9922233179

SUNIL DINKAR AWARE
ADVOCATE & NOTARY
GOVT. OF INDIA
Office : Shop No. 3, Basement Floor,
Ashirwad Complex, Bhim Nagar Chowk,
Chinchwadgaon, Pune-411 033.

eeyL
2023

Scan
3:09-3:07

525/9758

Wednesday,May 10 ,2023

11:23 AM

पावती

Original/Duplicate

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 10299 दिनांक: 10/05/2023

गावाचे नाव: भोसरी

दस्तऐवजाचा अनुक्रमांक: हवल24-9758-2023

दस्तऐवजाचा प्रकार : डीड ऑफ मॉरगेज

सादर करणाऱ्याचे नाव: तारण देणार - दत्तू सोपान लांडगे - -

नोंदणी फी	रु. 15000.00
दस्त हाताळणी फी	रु. 600.00
पृष्ठांची संख्या: 30	
एकूण:	रु. 15600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:41 AM ह्या वेळेस मिळेल.

JSR Haveli 24

सह. दुय्यम निबंधक (वर्ग-२)

हवेली क्र. २४,पुणे.

बाजार मुल्य: रु.0 /-

मोबदला रु.30000000/-

भरलेले मुद्रांक शुल्क : रु. 90000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.15000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001809462202324E दिनांक: 10/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0905202314402 दिनांक: 10/05/2023

बँकेचे नाव व पत्ता:

सूची क्र.2

10/05/2023

दुय्यम निबंधक : सह दु.नि.हवेली 24
दस्त क्रमांक : 9758/2023
नोदंणी :
Regn:63m

गावाचे नाव : भोसरी

(1)विलेखाचा प्रकार	डीड ऑफ मॉरगेज
(2)मोबदला	30000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन :, इतर माहिती: गाव मौजे भोसरी प्राधिकरण येथील सेक्टर नं.1 मधील प्लॉट नं. 72/6 यासी क्षेत्र 1662.50 चौ. मी. म्हणजेच(27/06/2019 च्या लेआऊट प्रमाणे नव प्लॉट नं.72/6 अ यासी क्षेत्र 540.83 चौ.मी. व नव प्लॉट नं. 72/6 ब यासी क्षेत्र 1121.67 चौ.मी.)पैकी प्रमोटर नव प्लॉट नं. 72/6 ब वर बांधत असलेल्या सुर्ययुग लोटस इमारतीमधील दस्तात नमूद केलेले 41 निवासी गाळे(पहिल्या मजल्यावरील 101,102,103,104,105,106,दुसऱ्या मजल्यावरील 201,202,203,204 व 206,तिसऱ्या मजल्यावरील 301,302,303,304,305,306,चौथ्या मजल्यावरील 401,402,403,404,405,406,पाचव्या मजल्यावरील 501,502,503,504,506 व सहाव्या मजल्यावरील 606)व 8 दुकाने(तळ मजल्यावरील 01,02,03,04,05,06,07)((SECTOR NUMBER : 1 ; Plot Number : 72/6 ;))
(5) क्षेत्रफळ	1) 1662.50 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-तारण देणार - दत्तू सोपान लांडगे - - वय:-73; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: लांडगे आळी, भोसरी, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411039 पॅन नं:-ACNPL6940K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पवना सहकारी बँक लि शाखा पिंपरीगाव तर्फे प्राधिकृत अधिकारी कृष्ण नंदकुमार लांडगे - वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पिंपरीगाव, पुणे , महाराष्ट्र, पुणे. पिन कोड:-411017 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	9758/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	90000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-: मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : Any other case

दस्तासोबतची मुळ प्रत
श्री / श्रीमती.......
यांना दिली.
दि. 10 /05 /2023

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-24
सह. दुय्यम निबंधक वर्ग - २ हवेली क्र. २४
सत्यमेव जयते

सह.दुय्यम निबंधक (वर्ग-२)
हवेली क्र. २४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DATTU SOPAN LANDGE	eChallan	02700452023050950461	MH001809462202324E	90000.00	SD	0000961793202324	10/05/2023
2	DATTU SOPAN LANDGE	eChallan		MH001809462202324E	15000	RF	0000961793202324	10/05/2023
3		DHC		0905202314402	600	RF	0905202314402D	10/05/2023

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

CHALLAN
MTR Form Number-6

GRN	MH001809462202324E	BARCODE		Date	09/05/2023-18:26:32	Form ID	40(b)

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Stamp Duty Registration Fee		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name HVL1_HAVELI NO1 SUB REGISTRAR		**Full Name**	DATTU SOPAN LANDGE
Location PUNE			
Year 2023-2024 One Time		**Flat/Block No.**	PLOT AND ALONG WITH FLATS AND SHOPS
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	90000.00	**Road/Street**	PLOT NO 72/6 SECTOR NO 1 BHOSARI
0030063301 Registration Fee	15000.00	**Area/Locality**	HAVELI PUNE
		Town/City/District	
		PIN	4 1 1 0 3 9
		Remarks (If Any)	
		SecondPartyName=PAVANA SAHAKARI BANK LIMITED~	
DEFACED ₹105000.00 DEFACED			
Total	1,05,000.00	**Amount In Words**	One Lakh Five Thousand Rupees Only

Payment Details INDIAN OVERSEAS BANK		**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN Ref. No.	02700452023050950461	202305090823707
Cheque/DD No.		Bank Date RBI Date	09/05/2023-18:27:18	Not Verified with RBI
Name of Bank		Bank-Branch	INDIAN OVERSEAS BANK	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	

Department ID : Mobile No. : 9373956969

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-24 सत्यमेव जयते

हवेली-२४ | ६०४८ | ९ | २८ | २०२३

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-525-9758	0000961793202324	10/05/2023-11:23:06	IGR565	15000.00
2	(iS)-525-9758	0000961793202324	10/05/2023-11:23:06	IGR565	90000.00
			Total Defacement Amount		**1,05,000.00**

 Print Date 10-05-2023 11:53:20

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
हवेली क्र. २४ चे सह - दुय्यम निबंधक वर्ग - २
सत्यमेव जयते
HAVELI - 24

हवल-२४		
९७५८	२	२८
२०२३		

CHALLAN
MTR Form Number-6

GRN	MH001809462202324E	BARCODE		Date	09/05/2023-18:26:32	Form ID	40(b)

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	**Full Name**	DATTU SOPAN LANDGE
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	PLOT AND ALONG WITH FLATS AND SHOPS
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	90000.00	**Road/Street**	PLOT NO 72/6 SECTOR NO 1 BHOSARI
0030063301 Registration Fee	15000.00	**Area/Locality**	HAVELI PUNE
		Town/City/District	
		PIN	4 1 1 0 3 9
		Remarks (If Any)	
		SecondPartyName=PAVANA SAHAKARI BANK LIMITED~	
		Amount In Words	One Lakh Five Thousand Rupees Only
Total	1,05,000.00		

Payment Details	INDIAN OVERSEAS BANK	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN	Ref. No.	02700452023050950461 202305090823707
Cheque/DD No.		Bank Date	RBI Date	09/05/2023-18:27:18 Not Verified with RBI
Name of Bank		Bank-Branch		INDIAN OVERSEAS BANK
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Department ID :

Mobile No. : 9373956969

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

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

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II

सत्यमेव जयते

HAVELI-24

हवल-२४

९७५८	३	२८

२०२३

Print Date 09-05-2023 06:27:20

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	0905202314402	**Date**	09/05/2023
Received from DATTU SOPAN LANDGE, Mobile number 9373956969, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Haveli 1 of the District Pune.			
Payment Details			
Bank Name	IOB	**Date**	09/05/2023
Bank CIN	10004152023050913519	**REF No.**	20230509824120
This is computer generated receipt, hence no signature is required.			

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-24

सत्यमेव जयते

हवल-२४		
८७५८	४	२५
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THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-24

सत्यमेव जयते

हवल-२४

६७४८ | ५ | २८

२०२३

DEED OF MORTGAGE

THIS INDENTURE made at Pimpri on this 10th day of May 2023.

BETWEEN

Mr. Dattu Sopan Landge
Age : 73 Years, Occ : Business
R/at : Landge Ali, Bhosari, Pune 411 039.
Pan No. ACNPL6940K
Aadhar No. 5434 6631 9209

... Hereinafter called the Mortgagor / Borrower
(which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include his heirs, executors, administrators and assigns etc.)

... PARTY OF THE FIRST PART.

AND

PAVANA SAHAKARI BANK LIMITED, Chinchwad, a Co-operative Bank, registered under Maharashtra Co-operative Societies Act, having its Registered office at H-Block, Plot No. C-20, D-II Block, Pimpri Industrial Estate, Near Auto Cluster, Chinchwad, Pune 411 019, having its one of the branch at Pimprigaon, Pune, Through its Authorised Signatory :- Mr. Krushna N. Landge Age : 34 Years Occ: Service, S/at :- Pavana Sahakari Bank Limited, Pimpri, Pune 411 017.

... Hereinafter called as Mortgagee/Bank
(which expression shall unless it be repugnant to the context or meaning there of shall deemed to mean and include its administrators and permitted assigns etc.)

... PARTY OF THE SECOND PART.

MORTGAGE VALUE : Rs. 3,00,00,000/-
(Rs. Three Crore only)

WHEREAS Mortgagor / Borrower Mr. Dattu Sopan Landge is doing a business of building constructions / Promoters and builders etc. under the name and style as M/s. Dattu Sopan Landge Promoters and developers having its office at Sec. No. 1, Plot No. 72/6, PCNTDA, Bhosari, Pune - 411 039 of which he **is** a Proprietor (herein under called as the Borrower).

AND WHEREAS the Mortgagor / borrower herein is in need of financial assistance for carry out construction of building on the property bearing Plot No. 72/6 in Sector No. 1 admeasuring 1662.50 Sq. Mtrs. being and lying at village Bhosari, Taluka Haveli, District Pune and within limits of Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad New Town Development Authority, by way of Term/ Project Loan Facility

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI - 24

हवेली क्र. २४ चे सह - दुय्यम निबंधक वर्ग - २

सत्यमेव जयते

हवल-२४		
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and approached the Mortgagee bank to lend and advance them for the said business by way of Term / Project Loan Facility.

AND WHEREAS the Mortgagee bank has accepted the said proposal and sanctioned in the Meeting of Board of Directors held on 27.04.2023 vide its Resolution No. 06(01) to the said Mortgagor/Borrower **Mr. Dattu Sopan Landge** a Credit facility of Rs. 300.00 Lac (Rs. Three Crore) for his business i.e. construction of building on above property on the terms and conditions contained in the Letter of Sanction dated 27.04.2023.

One of the condition of the said Sanction letter is to execute a Deed of Mortgage of the property described in Schedule hereunder and Borrower/Mortgagor have agreed the same.

AND WHEREAS the Mortgagor / Borrower has made himself liable to repay the said Credit Facility as per the terms and conditions of the sanction letter and further made them self liable to pay to the bank a sum of Rs. 300.00 Lac and interest thereon at the rate of 15 % p.a. with monthly rests subject to subsequent changes/ enhancements therein from time to time.

One of the conditions of the said Sanction letter is to execute a Deed of Mortgage of property described in Schedule hereunder and mortgagor has agreed the same.

AND WHEREAS Borrower/Mortgagor **Mr. Dattu Sopan Landge is** owner of property bearing Plot No. 72/6 in Sector No. 1 admeasuring 1662.50 Sq. Mtrs. being and lying at village Bhosari, Taluka Haveli, District Pune and within limits of Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad New Town Development Authority.

AND WHEREAS The Pimpri Chinchwad New Town Development Authority [PCNTDA] has allotted the Plot No. 72/6 in Sector No. 1 admeasuring 1662.50 Sq. Mtrs., (12.5%) at Village Bhosari, Taluka Haveli, District Pune and within the local limits of Pimpri Chinchwad New Town Development Authority and Pimpri Chinchwad Municipal Corporation to Mortgagor borrower Mr. Dattu Sopan Landge on 99 years leasehold basis for residential and Commercial purpose and executed a Lease Deed in favour of Mr. Dattu Sopan Landge on 19.06.2015, which is registered before Sub-Registrar at Haveli No. 14 at Serial No. 4222/2015 dated 19.06.2015 as a 12.5 % transfer back land area given back by Govt as compensation. Accordingly, Mr. Dattu Sopan Landge became lessee / allottee of the said plot and PCNTDA issued the allotment certificate bearing No. DA/12.5% Plot/SR/RAVET/2014/1817 dated 25.08.2015.

That the owner / leasee has sub-divided the said plot into two parts and prepared layout and submitted the same to PCNTDA and PCNTDA has sanctioned the said layout vide its order No DA/26/01/72/6(12.5%)/826 dt 27/06/2019, accordingly said plot no 72/ 6 adm 1662.50 Sq Mtrs divided in to two parts i.e. plot no 72/6A adm 540.83 Sq Mtrs and plot No 72/6B adm 1121.67 Sq Mtrs.

WHEREAS, That the promoter/builder have prepared a building plan for construction on the said plot No 72/6B adm 1121.67 Sq Mtrs in Sector no 1 a building consisting of various flats and submitted the same to Pimpri Chinchwad Municipal Corporation and got it sanctioned vide its Commencement Certificate No. BP/Bhosari/PCNTDA/256/2021 dated 14.10.2021 and subsequently revised its No. BP/Bhosari/PCNTDA/124/2022 dated 02.06.2022.

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI - 24

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BP/Bhosari/PCNTDA/256/2021 dated 14.10.2021 and subsequently revised its No. BP/Bhosari/PCNTDA/124/2022 dated 02.06.2022.

That borrower Mortgagor have also obtained Non Agricultural permission from Sub-Division Officer Haveli, Sub-Division Pune vide its order No. NA/SR/38/2019 dated 17.07.2019.

That Mortgagor Borrower has obtained No objection Certificate from PCMC for loan / Mortgage vide its letter no DA/Section-1/1264 dt 23/08/2019.

AND WHEREAS the Bank agreed to grant to the said borrower a Credit facility of Rs. 300.00 Lac for his business upon the terms and conditions of sanction letter dated 27.04.2023, addressed by the bank to the borrower and other documents executed by the borrower which has been pursued and understood by the borrower/mortgagor.

The Mortgagor has agreed to execute a Deed of Mortgage in respect of all his rights, title, interest including ownership rights in the said property which is more particularly described in Schedule below for securing the total credit facility availed by Mortgagor/Borrower.

And whereas the Mortgagee bank has agreed to accept the said property as a primary security for the repayment of the loan together with the interest and charges the mortgagee of the aforesaid parcel of property together with construction thereon and to be constructed thereto i.e. all flats /shop etc. detailed below (The said Parcel of property together with construction thereon and to be constructed thereto hereinafter referred to as the mortgaged premises)

AND WHEREAS, the Borrower and Mortgagor's Title to the said property is perfected by executing Deeds, and documents and therefore Mortgage can be created in favour of Bank as a security, the Borrower & Mortgagor requested the Bank that he is mortgaging rights of whatsoever nature under the agreements & Deeds entered between the Mortgagor and owner of the lands as mentioned above The Mortgagor hereby mortgages the said properties in favour of the Mortgagee Bank as a security, for the repayment of loan.

AND WHEREAS, the Borrower & Mortgagor requested the Mortgagee to lend advance to them for the purpose of residential apartment project loan, a sum of Rs. 300.00 Lakh (Rupees Three Crore Only). Which the Mortgagee agreed to do via sanction of BOD Resolution bearing No. 06 (01) in the meeting held on 27.04.2023, through its branch at Pimpri upon the Borrower & Mortgagor agreeing to repay the same with interest and to secure repayment thereof in the manner hereinafter appearing in payment schedule which is the part of this agreement.

<u>NOW THIS AGREEMENT WITHNESSETH AS FOLLOWS</u> :-

1. CONSIDERATION - In pursuance of the said agreement and in consideration of the sum of Rs. 300.00 Lakh (Rupees Three Crore Only) agreed to be lent and advanced to the Borrower & Mortgagor as per schedule according to the needs of the Borrower & Mortgagor and as the Mortgagee deems fit, the Borrower & Mortgagor do and each of them both hereby covenants with the Mortgagee that the Borrower & Mortgagor shall repay the said loan to the Mortgagee as it's **Pimpri Branch,** whenever demanded in the manner detailed in the Schedule "B" hereunder written or

such repayment program as may be mutually agreed between the Borrower & Mortgagor and the Mortgagee and also all costs, charges and expenses incurred or to be incurred by the Mortgagee till the date of repayment or realisations of the entire balance, for the preservation, protection, defense and perfection of the security hereby created or for attempted or actual realisations or enforcement of the mortgage.

2. INTEREST –The Borrower & Mortgagor further covenant with the Mortgagee to pay interest on the said sum of Rs. 300.00 Lakh i.e. (Rupees Three Crore Only) or such sum as may be due by the Borrower & Mortgagor to the Ban from time to time at the rate which will be decided by bank and as per the directions of Reserve Bank, with monthly rests to be taken on and such interest to be paid on last day of each month of each year till the entire loan and interest thereon is repaid by the Borrower & Mortgagor. Mortgagor hereby agreed to pay additional interest @ 2% in case of successive two defaults in payment of monthly installments.

The Borrower & Mortgagor, further covenant with the Mortgagee that the Mortgagee shall be entitled to change the rate of interest and penal interest or the periodicity of rests for charging the interest whether on account of R.B.I. directives, availment, non-availment of refinance of otherwise at any time by giving notice to the Mortgagor at any time by giving notice to the Mortgagor or any of the Borrower & Mortgagor and /or notifying on the notice boards of the Mortgagee or in local newspaper and shall thereafter be entitled to change interest at the changed rate and rests as if the same was provided for in this deed. Interest will also be charged on unpaid interest by treating that amount as principal.

3. The Borrower & Mortgagor further covenant with the Mortgagee that in default in payment of any one installment or monthly interest as stated above, the amount of such interest shall be capitalized and the mortgagee shall be entitled to charge interest at the same rate as is applicable to the said loan which shall stand secured by these presents.

4. GENERAL LIEN AND SET OFF

a) The Mortgagor hereby further accepts that the security given under this mortgage shall not be treated as only for the specific advance made thereon, but also as collateral security for any other moneys now due and / or which may at any time be due from the mortgagor to the mortgagee, whether singly or jointly with another or others.

b) The Mortgagor further accepts and acknowledges that in case of sale of the said security, for whatever reason the proceeds thereof shall be appropriated not only for the specific advance made thereon, but also as collateral security for any other moneys now due or which may at any time be due from the mortgagor to the Mortgagee, whether singly or jointly with another or others.

c)The Mortgagor further accepts and acknowledges that the security given under this deed is in addition to any general lien or similar right to which the Mortgagee as bankers may be entitled by law and that the Mortgagee has a right, at any time and without notice to Mortgagor combine or consolidate all or any of the accounts with the liabilities of the Mortgagor to the Mortgagee and set off or transfer any sum or sums standing to the credit of any one or more of such accounts in or towards satisfaction of any of the accounts/ liabilities of the Borrower & Mortgagor to the Mortgagee on any other account or in any other respect, whether such liabilities be actual or contingent primary or collateral and several or joint and also whether the documents evidencing the Mortgagor's title to the credit accounts are in Mortgagees possession or not.

The Borrower & Mortgagor further covenant with the mortgagee that in default in payment of entire loan on maturity the Mortgagee shall be entitled to charge penal interest (by way of liquidated damages) at the rate of 2% p.a. from the maturity date to the date of payment. In case of any default in repayment of any installment the Mortgagee shall be entitle to charge penal interest.

5. In further pursuance of the agreement and for the consideration aforesaid the Borrower & Mortgagor do and each of them doth hereby charges, mortgage and transfer their respective interest in, to and upon their said property more particularly described in the Schedule "C" hereunder written under the Deeds and documents mentioned above as also the title that will be acquired in future thereto pursuant of the said Deed, together with all and singular the buildings, structures now standing or that may be hereafter created and the compounds, yards, areas, ways, passages, sewers, drains, trees, plants, wells, water, lights, liberties, privileges, easements, advantages, and appurtenances whatsoever to the said land, herditaments and premises or any part thereof and the fixed plant, machinery and fixtures annexed thereto belonging to or in anywise appertaining or usually held or enjoyed or occupied there with or reputed at belong or be appurtenant thereto and all the right, title, interest, claim and demand whatsoever of the Borrower & Mortgagor in the said property (which all the properties hereby mortgaged hereinafter for brevity's sake are referred to as "The Mortgaged Property") unto and in favour of the mortgagee to secure repayment of the said loan and all the interest, costs, charges and expenses and other sum hereby secured and to be paid by the Borrower & Mortgagor to the Mortgagee.

6. The Borrower & Mortgagor covenant that the loan will be utilised for the purpose for which it is sanctioned by the Mortgagee and for no other purpose and all the terms and conditions of sanction of loan will be duly observed.

7. IN THE EVENT OF :-

default in payment of any installment of principal amount on its due date.

default in payment of interest as and when it becomes due.

Breach being committed any of the covenants herein contained and to be observed and performed by the Borrower & Mortgagor, the Mortgagee shall have the option to demand payment of the entire amount of said loan then outstanding as if the due dates had elapsed.

8. The Borrower hereby agreed that if they fails or neglect to pay be debt to the Bank in the manner hereinabove mentioned the Bank shall have right to cause the mortgaged property to sold through the intervention of the court & the proceed of the sale to be applied for the payment of the entire dues of the borrower to the applied for the payment of the entire dues of the borrower to the Bank under any account the mortgagor will deposit with the Bank all the original documents of the mortgage property.

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9. The Borrower & Mortgagor do and each of them both hereby contents with the Mortgage as follows :-

a. That the Borrower & Mortgagor have good right and full power to mortgage and transfer the said mortgaged properties hereby mortgaged free from all attachment, notices, claims, liens and encumbrances and that the Borrower & Mortgagor and every other persons having or claiming any estate or interest in the said Mortgaged properties or any part thereof will at all times at the costs until the Sale thereof of the Borrower & Mortgagor and afterwards of the persons entitled thereto on requiring the same execute and do all such assurance and acts for further and more effectually assuring the said mortgaged properties or any part thereof to the Mortgagee or to such other person as it may direct as shall be reasonable required. The Borrower & Mortgagor further covenant with the Bank that they shall not create any mortgage or charge on, or lease or monthly tenancy in respect of the said mortgaged property or part thereof in favour of any person without the permission of the Mortgagee as long as any amount shall be due by the Borrower & Mortgagor to the Mortgagee. The Borrower & Mortgagor state that there is not insolvency/ winding up petition against them in any court.

b. That the Borrower & Mortgagor will maintain and keep in good and tenantable state of repairs and conditions the said the mortgaged premises expressed to be hereby assured.

c. That the Mortgaged property insured against loss or damage by fire, flood, riots, civil, commotion and earthquake and such other risk as stipulated by the Mortgagee to their full insurable value with some insurance office to be approved by the Mortgagee and assign the policy infavour of the Mortgagee and/or take out the policy in the joint name of the Borrower & Mortgagor and Mortgagee and will make all payments of premium required for the purpose and when the same become due and payable and will on demand produce to the Mortgagee Bank the policy or policies of the insurance and the receipt or receipts for such payment of premium and will at the option of the Mortgagee apply all monies to be received under any such insurance in reinstating the Mortgaged premises or in payments of the amount then due by the Borrower & Mortgagor to the Mortgagee under these presents PROVIDED THAT if default shall be made by the Borrower & Mortgagor in insuring or keeping Mortgaged properties insured as aforesaid then and soften as the same shall be lawful (but not obligatory) for the Mortgagee to insure and keep insured the Mortgaged properties to their full insurable value and the Borrower & Mortgagor will on demand repay to the Mortgagee with interest at the rate and in the manner aforesaid from time to time the same respectively shall have been so expanded and that until such repayment the same shall be a first charge upon the Mortgaged properties.

d. That the Borrower & Mortgagor will duly and punctually pay perform and observe all the rents, rates, taxes, assessments, outgoing, covenants and obligations which are to be paid, observed or performed by the Borrower & Mortgagor in respect of the said Mortgaged properties or otherwise howsoever and shall pay other taxes and dues such as Sales Tax, Income Tax, Wealth Tax, E.S.I. dues, Provident Fund, Workers dues etc. and keep the mortgaged properties free from that attachment.

10. That the Borrower & Mortgagor will permit the mortgagees or any person authorised by it at any time from time to time during the hours of business, so long as any moneys shall remain due or owing hereunder to inspect and examine any part of

the Mortgaged premises and render them such assistances as may be required for any of the purpose aforesaid and will furnish to the Mortgagee or to such person or persons as it shall from time to time appoint for the purpose all such information relating to the any business or affairs of the Borrower & Mortgagor or the Mortgaged premises or any part thereof as they shall require.

11. No changes whatsoever in the constitution of the Borrower & Mortgagor shall affect of discharge the liability of the Borrower & Mortgagor to the Mortgagee hereunder.

12. Borrower & Mortgagor hereby agrees that he will not lease or let the said flat & there is not any suit or claim pending in respect of the said flat.

13. Any demand or notice to be made or given to the Borrower & Mortgagor may be made or given by leaving the same at or posting the same by post in an envelope Under Certificate of Posting addressed to the Mortgagor or any of the Borrower & Mortgagor at their place of business, residence or office or affixed on the Mortgaged property and every such demand or notice shall be deemed to be received as the case may at the time which it is left or at the time at which it should have been delivered in the ordinary course of post.

14. It is hereby expressly agreed by them and between the parties :

i. That all provisions, powers, covenants and conditions contained in the Sanction Letter dated 27.04.2023 shall extend and be applicable to these presents and to the said principal sum and interest thereon and to all other monies payable to the Mortgagee hereunder as if all provisions covenant and conditions contained in the said sanction letter dated 27.04.2023 had been reproduced in these presents.

ii. That the obligations of the Mortgagors shall be governed by the provisions contained in the Sanction Letter dated 27.04.2023 and these presents and in the events of there being any inconsistency of repugnancy between the provisions contained in the said Sanction Letter and these presents, the provisions contained in the said Sanction Letter shall prevail to the extent of such inconsistency or repugnancy.

iii. That all provisions covenants and conditions herein contained as also contained in the said loan sanction letter shall remain in full force till all money due to the Mortgagee under these presents have been fully paid by the Mortgagors to the Mortgagee.

15. AND IT IS HEREBY AGREED AND DECLARED THAT in the case of institution of any suit by the Mortgagee for reconveyance of the Mortgage debt or for enhancement of any rights of the Mortgagee shall be entitled to apply to the Court for appointment of a Receiver of the Mortgaged premises and the Mortgagors shall expressly consent to such appointment.

16. AND IT IS HEREBY LASTLY AGREED AND DECLARED that the Mortgagee shall not be answerable or accountable for any involuntary losses that may occur or happen in or about the exercise of execution of the aforesaid powers and trusts or any of them.
17. IT IS HEREBY AGREED AND DECLEARED THTAT The loan agreed to be advanced shall be disbursed to the Mortgagor in the manner as per the stages

of construction and on the basis of completion of the work of the said property from time to time.

18. IT IS HEREBY AGREED AND DECLARED THAT THE mortgagee has agreed to accept as a security for the repayment of the loan together with the interest and charges the mortgagee of the aforesaid parcel of property in the building constructed on the said land as per plan approved by PCMC. The mortgagor have assure that they will construct the building on the said property as per sanctioned building plan.

19. IT IS HEREBY AGREED AND DECLEARED THAT Mortgagor will not transfer, assign, sale the said flat in the building constructed on the said property prior to written permission of Mortgagee bank. The Mortgagor will obtain no objection certificate from the Mortgage bank for sell of said flat etc. in the building constructed on the said property.

20. That the Mortgagor / borrower have assured that he will repay the said loan within 36 months. Out of that moratorium period will be 12 months during the said moratorium period mortgagor/borrower will repay the interest only to the mortgagee.

21. The Mortgagor agree to pay the stamp duty on these presents and all the expenses and charges for the registration hereof with the Sub Registrar of Assurance of Pune and also all costs of the Mortgagee (as between attorney and client) and other charges if any incurred in connection with the stamping of these present or the registration thereof with the Sub Registrar of Assurance and if any penalty or charges are paid by the Mortgagee he will pay to the Mortgagee the amount thereof with interest as aforesaid. The Mortgagors shall pay all costs, charges, expenses including all costs, as charged between Attorney and client, incurred by the Mortgagee in connection with the preservation, maintenance and protection of Mortgage security.

On payment of the amount due to the mortgagee from the Mortgagor the mortgagee at the cost of the Mortgagors shall transfer the mortgaged premises to the Mortgagors free from its encumbrance and charge thereof accruing due or vesting in the mortgage and shall release the said property from its encumbrance and charge accruing due or vesting in the mortgage and thereupon this mortgage shall be deemed to be extinguished.

<u>Schedule – "A" Mode of Payment</u>

Loan amount of Rs. 3,00,00,000/- (Rupees Three Crore Only) is sanction by the bank and bank will disbursed the said amount as per the progress of construction and with certificate of the Engineer.

<u>Schedule – "B" Repayment of Loan</u>

Nature of facility	**Amount**
Term (Project) Loan for construction of building Repayable within 36 months installment of Rs. 14,54,600/- at the rate of interest @ 15.00 % p.a. (out of that 12 Months Moratorium Period)	**Rs. 300,00,000/-** (Three Crore Only)

Term / Project loan granted to **Mr. Dattu Sopan Landge** for construction of building.

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Schedule – "C" Above Referred To :

DESCRIPTION OF PROEPRTY

All that piece and parcel of the property bearing Plot No. 72/6 in Sector No. 1 admeasuring 1662.50 Sq. Mtrs. **i.e.** (plot no 72/6A adm 540.83 Sq Mtrs and plot No 72/6B adm 1121.67 Sq Mtrs. as per sanction layout dt 27/06/2019 on which promoter is constructing building) being and lying at Bhosari, Taluka and Sub-Registration District Haveli, District and Registration District Pune and within the local limits of Pimpri Chinchwad New Town Development Authority and Pimpri Chinchwad Municipal Corporation, along with land under open space, parking, Road therein and together with construction/multistoried building thereon and to be constructed thereto in the Project Viz "Suryayug Lotus" out of that 41 Flats and 8 shops, society office, detailed described below and amenities space bounded as follows:

On or towards East :- By 15 Mtrs. wide Road
On or towards West :- By 12.5 % Reserved Land out of H-52 Part
On or towards South :- By Electric Line, Drainage Line & unauthorized Star Roan
On or towards North :- By 9.0 Mtrs. wide Road

IN THE WITNESS WHEREOF the parties hereto have signed hereunder on the day and date mentioned herein above.

Name	Photo	Thumb
Sign :- Bandgs Mr. Dattu Sopan Landge (Promoter, Builder & Developer) **MORTGAGOR/BORROWER**		
Authorized Signatory Pavana Sahakari Bank Ltd. **MORTGAGEE /BANK**		

WITNESSES :

1.Sign :
Name : Sachin D. Landge
Address : Bhosari Pune 39

2.Sign : Sachin
Name : Sachin A. Khanawe
Address : Kasarwadi, Pune-12

ANNEXTURE A (Page 1)

Details of Flats / shop mortgaged in Project "Suryayug Lotus" Subject of Mortgage Deed constructed on plot no 72/6B in Sector No 1 at Bhosari, Pune

sr no	flat numbers	floor
1	101, 102, 103, 104, 105, 106	First
2	201, 202, 203, 204, - 206	Second
3	301, 302, 303, 304, 305, 306	Third
4	401, 402, 403, 404, 405, 406	Fourth
5	501, 502, 503, 504, 505, 506	Fifth
6	606	Sixth

Sr. No	Shop No.	Floor
1	01, 02, 03, 04, 05, 06, 07, Fitness / Society office	Ground

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हवेली क्र. २४ चे सह - दुय्यम निबंधक वर्ग - २ यांचे
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PAVANA SAHAKARI BANK LTD., PUNE

PSB

Ref. No. : मु.का./कर्ज/३८/२३-२४

Date : २१/०४/२०२३

प्रति,
श्री.दत्तु सोपान लांडगे
पिंपरी शाखा

आपले कर्ज मागणी अर्जाचा विचार होऊन मा.संचालक मंडळ सभा दि.२७/०४/२०२३ चा ठराव क्र.०६(०१) अन्वये खालील अटी व शर्तींवर रु.३,००,००,०००/- चे मुदत कर्ज मंजूर करण्यात आलेले आहे.

अर्जदार	- श्री.दत्तु सोपान लांडगे
कर्ज प्रकार	- मुदत कर्ज (प्रोजेक्ट लोन)
कर्जाचे कारण	- बांधकाम व्यवसायासाठी
कर्ज मागणी	- रु.३,००,००,०००/-
कर्ज मंजूर	- रु.३,००,००,०००/- **(रुपये तीन कोटी फक्त)**
मुळ तारण	- १.गांव मौजे.भोसरी, जि.पुणे येथील पिंपरी चिंचवड नवनगर विकास प्राधिकरण प्लॉट नं.७२/६, सेक्टर नं.१६६२.५० चौ.मी हि जमिन व त्यावरील होणारे २८१२.३६ चौ.मि (३०२७१.१६ चौ.फुट) बांधकाम (एकुण ४२ प्लॉट व ८ शॉपस) मुल्यांकन रक्कम- रु.६,६४,००,०००/- सरकारी मुल्यांकन रु.२,१३,९२,७१७/-
मुदत	- ३६ महिने (पैकी बारा महिने मोरोटोरियम)
व्याजदर द.सा.द.शे	- १५.००%
दरमहा हप्ता	- रु.१४,५४,६००/ -(रुपये चौदा लाख चौपन्न हजार सहाशे फक्त)
जामीनदार	- १. श्री.चेतन बारीकराव वाघमारे २. श्री.योगेश बाळासाहेब देवकर

इतर अटी

१) मंजूर झालेल्या कर्जाची उचल मंजूरीच्या दिनांकापासून ३ महिन्यांचे आत केली पाहिजे. अशी उचल न केल्यास सदर कर्जास फेरमंजूरी घ्यावी लागेल.

२) कर्ज रक्कमेचे वितरण कामाच्या प्रगतीनुसार मागणीनुसार आर्किटेक्टचा दाखला घेवून व शाखा व्यवस्थापकानी भेट देवून खात्री करुन घेतल्यानंतर मंजूर कर्ज रक्कम टप्याटप्याने अदा करण्यात येईल.

३) नियमानुसार छाननी फी आकारण्यात येईल व नियमानुसार स्टॅम्प पेपर्सवर आवश्यक दस्तऐवज करुन घ्यावे लागतील. त्यासाठी आवश्यक असणारी स्टॅम्प फी आपणास भरावी लागेल.

४) सदर कर्ज प्रकरणी जे जामीनदार सभासद नाहीत त्यांना नाममात्र सभासद व्हावे लागेल.

५) नियमानुसार मंजूर कर्ज रक्कमेच्या प्रमाणात २.५% प्रमाणे किंवा जास्तीत जास्त रु.५,००,०००/- जादा भाग घ्यावे लागतील.

६) कर्ज चालू असेपर्यंत तारण मालमत्तेची प्रत्येक वर्षाची विमा पॉलिसी विमा संपणेचे तारखेपुर्वी नुतनीकरण करुन शाखेमध्ये जमा करण्यात यावी. अथवा बँकेतर्फे संयुक्त नावाने विमा उतरवून प्रत्येक वर्षाची विमा पॉलिसी बँक दप्तरी घेण्यात येईल.

७) बँकेच्या मा.विधान सल्लागार पॅनेलमधील विधान सल्लागाराचे अभिमतानुसार तारण देऊ केलेल्या सर्व स्थावर मिळकतीचे रितसर रजिस्टर गहाणखत विधान सल्लागाराचे मार्फत करुन घेऊन मूळ रजिस्टर गहाणखत व इंडेक्स II च्या प्रती बँक दप्तरी जमा कराव्या लागतील. तारण मालमत्तेचा अद्ययावत सर्च व टायटल रिपोर्ट दप्तरी द्यावा लागेल. सदरची मालमत्ता निर्जोखिम व तारण घेण्यास योग्य आहे या आशयाचा रिपोर्ट बँकेच्या संबंधित विधान सल्लागार यांचेकडून घेण्यात येईल.

८) व्यवसायाचे ठिकाणी बँकेचा अर्थ सहाय्यक विषयक बोर्ड लावण्यात येईल.

९) मंजूर कर्ज रक्कम मागणी केलेल्या कारणासाठी न वापरल्यास संपूर्ण रक्कम परत मागण्याचा बँकेला अधिकार राहील.

(कृपया मागे पहा . . .)

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१०) तारण मिळकतीचे मुळ दस्तऐवज बँक दप्तरी जमा करावे लागतील.
११) व्यवसायाच्या माहितीपत्रकाच्या पॉम्प्लेटच्या जाहिरातीमध्ये बँकेला दिलेल्या स्थावर तारण मालमत्तेचा **उल्लेख** करावा लागेल व बँकेचा अर्थसहायक विषयक नामोल्लेख संबंधित माहितीपत्रकावर करावा लागेल.
१२) कर्ज प्रकरणी सादर केलेल्या कागदपत्रांच्या झेरॉक्स प्रती सेल्फ अटेस्टेड करुन देण्यात याव्यात.
१३) कोणत्याही परिस्थितीमध्ये आपले कर्जखाते एन.पी.ए. झाल्यास आपल्याकडे येणे असलेली सर्व **रक्कम एकरकमी** मागण्याचा बँकेस हक्क राहील.
१४) सदर कर्ज परतफेडीची सर्वप्रथम जबाबदारी कर्जदाराची आहे. तसेच कर्जदारा इतकेच भागिदार व जामिनदार देखील तितकेच जबाबदार राहतील.
१५) बांधकामाच्या फ्लॅटच्या अथवा बांधकामाचा कोणताही भाग विक्रीकरिता बँकेची पुर्व परवानगी (Noc) घेणे आवश्यक आहे.
१६) एकूण कर्जाच्या परतफेडीचा कालावधी ३६ महिने राहील त्यापैकी पहिले १२ **महिने मॉरोटोरियम कालावधी** राहील सदर मॅारोटेरियम कालावधीत दरमहा आकारलेल्या व्याजाची रक्कम **भरणा करणे आवश्यक** राहील तसेच मॉरोटोरियम कालावधी नंतर सिस्टीम मध्ये येणारा हप्ता लागु राहील.
१७) सदर कर्ज प्रकरणी अन्य एक सक्षम व्यवसायीक जामिनदार घेण्यात यावे.

चीफ एक्झीक्युटीव्ह **ऑफिसर**

वरील सर्व अटी आम्हाला मान्य असून त्याबाबत आमची काहीही हरकत नाही.

श्री.दत्तु सोपान लांडगे (कर्जदार)

जामिनदार- श्री.चेतन बारीकराव वाघमारे (जामीनदार)

श्री.योगेश बाळासाहेब देवकर (जामीनदार)

प्रत माहिती व कार्यवाहीसाठी - शाखा व्यवस्थापक, पिंपरी शाखा

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
सह दुय्यम निबंधक वर्ग - २ हवेली क्र. २४
सत्यमेव जयते
HAVELI-24

हवल-२४

८०५८	१६	२८
२०२३		

20/07/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.हवेली 25
दस्त क्रमांक : 13459/2022
नोदंणी :
Regn:63m

गावाचे नाव : भोसरी

(1)विलेखाचा प्रकार	घोषणापत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0.0001
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन :, इतर माहिती: गाव मौजे भोसरी प्राधिकरणाचे सेक्टर नं.1 प्लॉट नं.72/6ब पिंपरी चिंचवड महानगरपालिकेचे मंजूर इमारत आराखड्याप्रमाणे या मिळकतीवर येत असलेल्या इमारत मिळकतीबाबत सुर्ययुग लोटस अपार्टमेंट कंडोमिनीअम या नावाने प्रस्तुत अपार्टमेंट डीड डिक्लरेशन केले असे .((Plot Number : 72/6ब ; SECTOR NUMBER : 1 ;))
(5) क्षेत्रफळ	1) 1121.67 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दत्तू सोपान लांडगे प्रमोटर्स बिल्डर्स ॲन्ड डेव्हलपर्स - वय:-72; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भोसरी पुणे , महाराष्ट्र, PUNE. पिन कोड:-411039 पॅन नं:-ACNPL6940K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/07/2022
(10)दस्त नोंदणी केल्याचा दिनांक	20/07/2022
(11)अनुक्रमांक,खंड व पृष्ठ	13459/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit

मी नक्कल केली
मी वाचली
मी रुजवात घेतली

अस्सल बरहुकुम नक्कल

दस्तासोबतची प्रत
श्री./श्रीमती दत्तु सोपान लांडगे
यांना दिली असे.
तारीख २०/०७/२०२२

सह-दुय्यम निबंधक हवेली क्र.२५

SEAL OF THE JOINT SUB-REGISTRAR

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
सत्यमेव जयते
HAVELI-24

हवल-२४
८७५८ | १० | २८
२०२२

19/06/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 14
दस्त क्रमांक : 4222/2015
नोदंणी :
Regn:63m

गावाचे नाव : 1) भोसरी

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	13030
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	13030
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर वर्णन :, इतर माहिती: , इतर माहिती: गाव मौजे भोसरी येथील पिंपरी चिंचवड नवनगर विकास प्राधिकरणाचे सेक्टर नं 1 मधील भुखंड क्र 72/6 यांसी क्षेत्र 1662.50 चौ.मी हि जमीन मिळकत((Plot Number : 72/6 ; SECTOR NUMBER : 1 ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 1662.5 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-दत्तु सोपान लांडगे वय:-65; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: भोसरी पुणे , महाराष्ट्र, पुणे. पिन कोड:-411039 पॅन नं:-ACNPL6940K
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पिंपरी चिंचवड नवनगर विकास प्राधिकरण निगडी पुणे ४४ तर्फे मुख्य कार्यकारी अधिकारी श्री सुरेश जाधव वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: निगडी पुणे , महाराष्ट्र, पुणे. पिन कोड:-411044 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	19/06/2015
(10)दस्त नोंदणी केल्याचा दिनांक	19/06/2015
(11)अनुक्रमांक,खंड व पृष्ठ	4222/2015
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	200
(14)शेरा	

नक्कल वाचली
व रुजवात घेतली

अस्सल हुकुम नक्कल

सह दुय्यम निबंधक (वर्ग-२)
हवेली क्र.१४, पुणे.

दस्तासोबतची नक्कल
श्री./सौ. दत्तु लोंडगे
यांना दिली
दिनांक १९/०६/२०१५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

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

THE SEAL OF THE JOINT SUB-REGISTRAR OF HAVELI NO.14

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-24

हवल-२४
९७४८	१८	२८

२०२३

Pimpri Chinchwad New Town Development Authority
ADC, Near Akurdi Railway Station, Akurdi, Pune - 411 044. Ph. No. : (020) 27166000/27662934/35.
Fax No. : (020) 27653670 E-mail : pcntda@yahoo.com Website : www.pcntda.org.in

NO OBJECTION CERTIFICATE

Sub: No Objection for mortgaging of the lease hold rights.

Ref: 1) This office Allotment Certificate No. DA/12.5% Plot/SR/Ravet/2014/1817, dt. 25/08/2015.
2) Application from Shri. Dattu Sopan Landge, dt. 30/07/2019.

THIS IS TO CERTIFY THAT Plot No. 72/6 (12.5% layout) from Sector No. 01 admeasuring about 1662.5 Sq. mtrs. has been allotted to Shri. Dattu Sopan Landge on 99 years lease hold basis under the scheme of 12.5% return of land against the acquired area as per G.R. dated 03-03-1990 and 15-09-93 and 04-08-2000. The Lease Deed of the said Plot has been executed at Sub-Registrar Haveli No. 14, Dist- Pune on 19/06/2015, under registration No. 4222. The possession of the plot has been handed over to the Lessee on 19/06/2015.

The Development Authority has sub divided the above plot as under vide this Office No. 826, dated 27/06/2019.

Sub Divided Plot No.	Area
72/6A	540.83 Sq.Mtr.
72/6B	1121.67 Sq.Mtr.

The Development Authority has sanctioned the Building Plan in respect of Sector No. 01, Plot No. 72/6B (12.5% layout), Area 1121.67 Sq. mtrs. vide this Office letter No. DA/26/01/72/6B/844, dated 03/07/2019.

P.C.N.T.D.A. is a Corporate Body established by the Govt. of Maharashtra by virtue of Section 113 (2) of M.R. & T.P. Act, 1966 for acquiring, developing, and disposing of lands in the New Town.

The Development Authority has No Objection for mortgaging the Lease hold rights of the said plot by the Lessee/Assignee or by the participant members of the proposed registered organization for development (construction) only with any one of the following Financial Institutions subject to the terms and conditions mentioned hereinafter.

(1) H.D.F.C. Ltd, (2) I.C.I.C.I. Home Finance Ltd. (3) Gruha Finance (4) Any Nationalized Banks. (5) Any Co-operative Banks (6) L.I.C. Housing Finance (7) Can Fin Homes. (8) I.D.B.I. Bank Ltd, (9) Citi Bank (10) Standard Chartered Bank. (11) G.I.C. Housing Finance (12) State Government (13) Central Government (14) H.D.F.C. Bank. 15) I.D.B.I. Homes Finance Ltd. 16) S.B.I. Home Finance, 17) Birla Home Finance, 18) U.T.I. Bank, 19) Sahara Housing finance Corporation Limited, 20) Cholamandalam DBS, 21) Deutsche Post bank Home Finance Ltd, 22) Corporation Bank, 23) DHFL, 24) Axis Bank, 25) Kotak Mahindra Bank Ltd. 26) ICICI Bank Ltd., and any Financial Institution approved by Reserved Bank of India.

This No Objection Certificate is granted subject to the following terms and conditions:

1. The Lessee/Assignee should form the proper Registered Organization under respective Act of all the participant members and obtain certified list of such member and registration certificate from proper authority.

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THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-24
सत्यमेव जयते

हवल-२४		
८७४८	१८	२८
२०२३		

2. The Lessee/Assignee should execute registered document with each participant member before obtaining Completion Certificate for proposed development of the plot.

3. In the Agreement between the Lessee/Assignee and the Participants Members, the Lessee/Assignee should disclose to the Participate Members regarding the applicability of standard conditions of lease as well as condition of Land Disposal Rules, 1973 applicable for the said land.

4. The Lessee shall disclose in the agreement between the Lessee and the participants members that unless the lease hold rights are assigned in the name of the registered organization of the participant members and unless the Development Authority execute the Assignment Deed in respect of the said land in favour of registered organization of the participant members, the participant members will not obtain lease hold rights in the aforesaid property.

5. The financial institutes accepting the N.O.C. for mortgaging the lease hold rights of the participant members of the registered organization, shall not disburse the last installment of the loan or 10% of the total amount of loan whichever is more, to the applicant until the entire property is assigned in the name of Registered Organization of the participant members and a certificate to that effect is issued by the Development Authority. If the applicant makes default in payment of loan advanced to him the financial institute shall not auction the property without the prior written consent of PCNTDA.

6. This N.O.C. is valid for the development carried out as per the sanctioned plan mentioned above and will automatically be cancelled for violation of any condition viz. for non payment of unearned income/ transfer fee to Development Authority, F.S.I. limit, conditions of Lease Land Disposal Rules, 1973 and other condition enumerated in the commencement certificate in any. The financial transaction based on such N.O.C. which is rendered as invalid, would be treated as illegal.

7. The Lessee shall pay to the Development Authority the stipulated unearned income as per G.R. dated 04-08-2000 for assigning the lease hold rights to the registered society or organization of the participant members in respect of the said land.

8. This Office has sanctioned Building Plan of Plot No. 72/6B (12.5%), Sector No. 01 vide Letter No. No. **DA/26/01/72/6B/844, dated 03/07/2019** & This N.O.C. is, therefore, applicable only in respect of Plot No. 72/6B (12.5%), Sector No. 01, Area 1121.67 Sq. mtr.

Pimpri-Chinchwad New Town Development Authority
PCNTDA
ESTD 1972
PUNE

(Pramod Yadav)
Chief Executive Officer

No. DA/Section-I/ 1264

Date : 23 AUG 2019

To :

Shri. Dattu Sopan Landge
Landge Ali, Bhosari, Pune-39.

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI - 24
सत्यमेव जयते

हवल-२४		
८७४६	२०	२८
२०२३		

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पिंपरी चिंचवड महानगरपालिका, पिंपरी १८.

परिशिष्ट डी – १

सुधारीत

बांधकाम चालू करणेकरिता दाखला

पिंपरी चिंचवड महानगरपालिका, पिंपरी – १८
क्रमांक – बी.पी./भोसरी/प्रा. /१२४/ २०२२
दिनांक : ०२/०६/२०२२

श्री./श्रीमती/मे. दत्तू सोपान लांडगे

द्वारा : ला. आ. / ला. स. श्री. शमसुद्दीन नायब
ऑ.नं. ३, पहिला मजला, सुरजानी चेंबर्स, पिंपरी, पुणे-१८

पिंपरी चिंचवड महानगरपालिका यांजकडून महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम १९६६ चे कलम १८/४४ अन्वये पिंपरी-चिंचवड महानगरपालिकेच्या सीमेतील मौजे भोसरी प्राधिकरण येथील सर्व्हे नं/ गट नं. — सिटी सर्व्हे नं. से.नं.१ (पै) प्लॉट नं. ५३/६ बी मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक ०२/०३/२०२२ रोजी प्राप्त झाला. यावरून बांधकाम करण्यास खाली नमुद अटींवर व जादा अट क्र १ ते ४६ नुसार तुम्हास बांधकाम परवानगी देण्यात येत आहे.

१) सेट बॅकच्या अंमलबजावणीच्या परिणामी रिक्त केलेली जमीन भविष्यात सार्वजनिक रस्त्याचा भाग बनेल.
२) कोणतीही नवीन इमारत वा त्यातील भाग ताब्यात घेतला जाणार नाही किंवा त्या व्यतिरिक्त किंवा वापरण्याची परवानगी मिळणार नाही किंवा भोगवटा प्रमाणपत्र मंजूर होईपर्यंत कोणत्याही व्यक्तीस वापरण्याची परवानगी दिली जाणार नाही.
३) सदर प्रारंभ प्रमाणपत्र बांधकाम चालु करणेच्या तारखेपासून सुरू होणाऱ्या एका वर्षाच्या कालावधीसाठी वैध राहील.
४) ही परवानगी आपल्या मालकीच्या जमिन (भुखंड) नसलेल्या जागेचा विकास करण्यास पात्र नाही.

सोबत – १ ते ४६ अटी व नकाशा प्रती.

उप अभियंता
पिंपरी चिंचवड महानगरपालिका

कार्यकारी अभियंता
पिंपरी चिंचवड महानगरपालिका

सह शहर अभियंता
पिंपरी चिंचवड महानगरपालिका

प्रत माहितीसाठी :
१) सहा. मंडल अधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी वाघेरे / पिंपरीनगर / चिंचवड / भोसरी / कासारवाडी / आकुर्डी / निगडी प्राधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सौदागर / वाकड / रावेत / रहाटणी / थेरगांव.
२) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे – ४११ ००१.

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
HAVELI-24
सत्यमेव जयते

हवेल – २४		
८७४६	२९	२६
२०२३		

PCNTDA

Pimpri Chinchwad New Town Development Authority

New Administrative Building, ADC, Near Akurdi Railway Station, Pune - 411 044. Ph. No. (020) 27652934/35
Fax No- 27653570 E-mail - pcntda@yahoo.com Website - www.pcntda.org.in

No.DA/12.5.% Plot/ SR/Ravet /2014 | 1 5 (7

Date
25 AUG 2015

Read

1 Application dated 22/05/1995 & 26.08.11
2.Compensation Certificate dated 20/07/1996
3. Indemnity Bond dated 22/05/1995
4. Lease Deed dated 19/06/2015 under Registration No 4222

ALLOTMENT CERTIFICATE

This is to certify that **Plot NO 72/6** from **Sector No. 1,** admeasuring about **1662.50 Sqmtrs respectively (12.5 %)** of Pimpri Chinchwad New Town has been allotted on 99 year lease hold basis to **Shri Dattu Sopan Landge**

The Allottee has paid **Rs 4050/-(Four Thousand Fifty only)** for the above plots. The Lease Deed for the **Plot No. 72/6 in Sector no- 1** has been got executed from the Leasee at Joint Sub-Registrar's Office, Haveli No **14,** Dist Pune on **19/06/2015** at Sr.No. **4222** . The possession of the plot has been handed over to the Leasee on 19/06/15.

The above **Plot No 72/6 in Sector no 1** is a part of Survey Number 22 from Village Bhosari and the same has been in possession of the Development Authority.

This Development Authority has got the layout plan from Sector No. 1 approved from the Government and it shows the **Plot N0 72/6** allotted by the Development Authority.

PIMPRI CHINCHWAD NEW TOWN DEVELOPMENT AUTHORITY ESTD. 1972

उपमुख्य ... प्राधिकरण

For Chief Executive Officer

To

Shri Dattu Sopan Landge
Residing at Bhosari, Landge Ali, Taluka : Havaeli, Dist: Pune

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI - 24

हवल-२४		
६०४८	२२	२५
२०२३		

वाचले :- १)श्री.दत्तु सोपान लांडगे रा. भोसरी पुणे -४११०३९ याचा दि ५/७/२०१९ रोजीचा अर्ज
२) पिंपरी चिंचवड नवनगर विकास प्राधिकरण यांचेकडील प्रमाणपत्र क्र.विप्रा/२६/०१/७२/६वी /८४४ दि.३/७/२०१९

उपविभागीय अधिकारी हवेली
उपविभाग पुणे यांचे कार्यालय
क्र.एनए/एसआर/३८/१९
पुणे-१, दि १५ /७ /२०१९

विषय -मौजे -भोसरी ,ता.हवेली येथील येथील पेठ क्र.१ भूखंड क्र. ७२/६ मधील १६६२.५० चौ.मी. (१२.५%) क्षेत्रावर रहिवास वापरासाठी अकृषिक सारा आकारणी करणेबाबत.

आदेश

मौजे भोसरी ता. हवेली, जि.पुणे येथील खालील वर्णनाची जमीन पिंपरी चिंचवड नवनगर विकास प्राधिकरण, निगडी यांचे हक्कनोंदणीस दाखल आहे.

गावाचे नांव	पेठ नंबर	प्लॉट नंबर	क्षेत्र
भोसरी	१	७२/६	१६६२.५० चौ.मी.

या जमिनीस अकृषिक आकारणी करून मिळणेकामी श्री.दत्तु सोपान लांडगे रा. भोसरी पुणे - ४११०३९ यांनी अर्ज दाखल केलेला आहे. अर्ज ठराविक नमुन्यात दिलेला आहे. अर्जा सोबत जोडलेल्या कागदपत्रांवरून असे दिसून येते की, सदर जमीन पिंपरी चिंचवड नवनगर विकास प्राधिकरण निगडी, यांचे नावे असून ती श्री.दत्तु सोपान लांडगे रा. भोसरी पुणे -४११०३९ यांना भाडेपट्याने दिलेली आहे.

पिंपरी चिंचवड नवनगर विकास प्राधिकरण निगडी यांनी प्रमाणपत्र क्र.विप्रा/२६/०१/७२/६वी /८४४ दि.३/७/२०१९ अन्वये रहिवास वापराचे नकाशे मंजुर केले आहेत.

अर्जदार यांनी भुखंडाचा ताबा घेतलेचे दिनांकापासून आकारणी करणे आवश्यक असलेने त्यानुसार अर्जदार यांनी अकृषिक सारा रु.२८३०/-,रूपांतरीत कराची रक्कम रु.१४१५०/-व थकीत सारा रु.रु.१४१५०/- एकूण रक्कम रु.३११३०/- इतकी शासकीय कोषागारामध्ये जमा करून चलनाची प्रत या कार्यालयास सादर करावी.

वरील परिस्थती विचारात घेता, अर्जदार यांनी धारण केलेल्या क्षेत्रास अकृषिक आकारणी करणेस हरकत नाही. म्हणून, महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ व त्याखालील नियमानुसार मला प्रदान करणेत आलेल्या शक्तीनुसार मी, उपविभागीय अधिकारी हवेली, उपविभाग पुणे, श्री.दत्तु सोपान लांडगे रा. भोसरी पुणे -४११०३९ यांनी धारण केलेल्या खालील जमीनी मधील क्षेत्रावर रहिवास वापरासाठी अकृषिक आकारणी खालील अटी व शर्तीवर करणेचे आदेश देत आहे.

गावाचे नांव	पेठ नंबर	प्लॉट नंबर	क्षेत्र
भोसरी	१	७२/६	१६६२.५० चौ.मी.

१. पिंपरी चिंचवड नवनगर विकास प्राधिकरण पिंपरी चिंचवड यांनी मंजूर केलेल्या बांधकाम नकाशानुसार बांधकाम करावे.

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
सत्यमेव जयते
HAVELI - 24

हवल-२४		
९७५८	२४	२८
२०२३		

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

आधार

नोंदविण्याचा क्रमांक / Enrollment No 2006/00705/16459

27/09/2012

To,
दत्तोबा सोपानराव लांडगे
Dattoba Sopanrao Landge
GAVHANE VASTI LANDGE ALI NAVIN BHAJI MARKET
JAVAL
BHOSARI
Bhosarigoan Pune
Maharashtra 411039

Ref: 74 / 17A / 145844 / 147630 / P

SH086244078DF

आपला आधार क्रमांक / Your Aadhaar No. :

5434 6631 9209

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

दत्तोबा सोपानराव लांडगे
Dattoba Sopanrao Landge
जन्म वर्ष / Year of Birth : 1950
पुरुष / Male

5434 6631 9209

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

LANDGE DATTATRAY SOPAN
SOPAN SHIVRAM LANDGE
01/02/1950
Permanent Account Number
ACNPL6940K

Signature

29032006

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-24

हवल-२४		
६७४५	24	25
२०२३		

भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदणी क्रमांक / Enrollment No 2006/00705/15010

To,
कृष्णा नंदकुमार लांडगे
Krushna Nandkumar Landge
mahadev mandir javal landge ali
BHOSARI
Bhosangoan Pune
Maharashtra 411039
9921099090

06/03/2012

Ref: 300 / 26D / 402404 / 402787 / P

UF365731886IN

आपला आधार क्रमांक / Your Aadhaar No. :
8345 8210 0369

आधार — सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

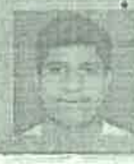
कृष्णा नंदकुमार लांडगे
Krushna Nandkumar Landge
जन्म वर्ष / Year of Birth : 1989
पुरुष / Male

8345 8210 0369

आधार — सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

KRUSHNA NANDKUMAR LANDGE
NANDKUMAR RAMBHAU LANDGE
09/11/1989
Permanent Account Number
AFAPL5272J



Signature

PAVANA SAHAKARI BANK LTD.

Mr.Krushna N. Landge
Asst Manager
Employee Code : 0147

Employee Sign
Authorised Signatory
Plot No. 83, MIDC DII Block Telco Road
Chinchwad, Pune - 411019.
visit us:www.pavnabank.com

THE SEAL OF JOINT SUB-REGISTRAR CLASS II
HAVELI - 24
सत्यमेव जयते

हवेल - २४
८८५ | २६ | २५
२०२३

525/9758
बुधवार,10 मे 2023 11:23 म.पू.

दस्त गोषवारा भाग-1

हवल24 २०१२
दस्त क्रमांक: 9758/2023

दस्त क्रमांक: हवल24 /9758/2023

बाजार मुल्य: रु. 00/-   मोबदला: रु. 3,00,00,000/-

भरलेले मुद्रांक शुल्क: रु.90,000/-

दु. नि. सह. दु. नि. हवल24 यांचे कार्यालयात
अ. क्रं. 9758 वर दि.10-05-2023
रोजी 11:21 म.पू. वा. हजर केला.

पावती:10299   पावती दिनांक: 10/05/2023

सादरकरणाराचे नाव: **तारण देणार - दत्तू सोपान लांडगे - -**

नोंदणी फी	रु. 15000.00
दस्त हाताळणी फी	रु. 600.00
पृष्टांची संख्या: 30	
एकुण:	15600.00

दस्त हजर करणाऱ्याची सही:

JSR Haveli 24
सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. २४,पुणे.

JSR Haveli 24
सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. २४,पुणे.

दस्तऐवजाचा प्रकार: डीड ऑफ मॉरगेज
मुद्रांक शुल्क: Any Other Case
शिक्का क्रं. 1 10 / 05 / 2023 11 : 21 : 05 AM ची वेळ: (सादरीकरण)
शिक्का क्रं. 2 10 / 05 / 2023 11 : 21 : 55 AM ची वेळ: (फी)

THE SEAL OF JOINT SUB-REGISTRAR CLASS-II HAVELI-24
सह. दुय्यम निबंधक वर्ग - २ हवेली
सत्यमेव जयते

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता, वैधता कायदेशीर बाबीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपुर्णपणे जबाबदार राहतील.

लिहुन देणार :
१)
२)

लिहुन घेणार :
१)
२)

दस्त गोषवारा भाग-2

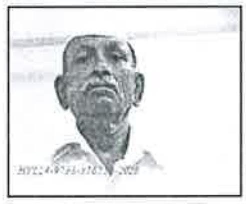
हवल24 2८/2८

दस्त क्रमांक:9758/2023

10/05/2023 11 27:12 AM

दस्त क्रमांक :हवल24/9758/2023

दस्ताचा प्रकार :-डीड ऑफ मॉरगेज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:पवना सहकारी बँक लि शाखा पिंपरीगाव तर्फे प्राधिकृत अधिकारी कृष्ण नंदकुमार लांडगे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पिंपरीगाव, पुणे , महाराष्ट्र, पुणे. पॅन नंबर:	कर्ज देणार वय :-33 स्वाक्षरी:-		
2	नाव:तारण देणार - दत्तू सोपान लांडगे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: लांडगे आळी, भोसरी, पुणे , महाराष्ट्र, पुणे. पॅन नंबर:ACNPL6940K	कर्ज घेणार वय :-73 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत डीड ऑफ मॉरगेज चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:10 / 05 / 2023 11 : 23 : 43 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:नागेश ब्रडगिरी - - वय:25 पत्ता:चिंचवड, पुणे पिन कोड:411033	स्वाक्षरी		
2	नाव:देवेंद्र पाटील . . वय:35 पत्ता:¸û¢¸ô¿, èÿáá पिन कोड:411033	स्वाक्षरी		

प्रमाणित करण्यात येते की,
या दस्तऐवजात एकुण २८ पृष्ठे आहेत
पहिले नंबराचे पुस्तकाचे
९७५८ नंबरी नोंदवला.

शिक्का क्र.4 ची वेळ:10 / 05 / 2023 11 : 26 : 04 AM

JSR Haveli 24

सह. दुय्यम निबंधक (वर्ग-२)
हवेली क्र. २४,पुणे.

Payment Details.

सह. दुय्यम निबंधक (वर्ग-२) हवेली क्र. २४
दिनांक 10/05/२०२३

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DATTU SOPAN LANDGE	eChallan	02700452023050950461	MH001809462202324E	90000.00	SD	0000961793202324	10/05/2023
2	DATTU SOPAN LANDGE	eChallan		MH001809462202324E	15000	RF	0000961793202324	10/05/2023
3		DHC		0905202314402	600	RF	0905202314402D	10/05/2023

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

9758 /2023

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2. Get print immediately after registration.

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THE SEAL OF JOINT SUB-REGISTRAR CLASS-II
सह. दुय्यम निबंधक हवेली - २४
सत्यमेव जयते
HAVELI-24