into various agreements for the same with the purchaser and to receive consideration / price / sale proceeds from such sales for the exclusive benefit and use of the Developers.

7. The said society hereby agree and confirm that the flat purchasers in the building Nos. H1, H2 and H3 are also entitled to be enrolled as the members of the said society. In such event the flat purchasers in the building Nos. H1, H2 and H3 would be enrolled and granted the membership of the said society on payment of Rs. 650/- (Rupees Six Hundred and Fifty only) per member towards the share money and entrance fees to the said society by the developers. However the developers in their absolute discretion are entitled to form a separate society of the flat purchasers in the building Nos. H1, H2 and H3 proposed to be developed by the developers. In case a new society of the flat purchasers of building Nos. H1, H2 and H3 is formed then, such new society will also be entitled to the undivided ownership rights, title and

Signature

Signature





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interest of the said property and the said society agree and undertake to execute the final Deed Of Conveyance of such undivided rights, title and interest with the corresponding rights FSI/FAR alongwith the building Nos. H1, H2 and H3 in favour of such new Co-Operative Housing Society of the flat purchasers of building Nos. H1, H2 and H3 . The Power of Attorney Holder of the said society / i.e. Kewalkumar Kesarimal Jain and or any other constituted attorney appointed by him or the said society will be entitled to execute the conveyance deed of the land in favour of the proposed Co-Operative Housing Society of the flat purchasers in the building Nos. H1, H2 and H3.

8. The Said Society hereby agrees and confirms that since the layout of the said property is one single layout / common layout for all the buildings i.e. building Nos. B1, B2, C1 to C6 and H1, H2 and H3 all the flat purchasers including the flat purchasers of building Nos. H1, H2 and H3 would be entitled to all the common areas, facilities, open spaces, club house provided by the developers. (save and except the area of land admeasuring 477-78 sq.mtrs. transferred / Gifted to the Vasupujya Swamy Temple Trust). The said society and its members shall not be entitled to raise any objections or disputes with respect to the use of common facilities, areas, open space, internal roads and the club house by the flat purchasers of building Nos. H1, H2 and H3.

9. The parties hereto confirm that, the possession of the said property and the area under development out of the said property has been handed over to the developers by the said society.



SCHEDULE - I

DESCRIPTION OF THE SAID PROPERTY ABOVE REFERRED TO :-

that piece and parcel of the property bearing S.No. 45 Hissa No.1+2 admeasuring about 2H-36R (i.e. 23600 sq.mtrs) and S.No.46 Hissa No. 13A admeasuring about 2H-42R (i.e. 24200 sq.mtrs) and which lands are totally admeasuring an area of 4H-78R (i.e. 47800 sq.mtrs), after

[Handwritten signatures]

On or towards the East	-	By Part of S.No.46 & 47
On or towards the South	-	By Part of S.No.45
On or towards the West	-	By boundary of Pune City
On or towards the North	-	By Part of S.No.46

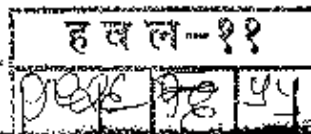
अवधनगर सहकारी गृहसंस्था मर्या. करिता

आध्यक्ष सचिव कोषाध्यक्ष

SIGNED & DELIVERED by the withinnamed
"DEVELOPERS"
"SUKUMAR TOWNSHIP DEVELOPMENT PVT. LTD."
through Its Director **MR. KEWALKUMAR K. JAIN**

1) 11B,
D. M. Adikar,
Chandrasekhar, Pune-42

2) 
Y.P. Mhasale
Leads Proc - 5



पञ्चांगी जमीन नकशेसु अन्विष्टाः अभिलेख आणी तेंदवती वावा शरण म सुनिश्चीत देण्या निघाल्यात.

Figure 1.15.6

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापना पद्धती	भूगवित्तकाचे नाव
४५	१+२		अचलनगर सह. गृ. संस्था मर्यादित
रोदाचे स्थानिक नाव			१) अचलचंद वालचंद जैन ०१२८ २) अचलचंद वालचंद जैन ०१११ ३) जयसंतोजी रमलदास पालेश ०१०५ ४) शरद प्रणिलाल संधवी ०१०३ ५) सौ. रमाजोरी कानीलाल अचजी ०१०३ ६) राजमल रतनचंद भोसवाल ०१०६ ७) जयंत लालचंद जाफना ०१०३ ८) सौ. शरदा एस. परमार ०१०५ ९) हवलमुख देवरीचंद राठोड ०१०६ १०) सौ. कल्पना नितेंद्र दोशी ०१०४ ११) धनपाल अमरचंद जैन ०१०६ १२) भोजवती अचलदास पालेश ०१०३-५० १३) वसंतलाल निहालचंद घोषणे ०१०३
सांगवडीयोग्य क्षेत्र	हेक्टर	आर	इतर अधिकार
.....	२	३६	
.....			
.....			
एकूण	२	३६	
पोटखशाय (सांगवडीयोग्य नवलेखे)-			
वर्ग (अ)			
वर्ग (ब)			
एकूण	२	३६	
आकारणी	४	३०	सीमा आणि भूमापन चिन्हे
ग्रही किंवा विशेष आकाराणी			

गात्र नमना द्वारा (पिकांजी नोंदवही)

[महाराष्ट्र कर्मन महसूल अधिष्ठाता अधिलेखक अधिषि रोदराण (तयार करणे) हे सुस्थितीत ठेवणे] नियम, १९७२ यातील नियम १९]

[illegible]

(प्रस्तावक अधीन प्रस्तावक अधिकार अभिलेख आणि नोंदवणा (नगर कलगे व सुविस्तीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)
गाव - **फोंडवा खुर्द** तालुका **हवेली**

प्रमाणन क्रमांक	प्रमाणन क्रमांकाचा उपविभाग	प्रमाणना पद्धती	ज्ञाते क्रमांक	कुलाचे नाव
४५	१+२ ची पुरवणी			
शेताचे स्थानिक नाव	९			
लागवडीयोग्य क्षेत्र	हेक्टर	आर		
एकूण				
पोरलशाय (लागवडीयोग्य नसलेले)-				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकाराची				
जुडी किंवा विशेष आकाराची				



१३६

इतर अधिकार

शीमा जागी प्रमाणन किंने

गाव नमुना बारा (पिकांची नोंदवणी)

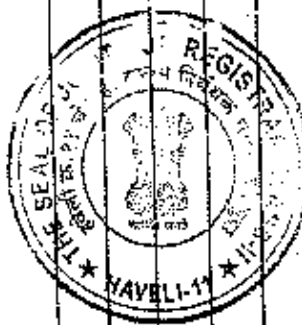
(प्रस्तावक अधीन प्रस्तावक अधिकार अभिलेख आणि नोंदवणा (नगर कलगे व सुविस्तीत ठेवणे) नियम, १९७१ यातील नियम ११)

विकायातील क्षेत्रांचा तपशील										लागवडीसाठी उपलब्ध नसलेली भाग		मालक	वर्ग किंवा क्षेत्राचे नाव	क्षेत्र
मिळ विकायातील क्षेत्र						मिळज विकायातील क्षेत्र								
विकायाचे क्षेत्र	विकायाचे क्षेत्र	विकायाचे क्षेत्र	विकायाचे क्षेत्र	विकायाचे क्षेत्र	विकायाचे क्षेत्र	विकायाचे क्षेत्र	विकायाचे क्षेत्र	विकायाचे क्षेत्र	विकायाचे क्षेत्र					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
१. अ.	२. अ.	३. अ.	४. अ.	५. अ.	६. अ.	७. अ.	८. अ.	९. अ.	१०. अ.	११. अ.	१२. अ.	१३. अ.	१४. अ.	१५. अ.

REGISTRAR
Haveli-11

हवेली-११

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हवेली-११
१००६ १० ५५
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भारत-पञ्चम-सूत्र

तालुका **हवेली**



93W

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधासना पद्धती
४५	१+२-जो	पुरवणी
क्षेत्राचे धार्मिक नाव	नं २	
लागवडीयोग्य क्षेत्र	हेक्टर	आर
.....		
.....		
.....		
एकूण		
फॅक्टरी (लागवडीयोग्य नसलेले)-		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
आकारणी	हक्के	धडे
मुंडी किंवा विशेष अन्वाराणी		

खालील क्रमांक
कुळाचे नाव



इतर अधिकार

श्री. सुधा चेताने नाव
२६) सुधा चेताने रुपानी ०१०३
२७) बलवंतराज के मेहता ०१०३
२८) संपतलाल किसनदास रोहीरा ०१०३
२९) सौ. करिक्ला हुकुमचंद चौपडे ०१०३ (८७५२)
मेहेंद्र चंचलाल जैन ०१०५ (९३७३२)
माणिक रामचंद्र जैन ०१०३ (९३७५८)
किसन सी. चौपडी ०१०३ (९३७५९)
जोगेश चुनिलाल जैन ०१८५ (९७५६०)
शिल्पा सुरभाषा सहस्त्र ०१०४ (९७५६१)



ह व ल - ११
सीमा आणि भूमापन विभाग
१०८६ १७ १५९

गाव नाम: धोरा (पिकोरी नांदवेल)

2038

निर्वाणः श्रवितः मन्त्राणां अधिकांशः अभिलेखः अस्ति नोदयान्तरम् । तदा कुर्यात् व सुस्थितिः वेदाङ्गः । निरूप्यः, प्रकाशः, भाषायाः विवरः

[illegible]

तालुक



सीमा अष्टाभिः भूमापनं चिह्नं ।

[illegible]

हवेली-११			
१०२८	१६	५५	
२०१४			

प्रवांल्लेखन हण्णेव
तवार ता. ८/५/२०२३
सहस्रप्रदी सजा कांभ्रज
ता. कडली, जि. पुणे

सालुका हवेली

गात नधुना द्वारा (पिकांचा नौदवती) ०१३

(सहाय्य लघुसेवा केंद्र अंगिका अफिलेख आणि नोंदवहा (नगा करणे व मुद्रित/प्रिंट केवळ) नियम, १९७१ बाली नियम २१)

हवल-११
११.११.११
२०१४

मात्र कोटी २५५

तारुण्य वर्षा

धूमपान क्रमांक	धूमपान क्रमांकाचा अवधिभंग	धूमरणा पद्धती
४६.	१५३+२-पी	पुरवणी
शेतचे स्थानिक नाव	ले. २-	
लागवडीयोग्य क्षेत्र	हेक्टर	आर
.....		
.....		
एकूण		
पोटखराच (लागवडीयोग्य नसलेले)		
जमीन (अ)		
जमीन (ब)		
एकूण		
आकारात	रुपये	पैसे
मुद्री किंवा निरोध आकलनी		

खाते क्रमांक
कुळाचे नाव



क्षेत्र अधिकारी

सीमा आणि धूमपान चिन्ह

भांगवडाबाई आव

३०) मिले बाळुमार मोगिताल शाहा ०१०३

३१) दो. सुरज रणजीत माल मेढता ०१०३

३२) जयेंतीलाल एल. जैन ०१०३

३३) फिरोज दारा खुरनिचा ०१०५

३४) सुरेश शंकरलाल शर्मा ०१०९९

३५) इनाम भणिठाल जैन ०१०५

३६) लेश कुंदलाल दुर्विया ०१०५

३७) डॉ लक्ष्मीबाई बालचंद्र कोसवाल ०१०३

३८) सुधीर इम्बरलाल शाहा ०१०५

३९) दादयालाल भणिठाल जैन ०१०३

४०) मनोज गुरुलीशार खरे ०१०३

४१) डॉ हिरादलीचंद गुंडेचो ०१०३

४२) किरीकिर्भार एस्. हुवे ०१०३

४३) डॉ इलाबेन के. देव ०१०३

४४) डॉ विलास खेन गोरीलाल शाहा ०१०३

"गाव नमुना द्वारा (पिकांची नोंदवही)

॥ आचार्य स्वामी महाराज आदिशंकराचार्यजी आणि मोदिवळा (तयार करणे व सुविंशित करणे) नियम, १९७९ यातील नियम २९ ॥

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13 355

सांख्यिका

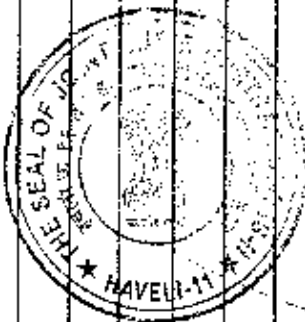


इतर अधिवासात

दीपा अग्निं भूषाणं विन्दे

गात्र नमना द्वारा (शिकांची नोंदवही)

[महाराष्ट्र इन्स्टीट्यूट ऑफ़ स्टडीज अरिस्तोलेस भाषि मंदिरवा (नयाय कण्ठे व सुस्थितीत ठेवणे) (जि. ११७), वातीन वि. २१.]

[illegible]

(महाराष्ट्र नगरीय महसूल अधिकार अधिनियम आणि नोंदवही) (नगर करणे व सुविधित ठेवणे) नियम, १९७२ यातील नियम ३, ५, ६ आणि ७]

गाव <u>हवेली</u>		तालुका <u>हवेली</u>	
भूतपत्र क्रमांक	भूतपत्र क्रमांकाचा उपविभाग	भूतपत्र पद्धती	खालील प्रमाणे
४६	१३५१२-सी	पुराणा	मुळचे नाव
संज्ञाचे स्थानिक नाव	०/०		१३५४१
लागवडीपयोग क्षेत्र	हक्क	आर	१३५४३ ०१०३
			१३५४४ ०१०२
			१३५४५ ०१०३
			१३५४६ ०१०४
			१३५४७ ०१०५
			१३५४८ ०१०६
			१३५४९ ०१०७
			१३५५० ०१०८
एकूण			१३५५१ ०१०९
पोरछगव (लागवडीपयोग नसलेले)			
वर्ग (अ)			
वर्ग (ब)			
एकूण			
आकारणी	घरचे	पैसे	मीमा आणि भूतपत्र विन्दे
मुद्दी किंवा विरंग आकारणी			



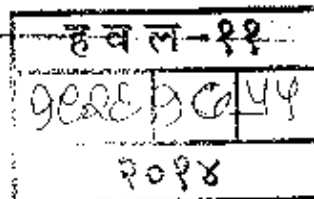
गाव नमुना द्वारा (पिकांची नोंदवही)

[महाराष्ट्र नगरीय महसूल अधिकार अधिनियम आणि नोंदवही (नगर करणे व सुविधित ठेवणे) नियम, १९७२ यातील नियम २१]

क्र.	हजारा	मिश्र पिकांसाठी लागवडी										लागवडीसाठी उपलब्ध नसलेली तारीख	लागवडीसाठी लागवडी	अप्रीम करणाऱ्याचे नाव	शेती		
		मिश्र पिकांसाठी लागवडी						दिवस पिकांसाठी लागवडी									
		मिश्र पिकांसाठी लागवडी	मिश्र पिकांसाठी लागवडी	मिश्र पिकांसाठी लागवडी	मिश्र पिकांसाठी लागवडी	मिश्र पिकांसाठी लागवडी	मिश्र पिकांसाठी लागवडी	मिश्र पिकांसाठी लागवडी	मिश्र पिकांसाठी लागवडी	मिश्र पिकांसाठी लागवडी	मिश्र पिकांसाठी लागवडी						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	
		१. अ.	२. अ.	३. अ.	४. अ.	५. अ.	६. अ.	७. अ.	८. अ.	९. अ.	१०. अ.	११. अ.	१२. अ.	१३. अ.	१४. अ.	१५. अ.	१६. अ.

हवेली-११

०९/०८/२०१४



5508



पुणे महानगरपालिका

वैश्वकाम विक्रम विभाग

(यापुढील पत्रव्यवहार खालील क्रमांक व दिनांक यांच्या उद्देशाने करावा)
(आलेच्या वा इमारतीच्या कायद्यांनुसार)

पुणे: महानगरपालिका,

शिवाजीनगर

ସୂଚୀ - ୪୭୭୦୦୫

देवायाने येत आहे.]

बांधकाम चालू करण्याकरिता दाखला (समिती नकाशासह)

कमेन्द्रसिंह सार्वभौम

महाराष्ट्र वाणिज्य बोर्ड का कार्यालय मुंबई आणि वाणिज्य बोर्ड का कार्यालय मुंबई
 यांना अर्पित. महाराष्ट्र पब्लिशिंग कॉर्पोरेशन लि. मुंबई येथील २५ व २६ नंबरच्या भूखान्यात २५/३/२०१५ रोजी
 प्रकाशित झाला. KDK/0089/06

प्रकरण क्रमांक : KDK/0089/06

Proposal Type : Residential

Case Type : Revised

Project Type : Proposed Building

क्र.सं. : CC/2540/13

1/11/2013

श्री./श्रीमती - KEVAL KESARIMAL JAIN (PAH) पं.सं. १२४९/८५/८२५४ यांचा वारसात पुणे, पेठ १२४९, सदस्य
पेठ पुणे महाराष्ट्र नगर स्वतः अधिनियम, सन १९६६ चे कलाम ३०(१) अन्वये मुंबई शहर महानगरपालिका अधिनियम, सन १९७९ चे कलमे
२५३/१५४ प्रमाणे पुणे महानगरपालिकेच्या सीधेतील पेठ Rondiwa-Khurद पराक सडें नं. ४५/१ + २ (२P) + ४६/१३A/२ ति.मं.न.-हिस्से नं. - फ
एचल एजेंट क्र. - एफॉट क्र. - (achalnagar co.op housing soc.ltd.) (मोरावाटी) येथे विकास करण्यासाठी आपण महानगरपालिकेकडे दिनांक
३१/८/२०१३ रोजी प्रस्ताव दाखल केला आहे.

- अर्थ -

- [illegible]

इषादत्त निरीक्षक

बांधकाम विकास विभाग

पुण्यं स. न. प.

उप अधिपति

बोधधर्म विचार्य विभाग

पुणे म.न.पा.

(8)

Read:- (1) Application dated 20/5/1996 From Shri/Chairman, Achalnagar Co. Op. Hsg. Society, through A. D. D. District Pune.

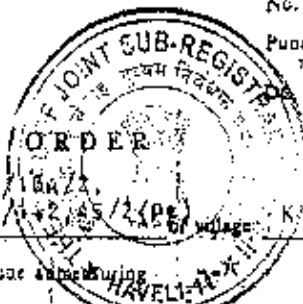
(2) Correspondence ending with the Asstt. Director of Town Planning and Valuation Department, Pune Division, Pune No. NAMP/9.47.45 (pt) /46 (pt) / K. D. Thava, Kh. /RSP/7517 D. 18/10/96

Collectorate, Pune

Revenue Branch

No. PRH/11/SR/524/96

Pune. -1



3/11/96	
9088	9044
Kandhava Kh. 8088	

The land comprised in S. No. 45/13A/2, 45/1+2, 45/2 (PE) of village Kandhava Kh. Taluka Haveli District Pune has applied the Non-Agricultural permission may be granted to him to use an area measuring Sq. Ft. 47,700.0 Sq. Metre -- belongs to Shri Achalnagar Co. Op. Housing Society, Pune of Kandhava Kh. Taluka Haveli District Pune has applied the

Non-Agricultural permission may be granted to him to use an area measuring Sq. Ft. 47,700.0 Sq. Metre -- out of the said land for the Non-Agricultural purpose of Residential

2. In exercise of the powers vested in him under Section 44 of the M. L. R. Code, 1966 the Additional Collector of Pune is pleased to grant Shri Achalnagar Co. Op. Housing Society, Pune of Kandhava Kh. Taluka Haveli District

the Non-Agricultural permission to use an area measuring 47,700.0 Sq. Metre -- out of S. No. 45/13A/2, 45/1+2, 45/2 (PE) of village Kandhava Kh. Taluka Haveli District Pune for the Non-Agricultural purpose of Residential subject to the following conditions :-

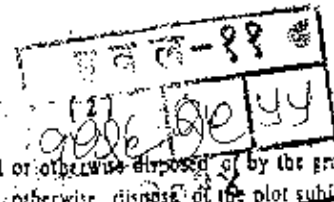
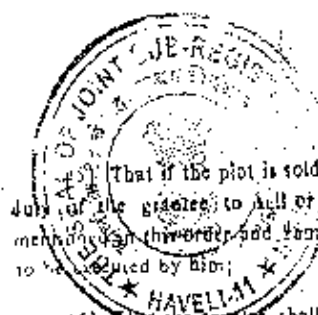
(1) The grant of permission shall be subject to the provision of the Code and Rules made thereunder;

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

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

(4) That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of two years from the date of this order by (a) construction of roads, drains etc. to the satisfaction of the Collector and the concerned Municipal Authority and (b) by measuring and demarcating the plots by the Survey Department, and until the land is so developed no plot therein shall be disposed of by him in any manner;

For the Collector of Pune, the undersigned authority to the Municipal Commissioner, Pune, for the purpose of the order in this regard.



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

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

(7) That the grantee shall get the building plans approved by the competent authority, where the building is to be constructed in that authority and in other cases he shall prepare the building plans strictly according to the provisions contained in schedules II appended to the Maharashtra Land Revenue (conversion of use of land and N. A. A.) Rules, 1969 and get them approved by the Collector Pune and construct the building according to the sanctioned plans;

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

(9) That the grantee shall communicate the date of commencement of that N. A. use of the land and/or change in the use of the land to the Tahsildar, Haveli within one month failing which he shall be liable to be dealt with under Rule 6 of the M. L. R. (conversion of use of land and N. A. A.) Rules, 1965;

(10) That the grantee shall pay the N. A. assessment in respect of the land at the rate of Rs. 0-7-2 per Sq. mtr. i. e. Rs. 7,875/- from the date of commencement of the N. A. use of the land for the purpose for which the permission is granted. In the event of any change in the use of the land the N. A. shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of the N. A. assessment already levied is yet to expire.

(11) That the N. A. shall be levied for the period ending 31-7-1991 after which it shall be liable to be revised at the prevailing rate.

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

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

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

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

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

(17) That the layout shall get demarcated on site and demarcated area of each plot shall not be less than as shown in layout plan, width of road and the area under open space shall not be less than the width/area shown in the layout. If there will be any discrepancy after actual measurement the revised plan shall be got approved from the Addl. Collector before any development is carried out.

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

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

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

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

(22) The grantee has deposited the following amount of

- 1) Conversion Tax
- 2) P.W. & L.L.
- 3) L.C. & S.S.
- 4) L.C. & S.S.

Total



हवल-११	
१०८६	२०४४
२०४४	

(23) For proposed construction shall not be more than ground + three (3) upper floor + four (4) floor,

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

(a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Pune may without prejudice to any other penalty to which he may be liable under the provisions of the code continue the said land/plot in the occupation of the applicant on payment of such fine and assist as he may direct.

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

(c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc.



5/- (Shyamala Shukla)

Additional Collector, Pune

Chairman, Achalnagar Co-Op. Housing Society,
c/o Achalchind Walchand Jain & Co.

S.No. 45/46 Gondhava Kh. Tal. Haveli (Pune) 48

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

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

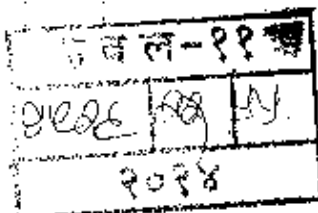
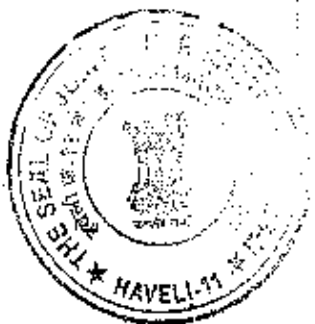
By Blanka

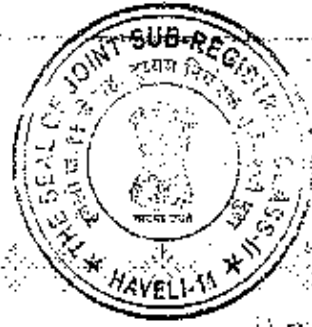
Haveli

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

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

Blanka
for Additional Collector, Pune





हवल-११		
9886	102	111
२०१४		

महाराष्ट्र सहकारी संस्था मंत्रालय
मुंबई/२२/२५/१९८५/११

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

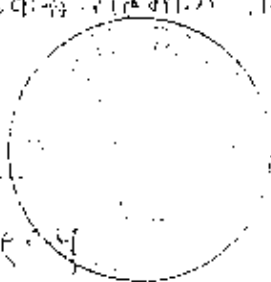
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की
महाराष्ट्र सहकारी संस्था मंत्रालय, मुंबई
द्वारे हिस्सादारांच्या संस्थांना १३ अ मधील कोटवास्तुतांवर
महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६०
मधील १३ अ १९६१ या महाराष्ट्र अधिनियम क्रमांक २१)
कलम १ (१) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व
महाराष्ट्र सहकारी संस्थांचे नियम क्रमांक २० (१) अन्वये
संस्थेचे वतीकरण "सहनिर्माण संस्था" असून
उपवतीकरण "सहकारी सहनिर्माण संस्था" आहे.

कायदेद्वारे नोंदले

सहायक नोंदणी

दिनांक : १०/८/१९८५



तारीख

स्थान

उपनिर्माण, सहकारी संस्था
हवल (१) ११



महाराष्ट्र MAHARASHTRA

Power of Attorney

L 017417

ज. एच. गांधी ४८५, सेक्टर २२ पुणे-२.

र. नं. १०३२ किंमत ५००/- ता. 20 JUN 2011

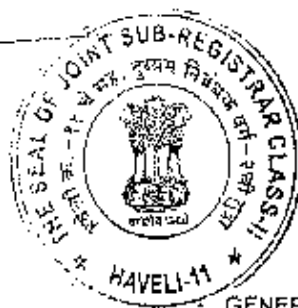
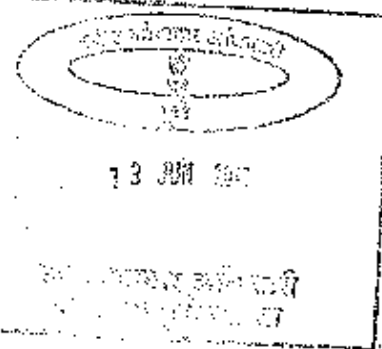
श्री. के. एच. गांधी - १० - १०००

पत्ता १०००

हस्ताक्षर

श्री. नं. HAV/11/109

स्टंप केन



हचल - ११		
१५००	९	६
२०११		

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I the undersigned- MR. KEWALKUMAR KESARIMAL JAIN, Age - 53 years, Occupation - Business residing at Kumar Castle, Flat No.7, 1979, Convent Street, Camp, Pune - 411 001.

Jain



हचल - ११		
१०००	१३	१५
२०१४		



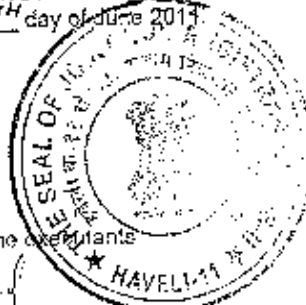
हवल - ११		
१५४०	२	६
२०११		

do hereby appoint, nominate and constitute **1) MR. VISHAL RAJENDRA CHALKE**, age- 26 years, Occupation - Service, residing at 941, Raviwar Peth, Pune- 411 002 and **2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE**, Age- Adult, Occupation- Advocate, R/at- 690, Kasba Peth, Pune- 411 011 as my attorney, to represent me, before any of the Offices of Sub-Registrars from Haveli No.1 (One) to Haveli No.XX (Twenty) and all the Offices of Sub-Registrars within Maharashtra State, at all times as may be necessary, and to present before them for registration of Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds and all other documents and deeds by whatsoever name executed by me with any person/s or firms or companies etc either jointly or severally.

To admit my signatures and execution of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc., and to do any act, deed or thing as may be necessary to complete the registration of the said Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. in the manner required by law and to receive such original Agreements, Development Agreements, Sale-Deeds, Correction-Deeds, Lease-Deeds, Power of Attorneys, Confirmation Deeds, etc. after they are duly registered and thereafter to give proper receipt and discharge for the same.

And, I **MR. KEWALKUMAR KESARIMAL JAIN** do hereby agree and declare that all the documents admitted before any of the Sub- Registrars mentioned above by our said Attorney **1) MR. VISHAL RAJENDRA CHALKE**, AND **2) MRS. SANGITA SOMNATH DHANGEKAR- YERNALE** shall always be valid and binding on me to all intents and purposes as if done by us personally, which I undertake to ratify and confirm whenever required my Attorney/s shall act on our behalf either jointly or severally as may be necessary.

IN WITNESS WHEREOF, I have executed this General Power of Attorney at Pune on this 20TH day of June 2011.



हवल - ११		
१५४०	२	६
२०११		

I know the executants

Advocate

BABULAL S. OSWA.
B.Com., LL.B.
ADVOCATE & NOTARY
587, BUDHWAR PETH
PUNE - 411 002.

MR. KEWALKUMAR KESARIMAL JAIN

(Executants).

We Accept the Powers conferred upon us.

1. Vishal Rajendra Chalke

2. Mrs. Sangita Somnath Dhanagekar-Yernale





20/09/2011 दुष्प्राप्त निबंधक
20/09/2011 20/09/2011 (पुणे केंद्र)

दस्त गोधवारा भाग-1

हवल 11
दस्त क्र 5440/2011
3 8

दस्ता क्रमांक: 5440/2011

दस्ताचा प्रकार: पुस्तकाराचा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: विनायक राजेंद्र पंढरीकर पत्ता: धर्मवर्मा नं. महाराष्ट्र हवेली नं. हवेली नं. पंढरीकर, 11, हवेली रोड हवेली, पुणे महाराष्ट्र पिन: 411 मोबा: 98200	सिद्धू घेणार वय: 26 रुही		
2	नाम: सविता सोमनाथ पंढरीकर - दस्तकार पत्ता: धर्मवर्मा नं. महाराष्ट्र हवेली नं. हवेली नं. पंढरीकर, 11, हवेली रोड हवेली, पुणे महाराष्ट्र पिन: 411 मोबा: 98200	सिद्धू घेणार वय: 58 रुही		

खालील 1 पक्षकाराची कवुती उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

3 दस्तकाराचे कवुती उपलब्ध नाही.



हवल-११
08/09/2011
2011



दस्त गोपवारा भाग - 2

हवल 11

दस्त क्रमांक (5440/2011) 8

व/ए

दस्त क्र. (हवल 11-5440/2011) वा गोपवारा
बाजार मुख्य 10 भौखदाल 0 परसेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक : 20/05/2011 12:48 PM
निगदनाचा दिनांक : 20/05/2011
दस्त हजर करणा-याची सले :

(Signature)

दस्तावा प्रकार : 48) मुखत्यारनामा
दिनांक क्र. 1 ची वेळ : (संश्लेषण) 20/05/2011 12:48 PM
दिनांक क्र. 2 ची वेळ : (को) 20/05/2011 12:52 PM

पत्राची क्र. 5509 दिनांक 20/05/2011
कालीने कार्य
नाम : दिनांक सजेंड बाळके

100 : लोंदणी की
120 : नकल (अ. 1) 13. गुदांकनाची नकल
(अ. 11) 12.
रुजनात (अ. 12) व उत्पत्तिनात (अ. 13) ->
एकत्रित की

220: एवज

(Signature)

सोपवारा
दस्तावा दिनांक याच्या ओळखीचे इतर असे किंवाही कायदा की: ते दस्तऐवज करून देणा-यांना दु. दिनांकाने
अथवाही ओळखतात. उ त्यांची ओळख घटविली.
1. ओळ की एस ओसनात, वर/एवज व
गळी/गळी:
ईभारतीचे नाव:
ईभारत व:
फोटो/वस्तुनात: गुणार पेड
राहण/नाम: गुण
तलुका:
पिन: 02

(Signature)
दु. दिनांकाने वही
हवल 11 गुण लेण



तल-११
२०१४



दस्त क्र. [हवल 11-5440-2011] या गोपवारा
वाचन पुस्तक 10 गोपवारा 10 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक : 20/06/2011 12:48 PM
निष्पत्त्याचा दिनांक : 20/06/2011
दस्त हजर करणेची खती :

दस्ताच प्रकार : 48) मुखतारवान
शिक्षक क्र. 1 ची वेळ : (सादरीकरण) 20/06/2011 12:48 PM
शिक्षक क्र. 2 ची वेळ : (सी) 20/06/2011 12:52 PM/कार्यवाही पूर्ण
शिक्षक क्र. 3 ची वेळ : (कटूने) 21/06/2011 12:14 PM
शिक्षक क्र. 4 ची वेळ : (ओळख) 21/06/2011 12:14 PM

दस्त गोप केल्याचा दिनांक : 21/06/2011 12:15 PM

नोंदवण :
मुख्य निबंधक यांच्या ओळखीने दस्त असे निबंधक करतात की, ते पराधन करून देणा-यांना
व्यक्तीस ओळखतात. व त्याची ओळख पटवितात.
1) अंतर्गत पराधन पराधन व.
महत्वाचे नोंदवण :
हवालारीचे नाव :
हवालारीचे नाव :
वेळ/वसतिस्थान : मुखतार वत
राष्ट्र/गणत : पुणे
वास्तव्य :
पिन : 02

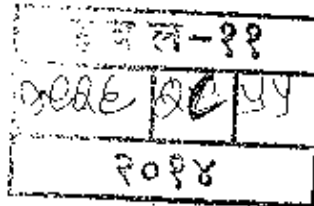
स. निबंधक वी. सली
हवल 11 (पुणे केंद्र)

प्रमाणित करण्यात येते की,
या दस्तानेवरून हवाल 2 पुणे आलेल.

सह. मुख्य निबंधक (वर्ग-2) हवल 11 क्र. 11
सह. मुख्य निबंधक (वर्ग-2) हवल 11 क्र. 11

संदर्भ नोंदवण.

सह. मुख्य निबंधक (वर्ग-2) हवल 11 क्र. 11
दिनांक 29/06/2011



PADMAVATI PARK
achalnagar



हवल-११		
१२०६	१२	५५
२०१४		

(१५ नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. १११ मड.
Gen 113 int.

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NOT TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT मु. गु. जमा

ठिकाण/Place..... दिनांक/Date ०५/११/०३
Received from.....
र./Rs..... (रुपये/Rupess २७८६००/-)
on account of.....

राखणाल व लेखापाल
Cashier or Accountant.

विवाह निवेदन, पुणे



हवल-१२		
५३८२	१	२३
२००३		

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and executed at Pune On this
12th day of December in the year 2003.

BETWEEN



SUB-REGISTRAR
HAVELI-11

भारत 0244 SPECIAL REGISTER
155179 DEC 05 2003

R-0378600/PB1118

INDIA STAMP DUTY MAHARASHTRA

पुणे नगरपालिका मंडळाच्या माध्यमातून
पुणे नगरपालिका मंडळाच्या माध्यमातून
पुणे नगरपालिका मंडळाच्या माध्यमातून

पुणे नगरपालिका मंडळाच्या माध्यमातून

विवाह निवेदन, पुणे

ACHAL NAGAR SAHAKARI GRUHA RACHANA SANSTHA MARYADIT a Society registered under the Maharashtra Co-operative Societies Act, 1960, vide No. PNA/PNA-4/HSG/(TC) 3295/1995 dated 17/08/1995, having its registered office at S.No. 45, Hissa No.1+2 and S.No.46, Hissa No.13, A, Kondhwa khurd, Pune - 411 048, through its CHAIRMAN : MR. ACHALCHAND VALCHAND JAIN, age : 53 years, Occupation - Business, residing at 150, Bhawani Peth, Pune - 411042, and SECRETARY : MR..KIRTI S DAVE, age - 51 years, Occupation : Business, residing at 819, Budhwar Peth, Pune 411 002 who are duly authorised and empowered to execute these presents by the members of the society in their General Body Meeting held on _____ wherein all the members of the society have unanimously passed resolution No. _____, thereby authorizing the Chairman and Secretary to sign and execute these presents, hereinafter called and referred to as the "OWNERS/ SAID SOCIETY" (which expression unless repugnant to the context or meaning thereof shall mean and include the Said Society, its members, the members of the managing committee, office bearers, their successors, administrators and assigns) **OF THE ONE PART,**

AND
M/s. SUKUMAR TOWNSHIP DEVELOPERS PVT. LTD. a registered Company, registered under the Indian Companies Act, 1956, having its office at 783, Bhawani Peth, Pune - 411042, through its Director MR.VIMALKUMAR KESARIMAL JAIN, age - 53 years, Occupation Business, residing at 11 Napier Road, Camp, Pune-411 001, who is duly authorized by the said company to to sign and execute these presents vide resolution dated _____, hereinafter called or referred to as the "DEVELOPERS" (which expression unless repugnant to the context or meaning thereof shall mean and include the Company, its Directors, Office Bearers, administrators successors in title and assigns / administrators etc.) **OF THE OTHER PART;**

WHEREAS the land bearing S.No.45 Hissa No.1+2 totally admeasuring 02H-36R and S.No.46 Hissa No.13A+2 totally admeasuring 02H-42R (hereinafter jointly and collectively called and referred to as "the Said Property" and which



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हवल-१२		
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is more particularly described in the Schedule - I hereunder written) is owned by the Said Society i.e. ACHALNAGAR CO-OP. HSG. SOC. LTD. and the name of the Said Society / its members are recorded on the 7/12 extracts of the Said Property.



हवल-११		
१०८६	३४	५५

AND WHEREAS the Said Society being desirous of providing residential accommodation / tenements to its members (the list of the members is annexed hereto as Annexure - A) by carrying out development of the Said Property and carrying out construction of multi - storied building/a consisting of residential flats / tenements over the Said Property more particularly described in the Schedule - I written hereunder) for the welfare and betterment of its members. However, due to lack of knowledge, expertise, and the infrastructure required for carrying out the construction as aforesaid and also taking into consideration the huge amount of funds/money required for implementing such a housing scheme for the members of the Society, the Said Society decided to carry out the development and construction over the Said Property by appointing some competent developer for that purposes.

AND WHEREAS pursuant to the negotiations and discussions between the Said Society and the Developers herein, the Said Society agreed to grant, assign, transfer, entrust and confer the development rights in respect of the Said Property which is more particularly described in the Schedule - I written hereunder unto and in favour of the Developers herein in consideration of the Developers providing to each of the member of the Said Society (as per the list of the members annexed hereto as Annexure - A), a residential unit / flat having a Saleable Built-up area equivalent to 25% of their respective plot area.

AND WHEREAS in case if the area of the residential unit/flat to be allotted/ given to the member of the Said Society is in excess of the 25% of the plot area agreed to be provided by the Developers hereunder, then the members of the society shall pay the cost / price for such excess area @ Rs.600/- (Rupees Six Hundred Only) per square feet to the Developers. The

[Handwritten signature]
[Handwritten signature]

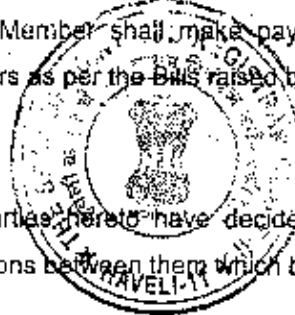
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हवल-११		
५३२२	४	२३
२००३		

amenities/specifications of the flats to be provided to the members of the Said Society are mentioned in **SCHEDULE - II** hereunder written and it is further clarified that if any member of Said Society demands any other additional specifications and amenities other than the one mentioned in the **SCHEDULE - II** hereto, then such Member shall make payment of additional cost in advance to the Developers as per the bills raised by the Developers in respect of the same.

AND WHEREAS the parties hereto have decided to reduce in writing the agreed terms and conditions between them which being in fact these presents



हवल-११		
५३२२	४	२३
२००३		

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER :

1. The Said Society i.e. **ACHALNAGAR CO-OP. HSG. SOC. LTD.** hereby grant, assign, transfer, confer and entrust the development rights in respect of the Said Property bearing S.No.45 Hissa No.1+2 totally admeasuring 02H-36R and S.No.46 Hissa No.13A+2 totally admeasuring 02H-42R, more particularly described in the **Schedule - I** hereunder written) unto and in favour of the Developers herein, and in consideration whereof the Developers have agreed to provide to each of the member of the Said Society (as per the list of the members attached hereto and marked as Annexure - A), a residential unit / flat having a Saleable Built-up area equivalent to 25% of their respective plot area i.e. the area of the plot individually held / possessed by the members of the Said Society (which area includes proportionate area of the balconies, common area and facilities etc.). In consideration of the Developers providing to each of the member of the Said Society (as per the list attached hereto and marked as Annexure - A) a residential unit/flat having saleable built-up area equivalent to 25% of their respective plot area, the Developers shall be entitled use and utilize the remaining balance FSI in respect of the Said Property together with the available / permissible TDR thereon for the purpose of carrying out construction of multi - storied building/s project thereon consisting of flats, units, tenements etc therein at the cost of the Developers and to sell,



हवल-१२		
५३६२	५	२३
२००३		

alienate, and dispose off such the flats, shops, offices, godowns, garages, tenements etc. to any prospective Purchaser/s and to receive the price/consideration, sale proceeds in respect of the same for the sole benefit, use, and profits of the Developers alone.

2. That the Developers shall obtain the necessary permission for carrying out the construction of building/s over the Said Property (which is described in the **Schedule - I** written hereunder) by preparing the building plans, specifications in respect of the proposed construction to be carried out over the said lands and get the same approved from the concerned competent authority.

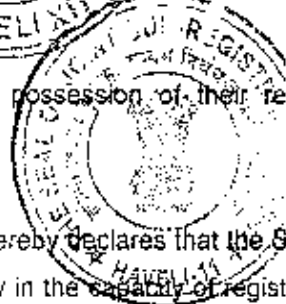
That the Developers shall commence and carry out the construction of the building/s over the Said Property in accordance with the sanctioned building plans / the revised building plans and after completing the construction thereon the Developers shall hand over the possession of the flats agreed to be given to the members of the society (as per the list of members annexed hereto as **Annexure A**) annexed hereto to the Said Society. The amenities/specifications of the flats to be provided to the members of the Said Society are mentioned in **SCHEDULE - II** hereunder written and it is further clarified that if any member of Said Society demands any other additional specifications and amenities other than the one mentioned in the **SCHEDULE - II** hereto, then such Member shall make payment of additional cost in advance to the Developers as per the Bills raised by the Developers in respect of the same.

4. It is hereby agreed by the Said Society that each of the member of the Said Society shall pay to the Developers an amount of Rs.40,000/- (rupees forty thousand only) per flat towards the expenses / charges for the electric meters of M.S.E.B. / SLC Charges / and /or P.M.C. charges proportionate outgoings, unless and until the aforesaid charges in respect of each of the member of the Said Society are not paid to the Developers, the Developers



हवल-१२		
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shall not hand over the possession of their residential unit / flat to the members.



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5. The Said Society hereby declares that the Said Property is being held / owned by the Said Society in the capacity of registered Co-operative Housing Society registered under the Provisions of the Maharashtra Co-operative Housing Societies Act - 1960, for which provisions of Urban Land (Ceiling And Regulation) Act - 1976 are not applicable. However, in case of necessity of any such permission or approval / no objection from any of the authorities, under The Urban Land (Ceiling And Regulation) Act - 1976 is required the Said Society shall obtain such permissions at their own cost and expenses.

6. The Said Society has hereby granted license to the Developers to enter upon the Said Property for the purpose of carrying out the necessary intents and purposes in relation to the development of the Said Property.

7. The Said Society shall co-operate the Developers in all respects for the proposed development on the Said Property and shall from time to time sign all papers, documents, writings that may be required by the Developers in the course of development of the Said Property or thereafter.

8. The Developers shall be entitled to sell, transfer, alienate and create third party interest in respect of the Flats, Open-Space, Terraces, Tenements etc. other than the flats to be allotted / given to the members of the Said Society under the terms hereof at and for such price / consideration and upon such terms as may be deemed fit and proper by the Developers and to receive and appropriate the sale proceeds, amounts received for such alienation for the sole use and benefit of the Developers alone by executing the required Agreement/s of Sale under the provisions of The Maharashtra Ownership Flat Act.

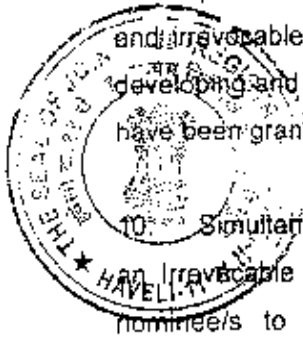
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9. The Said Society has authorized the Developers to carry out the construction work on the Said Property thereby carrying out Scheme in accordance with the sanctioned plan/s and as per the rules and regulations of the concerned competent Authorities. The Said Society has given the Developers and/or their nominees/authorized representatives etc., the right and irrevocable license and permission to enter upon the Said Property for developing and constructing building/s thereon. Such License shall deemed to have been granted as per the provisions of Indian Easements Act - 1982.



10. Simultaneously upon execution hereof the Said Society has executed an Irrevocable Power of Attorney in favour of the Developers and/or their nominees to do all things, deeds and matters pertaining to all the development activities in respect of the Said Property under the terms hereof at the cost of the Developers and to approach the Pune Municipal Corporation and all the other competent Government / Semi Government authorities and the Local bodies or any other body in respect of any acts, deeds, matters and things which may be done or incurred by the Developers as also to sign all letters, applications, agreements, documents, court proceedings, affidavits, and such other papers as may be from time to time required in this behalf.

11. The Said Society hereby undertake and declare that the Said Society shall unconditionally enroll and admit all the prospective Purchaser/s of the flats, shops, units, tenements, constructed by the Developers on the Said Property / and the nominees of the Developers as member/s of the Said Society, as and when intimated by the Developers. The prospective purchasers of such flats /units etc shall make a payment of share money of Rs.250/- and entrance fee of Rs.10/- each to the Said Society and upon receiving the said amount the Society shall be under an obligation to give to such Flat Purchasers and the nominees of the Developers its membership without any delay. The Developers are at liberty and shall in their sole discretion also be entitled to form a separate Society /Apartment of the Flat Purchasers (other than the flats allotted to the members of the Said Society)

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constructed by the Developers on the Said Property and in such an event the Said Society / the Owners of the Said Property shall execute the necessary Deed / Document of Transfer of the portion of the land out of the Said Property described in the Schedule - I written hereunder in favour of such Society / common organization of the Flat / Units, etc. purchaser / the nominees of the Developers.



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(12) That the Developers hereby agree as under:

(I) The Developers shall develop the Said Property by themselves and/or cause to get the same developed/constructed through their agents, nominees, and successors in interest without any monetary liabilities and responsibilities upon the Said Society and shall comply with the consideration aspect strictly as per the terms mentioned herein. The Developers have agreed to hand over the possession of the flats to the members of the Said Society within _____ months from the commencement of actual construction work on the Said Property. However, if due to certain unavoidable circumstances beyond the control of the Developers, any delay occurs, then the Developers shall be entitled to reasonable extension of time for giving delivery of flats and completion of construction activities.

(II) The Developers shall indemnify and keep indemnified the Said Society from all actions, claims or disputes that may arise on account of non-compliance of any requisitions or disobedience of any rules and regulations laid down by the concerned competent authorities for the proposed development and incidental activities related thereto in relation to the Said Property.

(III) To make and submit from time to time applications for requisite permissions under the provisions of any statutes or acts applicable thereto in respect of the Development of the Said Property.

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(IV) To have the plans of proposed building or buildings or any other premises to be constructed on the Said Property amended and revised and to submit the same to all authorities concern and to do and execute all writings and undertakings as may be necessary for obtaining the approval and sanction of such plans.

(V) To ~~appoint~~ Architects, Surveyors, Engineers, Contractors and other agencies as may be necessary in connection with the development of the Said Property and construction thereon.

(VI) To make applications to the Maharashtra State Electricity Board and /or such other authority concerned for obtaining electricity connection and prepare the estimates for the construction of transformers feeder pillars etc if required. And also making applications with the respective authority concerned for obtaining permits or quota cement steel and similar controlled materials necessary in connection with the work.

It is further clarified that the cost of construction and erection of transformer feeder, pillars etc., shall be borne by the Developers. Similarly, charges of the Architect, Expenses for getting the building plans sanctioned and Development charges are to be paid by the Developers.

(VII) To appear and represent the Said Society before authorities concerned from time to time in relation to the construction and the development of the Said Property.

13. The SAID SOCIETY hereby declare and agree as under :-

a. That the Said Society shall provide all the necessary title deeds, writings, documents, demarcation plans, relating to the Said Property i.e. copies and/or the originals as may be required by any authority from time to time for completion of the entire project, and shall co-operate with the Developers in every respect thereof. The Said Society shall deduce a marketable title to the said land free from all encumbrances, charges.

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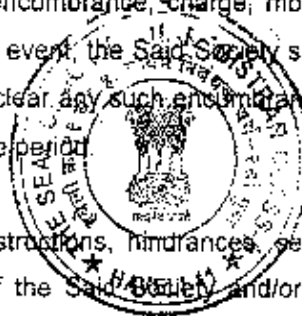
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mortgages, claims or doubts and the Said Society shall get cleared any outstanding defects in the title of the said land if any, found at any time hereafter at its own cost. On execution hereof, the Developers shall be entitled to have the title of the Said Society to the said land investigated by its Advocates. The Said Society shall produce for the inspection of the said Advocates all original documents of title in respect of the said land in their power or possession within a period of fifteen days from the date of execution hereof. The Developers shall be entitled to have usual notices published in any newspaper having circulation in or around Pune in respect of the proposed acquisition by it of the rights of development of the said land. If, on such investigation of title, any defect in the title of the Said Society to the said land or any outstanding encumbrance, charge, mortgage, doubt or claim is found to exist, then in that event, the Said Society shall be obliged to remove any such defect in title or clear any such encumbrance at the cost of the Said Society within a reasonable period.



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b. To remove any obstructions, hindrances, settle claims, objections (if any) from any member of the Said Society and/or any person or person/s claiming through and/or on behalf of the Said Society and brought to the notice of the Said Society by the Developers in the course of the development activities and thereafter.

c. That the Said Property is exclusively owned, held and possessed by the Said Society and except the Said Society no other person is having any rights and interest in the Said Property nor the Said Society or its members have entered into any Agreements, Deeds and Documents in favour of any other person or persons so as to create any third party rights, encumbrances, mortgage or any other right of whatsoever nature

d. That no notice or notification for acquisition under any Act or Statute of the time being in force has been received or issued affecting the Said Property or any part thereof and the Said Society is entitled to develop and/or

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cause to be developed the Said Property. That there is no notice or order of the Pune Municipal Corporation any other by or authority for acquisition or requisition of the Said Property or any part thereof.



The Said Society has intimated to the Developers that the Said Property falls under the residential zone under the Development plan of Pune Municipal Corporation.

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That there are no statutory claims, demands, attachments or prohibitory orders, made or issued by the Taxation, authorities Revenue authorities, Municipal Authorities or by any other act, State or Central Government Department or other local bodies or authorities in any part thereof and/or the Development thereof. There are no taxes of any nature whatsoever due or payable by the Society to any authorities and if any such taxes are found unpaid the same shall be paid by the Society.

g. That there are no attachments, either before or after Judgement and there are no claims demands suits, injunction, orders, lispendens, notices, insolvencies, notices, petitions instance of any Third Party or otherwise in any way adversely affecting the Said Society's title to the Said Property or any part thereof

h. The Owners / Said Society agree and affirm that the Developers shall be entitled to all the benefits of accounts or change in building rules and/or increase in F.S.I. subsequent to the execution of these presents and the Said Society shall not be entitled to claim any other additional consideration in respect of the same.

14. The Developers shall be entitled to appoint their own Architects, R.C.C. Contractors, Engineers, Contractors, Sub-Contractors, Labour Contractors and other agencies for the purpose of completion and construction of the building/s on the Said Property and they shall bear and pay all the charges

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and other expenses and they agree to indemnify and keep indemnified the Said Society against the non-payment of such dues and charges and against all costs, charges, suits, proceedings, claims and demands in respect thereof.

15. The Said Society hereby indemnify and keep indemnified the Developers from any objection, made by the P.M.C. /Collector of Pune and /or any member of the Said Society and also shall indemnify and keep indemnified the Developers from all the legal acts, omissions and obstructions of the P.M.C./Collector of Pune and members of the Said Society.

16. The Developers herein are hereby authorized to display advertisements, boards on the Said Property as well as other places for attracting bookings of Flats/Units etc. in the proposed buildings on the Said Property.

17. If the Said Society fails to comply with the terms of this Development Agreement, then the Developers shall enforce this Agreement for Development in the proper Court of Law.

18. The Said Society shall have no objection if at any stage during the continuance of this agreement the Developers assigns, delegate the rights, under this agreement or the Power of Attorney / writings executed in furtherance hereof to any other person, firm or party without violating or disturbing any of the terms and conditions of this agreement provided however that the Said Society shall be indemnified as regards receiving the consideration under this agreement is made.

19. All out of pocket expenses, costs and charges of and incidental to this agreement, including the Stamp Duty and registration charges shall be borne and paid by the Developers.

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SCHEDULE - I

(Description of the Said Property above referred to)

All that piece and parcel of the land or ground lying, being and situate at village Kondwa Khurd, Taluka Haveli, District Pune bearing part of S.No.45 Hissa No.1+2 and 46 Hissa No.13A totally admeasuring an area of 04H-78R i.e. (47800sq.mtrs and as per the sanction layout No.PRH/NA/SR/524/1997.) within the Registration, Sub District Haveli, District Pune and also within the limits of Pune Municipal Corporation and which entire said land is bounded as under:

ON OR TOWARDS EAST	By part of S.No.46 & 47
ON OR TOWARDS SOUTH	By part of S.No.45
ON OR TOWARDS WEST	By Boundary of Pune City
ON OR TOWARDS NORTH	By part of S.No.46

SCHEDULE - II

DETAILS OF THE SPECIFICATIONS / AMENITIES TO BE PROVIDED IN THE FLATS TO BE ALLOTTED TO THE MEMBERS OF THE SAID SOCIETY

1. The building will be of R.C.C. frame structures.
2. All the external walls will be 6" thick walls. The internal walls will be 4" thickness Internal Plaster will be sanla finish face with Cement Mortar.
3. Doors will be either flush doors or panel doors.
4. The fittings will be of iron oxidized or Aluminium
5. The windows will be of Aluminium sections.
6. All the rooms will have a flooring of Ceramic Tiles with 5" same colour of skirting.
7. W.C. floor and dado will be white glazed tiles and that will be of 2" - 6" height. The W.C. will be fitted with a flushing system.
8. The floor of the bathrooms and the toilets will have either tandu polish 4' dado of glazed tiles.
9. All wooden and steel items will be painted with oil paint and the internal walls will be painted with dry distemper. The ceiling will be painted with white wash and external side of the building will be finished with cement colour.
10. The mains electricals wiring will be in copper wire either in teak wood battens or conduit pipe. The internal wiring will be either in copper or in aluminium.
11. The passages, staircases and compound will be provided with common lights.



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12. There will be two electrical motor pumps (one as stand by) to supply continuous water from the overhead under ground tanks. Building shall be provided on stilt floor for parking.
13. Concealed wiring and plumbing
14. Granite Kitchen Platform in the Flat.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands hereunto at Pune on the day and month and year hereinabove written.

Signed & Delivered by the withinnamed Owners/ the]
said Society - ACHAL NAGAR SAHAKARI GRUHA]
RACHANA SANSTHA MARYADIT through its duly]
Authorised CHAIRMAN SHRI. ACHALCHAND]
VALCHAND JAIN, And SECRETARY SHRI. KIRTEE]
S DAVE]

THE PARTY OF THE
ONE PART

Signed & Delivered by the withinnamed]
Developers M/s. SUKUMAR TOWNSHIP]
DEVELOPERS PVT. LTD., by the hand of its]
Managing Director SHRI VIMALKUMAR KESARIMAL]
JAIN]

PARTY OF THE
OTHER PART

In the presence of :-

D. S. S.
Datta K. Shetkar
Kumar Homes
A3/14, WIM Road
Kondhwa, Pune-48.



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ANNEXURE - A
LIST OF PLOT HOLDERS/MEMBERS AS PER THE 7/12 EXTRACT
OF THE LAND BEARING SURVEY NO. 46/13A + 2

No.	Name of the Plot Holders/Members	Area in Sq. Mtrs.	Shareable Area of the Flat to be allotted to the Plot Holder/Members in Sq. Mtr.	Remark
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	२०१४			
1	Jain Achalchand Walchand	100	Nil	No Builtup Area is to be given as the Area is affected/covered under internal road/open space/amenity space
2	Jain Achalchand Walchand	3500	Nil	No Builtup Area is to be given as the Area is affected/covered under internal road/open space/amenity space
3	Kataria Mohanlal Himmatlal	500	125	
4	Dave Atul R.	300	75	
5	Datta Usha Hiralal	500	125	
6	Kavedia Ramesh S. (HUF)	500	125	
7	Ghodekar Nilima Sudhakar	300	75	
8	Rathod Shantibai Dalchand	500	125	
9	Kavedia Pushparaj Madan	500	125	
10	Shah Jitendra Futchandil	500	125	
11	Jain Madanlal Dayalal	300	75	
12	Asar Dakshesh	300	75	
13	a) Shah Rekha Pankaj b) Shah Bharati Pravin c) Shah Manjusha Mahendra	300	75	
14	a) Gupta Premavati Shrinivas b) Mehta Kanchanmati P. c) Mehta Ketan Pravinchand	300	75	
15	Shah Kirti Jayant	500	125	
16	Shah Sushilaben Kartikumar	300	75	
17	Shah Mohini Girishkumar	300	75	
18	Lalwani Arvind Manilal	300	75	
19	Shah Jitendra N.	300	75	
20	Bhandari Vimla D.	300	75	
21	a) Bhatia Bharumati N. b) Bhatia Jyoti Jayaraj	500	125	
22	Jain Achalchand Walchand	900	Nil	No Builtup Area is to be given as the Area is affected/covered under internal road/open space/amenity space
23	Chikhal Jayesh Mansing	300	75	
24	a) Kavedia Manish Mithalal b) Mehta Dhanpatraj P.	500	125	



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ANNEXURE - B
LIST OF PLOT HOLDERS/MEMBERS AS PER THE 7/12 EXTRACT
OF THE LAND BEARING SURVEY NO. 46/13A + 2

Sl. No.	Name of the Plot Holders/Members	Area in Sq. Mtrs.	Saleable Area of the Flat to be allotted to the Plot Holder/Members in Sq. Mtr.	Remark
25	Kanklia Chandrakala Vijaykumar	300	75	
26	Sampat Jaisingh Nalinbhai	500	125	
27	Shah Naresh Mangaldas	300	75	
28	Mohta Suraj Hanit	300	75	
29	Jain Jayantilal Lalchand	300	75	
30	Surtiya Phiroz Dara	500	125	
31	Sharma Suresh Shankarlal	150	37.5	
32	Jain (Sanghvi) Ashok Manilal	500	125	
33	Sukhla Ramesh Kundandas	500	125	
34	Oswal Laxmibai Walchand	300	75	
35	Shah Sudhir Ishwarlal	500	125	
36	Jain Dahyalal Manilal	300	75	
37	Barve Anjan Murlidhar	300	75	
38	Gundecha Hirabai Dalchand	300	75	
39	a) Dave Kirlikumar Suryaprakash b) Dave Ela K.	300	75	
40	Shah Chandrakantaben Bhogilal	300	75	
41	Agarwal Kapurchand	300	75	
42	Agarwal Rajnidevi H.	300	75	
43	Kothari Jyoti Rajan	300	75	
44	Gandhi Anil Motichand	500	125	
45	Gupta Sandip Ramniwas	500	125	
46	Gupta Rameshwar Ramniwas	500	125	
47	Kadam Dyandao Laxman	300	75	
48	Chopade Vmlabai Simratmai	100	25	
49	Shah Ketan Rameshchand	300	75	
50	Shah Suryakant Namchand	300	75	
51	Shah Sushilaben Babulal	300	75	
52	Kothari Minoo Madhu	500	125	
53	Gundecha Kanta Vilas	150	37.5	
54	Oswal Vaishali Ratilal	500	125	

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ANNEXURE - A
LIST OF PLOT HOLDERS/MEMBERS AS PER THE 7/12 EXTRACT
OF THE LAND BEARING SURVEY NO. 45/1 + 2

Sl. No.	Name of the Plot Holders/Members	Area in Sq. Mtrs.	Saleable Area of the Flat to be allotted to the Plot Holder/Members in Sq. Mtr.	Remarks
	हवल-११			
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	Jain Achalchand Walchand	1000		Nil No Builtup Area is to be given as the Area is affected/covered under internal road/open space/amenity space
56	Jain Achalchand Walchand	1100		Nil No Builtup Area is to be given as the Area is affected/covered under internal road/open space/amenity space
57	Jain Achalchand Walchand	1150		Nil No Builtup Area is to be given as the Area is affected/covered under internal road/open space/amenity space
58	Palesha Vasantibai R.	500	125	
59	Sanghvi Sharad Manilal	300	75	
60	Bhayani Ranagauri Kantilal	300	75	
61	Oswal Rajmal Ratanchand	600	150	
62	Bafna Jayant Tarachand	300	75	
63	Parmar Sarla N.	500	125	
64	Pathod Hasamukh K.	600	150	
65	Doshi Kalpana Jitendra	400	100	
66	Jain Dhanpal R.	600	150	
67	Palesha Bhagyawanti Achaldas	350	87.5	
68	Pokarna Vasant Nihalchand	300	75	
69	a) Shah Sunita Deepak b) Shah Deepak S.	300	75	
70	Palesha Narendra M.	1500	375	
71	Palesha Lalita Mohan	300	75	
72	Jain Achalchand V.	4600		Nil No Builtup Area is to be given as the Area is affected/covered under internal road/open space/amenity space
73	Palesha Narendra M.	1700	425	
74	Samdadia Dheeraj Narendra	550	137.5	
75	Shah Narendra Jayantilal	550	137.5	
76	Samdadia Kamalabai K.	300	75	
77	b) Shah Bhogilal c) Shah Rajendra Bhogilal	300	75	
78	Agarwal Subhashchandra R.	500	125	
79	Shah Chinabhai G.	500	125	
80	Rupani Bharatdev H.	300	75	
81	Rupani Sudha Yatin	300	75	



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ANNEXURE -A
LIST OF PLOT HOLDERS/MEMBERS AS PER THE 7/12 EXTRACT
OF THE LAND BEARING SURVEY NO. 45/1 + 2

Sr. No.	Name of the Plot Holders/Members	Area in Sq. Mtrs.	Saleable Area of the Flat to be allotted to the Plot Holder/Members in Sq. Mtr.	Remark
82	Mehla Balwantraj K.	300	75	
83	Sekiya Sampatlal R.	300	75	
84	Chopde Shashikala H.	300	75	

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२०१४		



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२००३	

पुणे महानगरपालिका

नगर अभियंता कार्यालय

विकास योजना विभाग

जा. क्र. १ डी.पी.ओ. ११२२

दिनांक ३१/१०/२००३

श्री. विमलकुमार जैन

७८२, मवासी फे

पुणे ४११०८२

पुणे सादेखि

विषय :- मान्यताप्राप्त सुधारित विकास योजना आराखड्यानुसार झोपिंग दाखला मिळण्याबाबत.

संदर्भ :- आपला दि. २४/१०/२००३ चा अर्ज. डीपी/२९६

पुणे सादेखि

मान्यताप्राप्त सुधारित विकास योजना आराखड्यामधील नकाशानुसार * संपूर्ण क्रमांकासाठी आरक्षण घरीचा तपशील झालेल्याप्रमाणे आहे.

पुणे सादेखि

(१) कोटवा (२५) स. नं. ४५/२००३ ही मिळकत मान्यताप्राप्त सुधारित विकास योजना आराखड्यानुसार निवासी विभागामध्ये समविष्ट केली आहे.

X (२) वरील मिळकत / मिळकतीचा काही भाग सारी आरक्षित केला आहे.

पुणे सादेखि

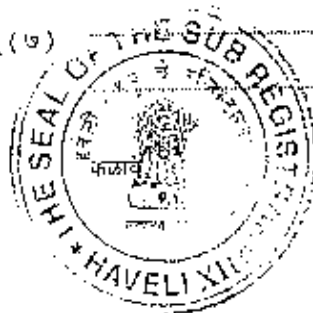
(३) वरील मिळकतीचा काही भाग मान्यताप्राप्त सुधारित विकास योजना आराखड्यामधील १८ मी (१) आर.पी. ११ मी (१) आर.पी. रक्यात आत आहे.

X (४)

X (५)

X (६)

X (७)



हवल-१२	
५३२	१८-३
२००३	

सहायक अभियंता,

विकास योजना,

पुणे महानगरपालिका.

* टिप :- संपूर्ण क्रमांकाऐवजी पोट हिश्याप्रमाणे दाखला द्यावा असल्यास या कार्यालयाकडून जागेवर आणखी करून घेणे आवश्यक आहे. त्यामधील पोट हिश्याची शरणाच्या भूमापन कार्यालयाकडून जागेवर सोजणी करून त्याप्रमाणे तयार केलेल्या नकाशाच्या तीन प्रती व शुल्क रु. २५०/- नगरपालिकेकडे भरल्याची पायती अर्जासोबत जोडावी. तयार करण्यात येणाऱ्या नकाशानुसार हिश्याचा झोपिंग दाखला दिला जाईल.

दस्तावेज क्रमांक : 5392/2003

दस्तावेजाचा प्रवाह : करारनामा किंवा त्याचे अंभितेख किंवा करार संक्षेपलेख

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकारादि संकाय

छायाचित्र

अंगत्थयश्चा वसाः

१७६ आध्यात्मिक साहजिकी मूहस्यन संस्था नवदिन। गो.

પ્રજ્ઞાનમય શ્રી અતિથિયજ્ઞ ધાર્મિક જીન

2.1: पञ्चमं संस्कृतं -

‘*གཞི་རྒྱུ་*’.

7736291-1

2000

५५. कक्षा: १०वीं/१२वीं

3:37 44:1

लिहूंग देवराज

वयं 53

नदी



३. १०८. ०५. २१ श्री विठ्ठल एवम् ३८

 નામ ધર્મ પંચાંગ મુજબ :-

॥८॥

2014年10月

01150 71

95/15-1871 93072 50 1-1

76 6044 301
76 6044 301

Abstract

लिहून देणार

५५ ५५

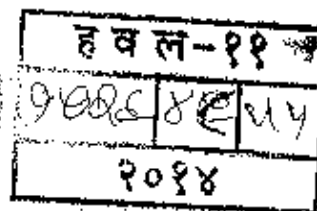
ਦੀ



स्वातंत्र्य १ पक्षकारांची कबुली उपलब्ध नाही.

अनु.क. पञ्चकाराद्यै नाथ

गुप्तार हाफनगिप डेफलपस न लि नोदणीका कठमो तर्फे तिथि संघालस श्री विमलकुमार के जेन तर्फे वि कु
५ अशुन भी नितीन मदकोत गेलन



23/23

दस्तावेज क्र. [एचएल12-5352-2000] चा विशेषपत्र
 प्रकाशक मूल्य : 17540000 मासिकदला 37860000 भरलेले गुद्राक शुल्क : 378600

दृष्ट हजर जाल्यार दिनांक : 18/12/2003 12:57 PM

13/04/2003 12/12/2003

प्रत्येक प्रकार की धारणा ग्राह्यी सही :

प्राथमिक क्र.: 5399 दिनांक: 16/12/2003

पादुतीचे दर्शन

नाम: अग्रतनगर सहकारी गृहसदन: सारथी:

भार्यादिल राफे देअरमन श्री अधलधद इतलधद
जेन

30000 ; नॉइसली शी

460 : नक्षत्र (अ. 11(1)), पृष्ठांकनापी नक्षत्र
(अ. 11(2)).

रत्नवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फ़ी

20460: एकूण

41379

एकान्तमिदं विनाशाय अस्माकं भवति । अतः सर्वत्र धर्मोपदेशः । अतः सर्वत्र धर्मोपदेशः ।

अर्थात् आच्छादित, व त्वयाभी आच्छादित पदवित्तत.

1. श्रेष्ठ पृजा का मराजपे पर/प्लेट नं. -

འཇུག་པོ་འདི་ལྟར་གྱི་

दुःखद्वन्द्वं वाच

सुन्दरस्य ३८

ଅଞ୍ଚଳ ସମୀକ୍ଷା ୨୦୧୭-୧୮ ପୃଷ୍ଠା ୫୨

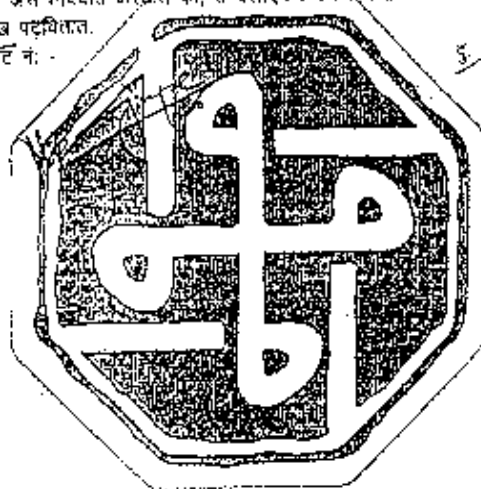
सुखादयः त्वं

ॐ नमः शिवाय ॥

५३

६ नियन्त्रकाधी तथे

॥ १२ ॥ श्रीगणेशाय नमः ॥



ह. व. ल.-११
१००६ ४०५५
२०१४

24/12/2003

दुय्यम निबंधक

दस्त गोधवारा भाग-1

दस्त क्र 5392/2003

5:17:52 pm

हवेली 12 (कॉन्क्रीट बुडुका)

24/12

दस्त क्रमांक : 5392/2003

दस्तावा प्रकार : कारारनामा किंवा त्याचे अंमलेख किंवा कारार संश्लेषलेख

अनु. क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1. नाव : अश्वलंगार सहकारी गृहघरणा संस्था गणेशदेव गुरु
 कारारनामा श्री अमलचंद बालचंद जैन
 पत्ता : घर/पल्ले नं. -
 गल्ली/रस्ता -
 ईमारतीचे नाव -
 ईमारत नं. -
 फेट/पसारात: भयानीपेट गुण
 शहर/गाव : -

लिहून देणार

वय 53

सही



2. नाव : सेक्टर 40 फ्री एर 28
 पत्ता : घर/पल्ले नं. -
 गल्ली/रस्ता -
 ईमारतीचे नाव -
 ईमारत नं. -
 फेट/पसारात: कृष्ण विठ्ठल गुण
 शहर/गाव : गुण
 नाविन हवेली
 किंवा

लिहून देणार

वय 51

सही

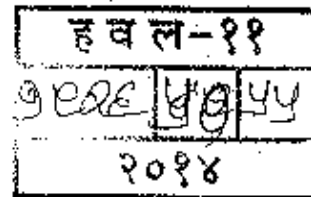


3. नाव : गुजरात टाऊनशिप डेव्हलपर्स प्रा लि नोंदणीकृत
 कारारनामा जिने रायलक्ष श्री विगतपुंगार के जैन तर्फे
 श्री गु. सु. मणून श्री विमोहन चंदकांत तेलंग
 पत्ता : घर/पल्ले नं. -
 गल्ली/रस्ता -
 शहर

लिहून देणार

वय 52

सही



दस्तऐवज करार देणार तय्यारकीत [कारारनामा किंवा त्याचे अंमलेख किंवा कारार संश्लेषलेख] दस्तऐवज करून दिल्याचे वादून करताना.

1 OF 1



दस्त गोधवारा भाग - 2

हवेली 12

दस्त क्रमांक (5392/2003)

23/12

दस्त क्र. (हवेली 12-5392-2003) चा गोधवारा
धातार मुल्य : 17544000 गोधवारा 37880000 भरलेले पुढाक मुल्य : 378800

दस्ता हजर केल्याचा दिनांक : 16/12/2003 12:57 PM
निष्पाटनाचा दिनांक : 12/12/2003
दस्त हजर करणा-याची सही :

पावली क्र. 5392 दिनांक: 16/12/2003
पावलीचे वर्णन
नाम: अधिकावर सहकारी गृहपचना संस्था
मर्यादित तर्फे भेअरमन श्री अचलचंद शास्त्री
जैन

30000 : नोंदणी फी
480 : नक्शात (अ. 11(1)), प्लॉकचाही नक्शा
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्र (अ. 13) ->
एकत्रित फी

30480: एकूण

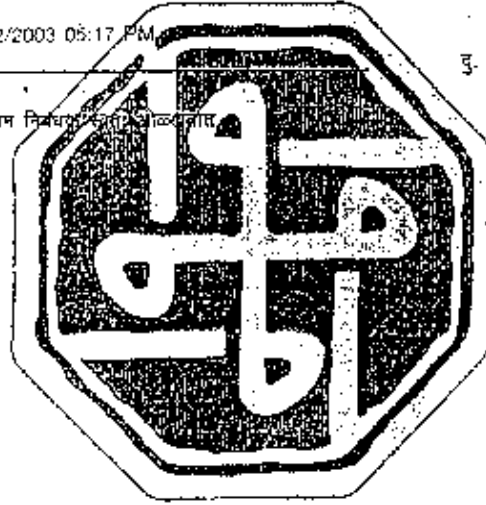
दस्ताचा प्रकार : 5) करारकना किंवा हद्दचे अभिलेख किंवा करार संक्षेपलेख
शिक्षक क्र. 1 ची वेळ : (सादरीकरण) 18/12/2003 12:57 PM
शिक्षक क्र. 2 ची वेळ : (फी) 18/12/2003 01:00 PM (कार्यवाही पूर्ण)
शिक्षक क्र. 3 ची वेळ : (कबुली) 24/12/2003 05:16 PM
शिक्षक क्र. 4 ची वेळ : (ओळख) 24/12/2003 05:17 PM

दस्त नोंद केल्याचा दिनांक : 24/12/2003 05:17 PM

आक्षेप

वरील दस्तऐवजा कडून दगारास दुय्यम निबंधक हवेली 12 ओळखला.

निबंधकाची सही
हवेली 12 (कॉदचा बुडका)



दु. निबंधकाची सही, हवेली 12 (कॉदचा बुडका)

प्रमाणित करण्यात येते की,

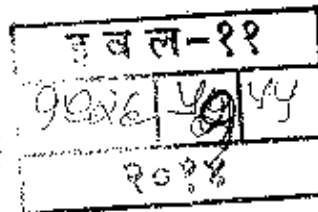
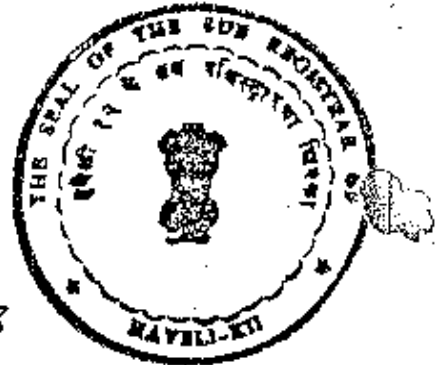
या दस्ताचा एकूण 23 पाने आहेत

पहिले नंबरचे पुस्तकाचा

4302 मंजुरी नोंदला

दुय्यम निबंधक हवेली क्र. 29 पुणे

दुय्यम निबंधक हवेली क्र. 29
दिनांक 28/12/2003



घोषणापत्र

मी श्री. निशात्म बाजेंद्र यादव

वयः - ३८ वर्ष, धंदा : मोकरी

स. सं. १, शिववार पेठ, पुणे

यादवारे घोषित करतो की, दुय्यम निबंधक- ठलेली क्र. ११ पुणे यांचे कार्यालयात

साक्षात् पत्र या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. केवळ कुसाइ के. जे. म

यांनी दि. २०/०६/२०१४ रोजी मला दिलेल्या

कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे /निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबादल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

Chauhan

दिनांक - ०६/०३/२०१४

कुलमुखत्यारपत्रधारकाचे नांव व सही



ह व ल - ११		
१९८६	५२	५५
२०१४		

329/1926

मंगळवार, 04 मार्च 2014 6:07

म.ज.

दस्त गोपवारा भाग-1

हवल 11

दस्त क्रमांक: 1926/2014

दस्त क्रमांक: 1926/2014

वजरा शुल्क: रु. 300/-

मोबदला: रु. 00/-

परसेने मुद्रांक शुल्क: रु. 500/-

दु. दि. सह दु. नि. हवल 11 यांचे कार्यालय

पावती 2252

पावती दिनांक: 04/03/2014

अ. क्र. 1926 वर दि. 04-03-2014

सादरकरणाचे नाव: लिहून देणार- मे मुकुमार राजनशिप
डेव्हलपमेंट प्रा. लि. तर्फे संचालक केवलकुमार केसरीमल जैन
तर्फे वि. कु. मु. म्हणून विशाल राजेंद्र वाळके

वेळी 5:59 म.ज. वा हजर केला

नोटणी की

रु. 100.00

दस्त हाताळणी की

रु. 1200.00

डाटा एन्ट्री

रु. 20.00

पृष्टांची संख्या: 60

दस्त हजर करण्याची सही:

एकूण: 1320.00

सह दुय्यम निबंधक, हवल 11

सह दुय्यम निबंधक, हवल 11

सादरकरणाचे नाव: लिहून देणार

मुद्रांक शुल्क: प्रतिशत

शिकता क्र. 1 04 / 03 / 2014 05 : 59 : 29 PM ची वेळ (मोबाइलवर)

शिकता क्र. 2 04 / 03 / 2014 06 : 00 : 05 PM ची वेळ (नॉ)

प्रतिज्ञाप्रत्र

आम्ही लिहून देणार व लिहून देणार
सत्य प्रतिज्ञेवर लिहून देतो की सदा दस्तावेज
जोडलेली पाक काढण्याचे ही अस्सल व खरी
असून ती खोटी व बनावट आदळून आल्यास
नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये
होणाऱ्या कार्यावाहीत आम्ही जबाबदार राहू.

iScriba v.1.2

लिहून देणार

लिहून देणार





04/03/2014 6:32:08 PM

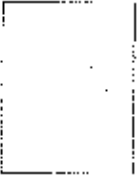
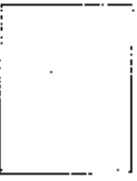
दस्तावेज गोप्यता श्रेणी-2

हवेली 11 ५४१५५

दिनांक 19/26/2014

दस्तावेज क्रमांक : हवेली 11/1926/2014

दस्तावेज प्रकार : मान्यतापत्र

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	उपाधि	सिंहल्याचा ठस
1	नाव: लिहून देणार- मे सुकुमार राजेशिष इच्छापत्रात या नि तर्फे संचालक केदारकुमार केशरीसाल जैन नये वि कु नु म्हणून विशेषत राजेश यादव पत्ता: प्लॉट नं. १, माळा नं. १ इमारतीचे नाव : , ब्लॉक नं: ५४१ रविवार पेठ पुणे , रोड नं. : महाराष्ट्र, पुणे. पिन नं: ४११००१	लिहून देणार वय : २८ स्वाक्षरी:		
2	नाव: लिहून देणार- आचलनगर सहकारी गृहसंस्था लिहून देणार संस्था संचालक तर्फे अभिराम आचलनंद बाळचंद वय : ५३ जैन : - स्वाक्षरी:- पत्ता: प्लॉट नं. १, माळा नं. १ इमारतीचे नाव : , ब्लॉक नं: १५० भवानीपेठ पुणे , रोड नं. : महाराष्ट्र, पुणे. पिन नं: ४११००१	लिहून देणार वय : ५३ स्वाक्षरी:-		
3	नाव: लिहून देणार- आचलनगर सहकारी गृहसंस्था लिहून देणार संस्था संचालक तर्फे तेजोश्री श्री किरती एस हवे वय : ५१ स्वाक्षरी:- पत्ता: प्लॉट नं. १, माळा नं. १ इमारतीचे नाव : , ब्लॉक नं: ५५७ गुनटेकडी पुणे , रोड नं. : महाराष्ट्र, पुणे. पिन नं: ४११००१	लिहून देणार वय : ५१ स्वाक्षरी:-		

वरील दस्तऐवज करून देणार लक्ष्यकर्त्यात मान्यतापत्र या दस्तऐवज करून दिल्याचे कबूल करितात
दिनांक ३३ ची वेळ ०४ / ०३ / २०१४ ०६ : ०२ : २५ PM

जिल्हा,

राष्ट्र इसम दुय्यम निबंधक राधेश ओझरीचे असुन दस्तऐवज करून देणा-यांना द्यावलीस: ओळखतात. व त्यांचे आज्ञा
प्रमाणे

अनु क्र	पक्षकाराचे नाव व पत्ता	उपाधि	प्रत्यक्ष कर
1	नाव: किरती सगीत एस धोकेकर वय: ४१ पत्ता: २०१ इडप्तर पिन कोड: ४११०२२	स्वाक्षरी	



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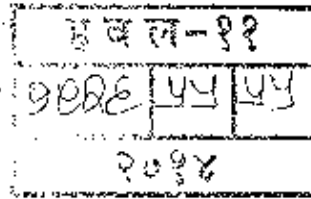
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