

386/7104

पावती

Original/Duplicate

Thursday, April 13, 2023

नोंदणी क्र.: 39म

1:44 PM

Regn.: 39M

पावती क्र.: 7562 दिनांक: 13/04/2023

मावाने नाव: डुडळगांव

दस्तावेजाचा अनुक्रमांक: हुबल 18-7104-2023

दस्तावेजाचा प्रकार: कल्हेन्स डीड

मादर कम्प्लायन्स नाव: हिलसाईड रेसीडेन्सी को ऑप हीसिंग सोसायटी लि. तर्फे चेअरमन प्रकाश शांताराम भोसले

नोंदणी फी

रु. 100.00

दस्त-हस्ताक्षरी फी

रु. 1000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 1100.00

आपणाय मूळ दस्त, बॅबनेन प्रिंट, मूवी-२ अदाते

1:57 PM ला बॅलेम मिळाले.

सह दुय्यम निबंधक, हुबली-१९

सह दुय्यम निबंधक वर्ष-२

हवेली क्र.१४ पुणे

वाजार मूल्य: रु. 1/-

मोबइला रु. 0/-

भरलेले मूद्रांक शुल्क: रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 1000/-

सीडी/प्रमादश/पे ऑर्डर क्रमांक: 13/04202303562 दिनांक: 13/04/2023

बँकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु. 100/-

सीडी/प्रमादश/पे ऑर्डर क्रमांक: MH000572503202324E दिनांक: 13/04/2023

बँकचे नाव व पत्ता:

Handwritten text, possibly a signature or date, located in the upper left quadrant of the page.

A horizontal line drawn across the lower portion of the page.

386/7104

इतर पावती

Original/Duplicate

Wednesday, 19 April 2023 12:35 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8133 दिनांक: 19/04/2023

गावाचे नाव: -हुड्डळगांव

दस्तावेजाचा अनुक्रमांक: हबल 18-7104-2023

दस्तावेजाचा प्रकार: कन्व्हेन्स डीड

मादर करणान्याचे नाव: हिलमाईड रेसीडेन्सी को ऑप हीसिंग सोसायटी लि. तर्फे चेअरमन प्रकाश शांताराम भोसले

वर्णन

दस्त हाताळणी फी

रु. 1560.00

पृष्ठांची संख्या: 78

एकूण:

रु. 1560.00

सह दुय्यम निबंधक, हवेली-18

प्रसह दुय्यम निबंधक

हवेली क्र.१८, (वर्गर) पुणे.

1); देयकाचा प्रकार: DHC रक्कम: रु.1560/-

डीडी/घनादेश/पि ऑर्डर क्रमांक: 1904202304227 दिनांक: 19/04/2023

बँकाचे नाव व पत्ता:



13/04/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. हवेली 18

दस्त क्रमांक : 7104/2023

नोदणी :

Regn/63m

गावाचे नाव : हुडुळगांव

(1)विशेषाचा प्रकार	कन्व्हेंन्स डीड
(2)मोबदला	0
(3) वांतागमाव(भाडेपट्ट्याच्या वापरातगट्टाकार आवागामी देता की गट्टेदार ते तमुद करावे)	1
(4) भू-मापन,पॉटरेन्सा व परकमांक(असल्यास)	1) पालिकेचे नाव:पिंपरी-चिंचवड म.न.पा. इतर बर्थम , इतर माहिती , इतर माहिती: गाव मोजे हुडुळगाव पेपीन गट नं. 96 यांसी एबुण क्षेत्र 02 हे. 22 आर + पोटखराबा 0 हे 03 आर यांसी एबुण क्षेत्र 02 हे 25 आर यांसी क्षेत्र 00 हे 20.89 आर या मिल्कतीवर वांधलेल्या इमारतीमधील बिंग ए मधील 40 फ्लॅट व बिंग वी मधील 40 फ्लॅट चे कन्व्हेंन्स डीड अर्म. ((GAT NUMBER : 96 :))
(5) अंशकळ	1) 0.2089 हेक्टर , आर
(6)आवागामी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तगिबज करम देणा-या/विहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. राजर्षी लेंडमार्क एल एल पी कॉर्पोरेशन बय:-20; पत्ता:-प्लॉट नं. ५, माळा नं. ५, इमारतीचे नाव:-, ब्लॉक नं. ५, रोड नं. ५, महाराष्ट्र, पुणे. पिन कोड:-411019 पॅन नं:-AAXFR1339J 2): नाव:-मंडीप भगत परबाडीया बय:-30; पत्ता:-प्लॉट नं. ५, माळा नं. ५, इमारतीचे नाव:-, ब्लॉक नं. ५, रोड नं. ५, मोशी पुणे , महाराष्ट्र, पुणे. पिन कोड:-411005 पॅन नं:-AAXFR1339J 3): नाव:-प्रविण जे बोकार बय:-30; पत्ता:-प्लॉट नं. ५, माळा नं. ५, इमारतीचे नाव:-, ब्लॉक नं. ५, रोड नं. ५, मोशी पुणे , महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-AAXFR1339J
(8)दस्तगिबज करम देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हिलसाईड रेसीडेन्सी को ऑप होमिंग सोसायटी लि. तर्फे नेजरमन प्रकाश शांताराम भोसले बय:-36; पत्ता:- प्लॉट नं. ५, माळा नं. ५, इमारतीचे नाव:-, ब्लॉक नं. ५, रोड नं. ५, हुडुळगाव पुणे , महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:- 2): नाव:-हिलसाईड रेसीडेन्सी को ऑप होमिंग सोसायटी लि. तर्फे मेहेदरी देवेंद्र राजेंद्र चौधरी बय:-29; पत्ता:-प्लॉट नं. ५, माळा नं. ५, इमारतीचे नाव:-, ब्लॉक नं. ५, रोड नं. ५, हुडुळगाव पुणे , महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:- 3): नाव:-हिलसाईड रेसीडेन्सी को ऑप होमिंग सोसायटी लि. तर्फे देवराज/मेधन निवेश मोहन राजेंद्र बय:-36; पत्ता:- प्लॉट नं. ५, माळा नं. ५, इमारतीचे नाव:-, ब्लॉक नं. ५, रोड नं. ५, हुडुळगाव पुणे , महाराष्ट्र, पुणे. पिन कोड:-412105 पॅन नं:-
(9) दस्तगिबज करम दिव्याचा दिनांक	13/04/2023
(10)दस्त नोदणी केल्याचा दिनांक	13/04/2023
(11)प्रमुखांक,खंड व पुत्र	7104/2023
(12)वाजारावाचप्रमाणे मुद्रांक शुल्क	500
(13)वाजारावाचप्रमाणे नोदणी शुल्क	100
(14)शेरा	



सह-दुय्यम निबंधक वर्ग-२
हवेली क्र.१८ पुणे

मूल्यांकनासाठी विचारात घेतलेला तपशील:-

मूल्यांकनाची आवश्यकता नाही कारण हा मालकी अधिकार नाही कारणांचा तपशील सोसायटी कन्व्हेंन्स डीड

मुद्रांक शुल्क आकारनाला निवडलेला अनुच्छेद :-

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

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	HILLSIDE RESIDENCY COOPERATIVE HOUSING SOCIETY LTD	eChallan	02300042023041322543	MH000572503202324E	500.00	SD	0000295233202324	13/04/2023
2		DHC		1304202303562	1000	RF	1304202303562D	13/04/2023
3	HILLSIDE RESIDENCY COOPERATIVE HOUSING SOCIETY LTD	eChallan		MH000572503202324E	100	RF	0000295233202324	13/04/2023

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





हवल-१८

6908

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GRN	MH000672503202324E	BARCODE	BT 1904-2023-1324-01	Date	1904-2023-1324-01	Form ID	251
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Department: Inspector General Of Registration		Payer Details									
Stamp Duty		TAX ID / TAN (If Any)									
Type of Payment: Registration Fee		PAN No.(If Applicable)									
Office Name: HVL1 HAVELI NO1 SUB REGISTRAR		Full Name		HILLSIDE RESIDENCY COOPERATIVE							
Location: PUNE				HOUSING SOCIETY LTD							
Year: 2023-2024 One Time		Flat/Block No.		Gal No 96							
Account Head Details		Amount In Rs.		Premises/Building							
0030046401 Stamp Duty		500.00		Road/Street		Dadajgaon					
0030063301 Registration Fee		100.00		Area/Locality		Pune					
				Town/City/District							
				PIN		412105					
				Remarks (If Any)							
				Second Party Name - M5. RAJSHREE LANDMARK LLP							
Total		600.00		Amount In Words		Six Hundred Rupees Only					
				Words							

Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK	
Cheque/DD Details:		Bank CIN	Ref. No.	02300042023041322543	000520009
Cheque/DD No.		Bank Date	Ref Date	13/04/2023-13-24-37	Not Verified with Ref
Name of Bank		Bank Branch		BANK OF MAHARASHTRA	
Name of Branch		Serial No. / Date		Not Verified with Serial	

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	US-386-7104	0000295233202324	13/04/2023-13:45:40	IGR025	100.00
2	US-386-7104	0000295233202324	13/04/2023-13:41:40	IGR025	500.00
Total Defacement Amount					600.00



हवल-१८		
७९०४	२	९२६
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II SHREE GAJANAN PRASANNA II

CONVEYANCE DEED

(HILLSIDE RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED)

THESE ARTICLES OF CONVEYANCE DEED MADE, ENTERED INTO AND EXECUTED AT **PUNE** ON THIS 13th DAY OF **APRIL** IN THE YEAR TWO THOUSAND AND **TWENTY - THREE**.

BETWEEN

M/S. RAJSHREE LANDMARK L.L.P.
(PAN No AAXFR1339J)

A registered limited liability partnership firm (LLP) Registered under the LLP Partnership Act 2008 bearing registration no AAL- 4174 having its Registered Office at B11, Parsvanath Pratistha, Purna Nagar, CDC, Chinchwad, Pune 411019

through its partner and authorized signatories

Mr. SANDEEP BHARAT PARVADIYA

Age:- 30 years,

Occupation- Business,

Address: Kendra Vihar Soc, Sant Nagar, Moshi, Pune 411005

Mr. PRAVIN J. POKAR

Age:- 49 years,

Occupation- Business,

Address: Apartment Nos 301 & 302, Elysian Apartment Condominium, Plot No.46-A, Survey No.128/18, Ram Indu Park Baner, Pune 411045

.... Hereinafter referred to as **"THE OWNER / VENDOR / PROMOTER/S"**.
(Which expression shall unless excluded by or repugnant to the subject context or meaning thereof be deemed to mean include the said Firm, its present partners his / her/ their Successor-in-interest, heirs, Legal Representative, Executors, Administrators, Nominee And permitted Assigns)

...PARTY OF THE FIRST PART.



हवल-१८		
७९०४	३	१२८
२०२३ AND		

HILLSIDE RESIDENCY COOPERATIVE HOUSING SOCIETY LTD a Co-operative Society formed and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. PNA/PNA (6)/ HSG/ (TC) / 22600 / 2022 dated 15/02/2022

Through Chairmen, Secretary & Treasurer

1. CHAIRMEN

Mr. PRAKASH SHANTARAM BHOSALE

Age – 36 years

Occupation: Service

R/at: B-408, Hillside CHS, Gat No 96, Dudulgaon Pune 412105

2. SECRETARY

Mr. DEVENDRA RAJENDRA CHAUDHARI

Age - 29 years

Occupation: Service

R/at: B-508, Hillside CHS, Gat No 96, Dudulgaon Pune 412105

3. TREASURER / MEMBER

Mr. NILESH MOHAN RAUT

Age – 36 years

Occupation: Service

R/at: A-202, Hillside CHS, Gat No 96, Dudulgaon Pune 412105

... Hereinafter called and referred to as **THE PURCHASER / SOCIETY** (Which expression shall unless excluded by or repugnant to the subject context or meaning thereof be deemed to mean include the said Society and its present Members, the persons who may be admitted as Member of the Society his/her Successor, Legal Representative, Executors, Administrators, Nominee and Assigns)

...THE PARTY OF THE **SECOND PART**.

WHEREAS

- A. That the party of the First part is absolutely ceased and otherwise empowered and qualified to execute this deed, do hereby state and declare that:-
- B. All the piece and the parcel of the land to the extent of area admeasuring 00 H 22.5 R i.e. 2250 sq. mtrs. from and out of Gat No 96 admeasuring 02 H 22 R + Potkharaba 0 H 03 R totally admeasuring 02 H 25 R and assessed at Rs. 11 Paise 81, Lying Being and situated at revenue village Dudulgaon, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub- registrar Haveli Pune and which is more particularly described in the schedule (I) written hereunder



हवल-१८		
७१०४	४	१२६
२०२३		

and hereinafter for the sake and brevity called and referred to as "The Said Property" is owned by party of the First part i.e. the Vendors / Promoters herein i.e. **M/S. RAJSHREE LANDMARK L.L.P.**, represented by its partners Mr. Sandeep Bharat Parvadiya and others (...Hereinafter referred to as the said Owners/Vendor/ Promoters),

- C. That promoters herein **M/S. RAJSHREE LANDMARK L.L.P.**, represented by its partner Mr. Sandeep Bharat Parvadiya and others have purchased the said property which is more particularly described in the schedule I written herein under from its previous owners M/s. Allwin Realtors, a Partnership Firm, through its Partners Shri. Ashokkumar Maganlal Velani and Shri. Sanjaykumar Vitthalbhai Patel vide registered sale Deed on dated 08/02/2018 which is duly registered with the Sub Registrar Haveli No. 18 at their serial No. 1599/2018 dated 08/02/2018. Accordingly their names have been recorded into the 7/12 extract of the scheduled land vide mutation entry no 2731 and the same has been certified by appropriate revenue Authority.
- D. That previous owner M/s. Allwin Realtors, a Partnership Firm, through its Partners Shri. Ashokkumar Maganlal Velani and Shri. Sanjaykumar Vitthalbhai Patel have handed over peaceful and vacant possession of the said land which is more particularly described in the schedule (I) written hereunder to the promoters herein and since then the Promoters herein are in possession of the said Land.
- E. That in pursuance of the aforesaid transaction **M/S. RAJSHREE LANDMARK L.L.P.** as aforesaid Promoter / Developers have absolute authority / rights to develop the said land by constructing multistoried building/s thereon and have right to sell, lease, mortgage etc. the flats, shops, tenements and allot exclusive right to car parking, terrace reserved /restricted areas, garden area, garage/outhouse, space for advertisement on the terrace/s space for installation tower/s of the wireless communication on the top of the terrace of the building/s etc. in the building/s which is under construction or to be constructed on the said land by the Promoters herein and to enter into agreements with the purchaser/s, mortgagee, lessee, allottee etc. and to receive the sale price and deposit and other charges in respect thereof.
- F. That the promoters herein have floated the ownership scheme on the said land under the name and style of "**HILLSIDE RESIDENCY**" comprising of Single building consisting of two Wings A & B consisting of residential units (hereinafter referred as "**Said Project**") and admeasuring area about 2250.00 Sq.mtrs. or thereabouts more particularly described in Schedule-I by using, utilizing and consuming the Floor Area Ratio/ Floor Space Index ("FAR/FSI") to the extent permissible under standard Building Bye-Laws and Development Control Regulations ("DC REGULATIONS");
- G. That the Promoter has entered into a standard agreement with its Architects Arcon Associates who is registered with the council of Architecture, and such agreement is as per the agreement prepared by the Council of



हवल-१८		
७१०४	५	१२८
२०२३		

Architecture and the Promoter has appointed a structural engineer Ravindra Karnavat for the preparation of the structural design and drawings of the said project/buildings, and the Promoter accepts the professional supervision of the Architect and structural engineer till the completion of the said project subject to the promoter herein reserved right to change aforesaid Architect who is registered with the council of Architect or structural Engineer as the case may be before the completion of the said project as the circumstances may require.

- H. That the sanctioning authority i.e. PCMC has sanctioned the building layout/s and the plans for construction of the buildings for residential units on the particular portion out of the said property vide their Commencement Certificate bearing No BP/dudulgaon/14/2018 dated 24/05/2018, which is duly revised vide 1. C.C. No BP/dudulgaon/14/2019 dated 15/04/2019, 2. C.C. No BP/dudulgaon/21/2020 dated 27/08/2020.
- I. That after demarcation of the said land bearing Gat No 96 the area of the vendors /promoters was defined as 2249.05 sq.mtrs. and out of the said Land, the Promoters are required to handover to the concerned authorities an area admeasuring 161.05 sq.mtrs or thereabouts which falls under road widening. Accordingly, the balance land admeasuring approximately 2089.00 sq.mtrs was available with the Promoter for purpose of development (hereinafter referred to as "**the Project Land**").
- J. That the Hon'ble Uppar Tahasildar Pimpri Chinchwad Tal. Haveli, Pune granted non-agricultural permission under Order No. Land/NA/SR/274/18 dated 24/07/2018 for the piece of land more particularly described in the schedule I written herein under permitted non-agricultural use of approved the said Land for residential purpose.
- K. That the Promoter has proposed to do phase wise construction on the said land more particularly described in Schedule I and current project is a separate phase and same is a separate project as per meaning given in Real Estate Regulation and Development Act, accordingly Promoter is in process of development of multi - storied Building "**HILLSIDE RESIDENCY**" consisting of Wing / Building "A" of Ground + upper 5 floors comprising of 40 residential units and Wing/Building "B" of Ground + upper 5 floors comprising of 40 residential units, which is subject to revised time to time as per DC regulation (hereinafter referred as the said building /said project). Present phase / Buildings are being developed on said land described in Schedule I'.
- L. That Promoters have registered the project (**HILLSIDE RESIDENCY**) under the provisions of the Real Estate (Regulation and Development) Act 2016 with the Real Estate Regulatory Authority at Pune on 10/10/2018 under registration No **P52100018135**.
- M. That the party of the first part i.e. THE OWNERS / VENDOR / PROMOTER have completed the construction of a new building/s upon the said property as per the approved plans and specifications and the flats, open parking



हवल-१८		
७९०४	६	१२८
२०२३		

spaces, etc. in the said new building have been sold on ownership basis to the different Flat / Unit Holders. Some of which Flat / Unit Holders have mortgaged their respective Flats / Unit with certain Financial Institutions/banks for obtaining loan purposes.

- N. That the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER have completed the construction work of the said Building as per the terms and conditions laid down by the PCMC authorities and got the part completion certificate vide no 10/2021 dated 08/01/2021 and Final completion certificate vide no 35/2022 dated 28/01/2022.
- O. That the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER have constructed the single building consisting of Wing / Building "A" of Ground + upper 5 floors comprising of 40 residential units and Wing/Building "B" of Ground + upper 5 floors comprising of 40 residential units, upon the said land as per the sanctioned building plans and have put the respective purchasers in possession thereof after receiving the full and final consideration and price thereof from each of such respective purchasers.
- P. That the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER have formed and got registered the society by the name "**Hillside Residency**" Co-operative housing Society Ltd which registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. PNA / PNA - (6)/ HSG / (TC) / 22600 / 2022 dated 15/02/2022 comprising Unit purchasers in the building constructed upon the said land who are the present purchasers/ holders/ occupiers of the respective flats also the member of the purchasers society.
- Q. That towards sale and purchase of the said flats / units, the said unit /flat purchasers in the said project have in all paid the total consideration of **Rs. 17,19,00,418/- (Rupees Seventeen Crore Nineteen Lakhs Four Hundred Eighteen Only)** to the party of the first part i.e. THE OWNERS / VENDOR / PROMOTER and the said Flat / Unit Purchasers are put in possession of their respective flats / units by the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER;
- R. That at the request of the said Flat / Unit Purchasers and as agreed under the agreements for sale with them the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER have agreed to execute the conveyance in favour of the party of the second part i.e. The Purchasers society in respect of the said land along with the structures thereon i.e. the said Buildings "**HILLSIDE RESIDENCY**" more particularly described in the Schedule hereunder written. For the purpose of the present conveyance no additional or separate consideration is being paid to the Promoters save and except the said consideration by the Promoters under various agreements with the said Flat / Unit Purchasers;



हवल-९८		
७९०४	७	१२८
२०२३		

That the Society has passed the resolution Dated 26/11/2022 thereby authorizing the Chairmen, Secretary and Treasurer to execute this sale deed.

- T. That in pursuance of the respective separate agreements with each of the members of the purchasers' society, the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER has received consideration against the units as mentioned hereinbefore which includes the cost of the land.

NOW THEREFORE, THIS INDENTURE WITNESSETH AND IS HEREBY DECLARED AND CONFIRMED BY THE PARTIES HERETO AS FOLLOWS:

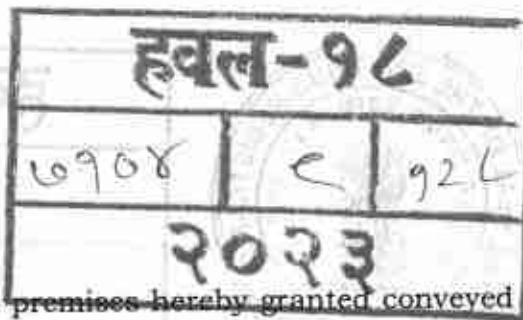
1. That the first part i.e. THE PROMOTER/S, VENDORS / LAND OWNERS does hereby sell, transfer and convey unto the party of the second part i.e. Purchasers Society, the said property which is mentioned in the **schedule I**, along with building standing thereon subject to the terms and condition stated in this Deed.
2. That in pursuance of the various agreements between the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER and the bonafide members of the purchaser society and for consideration of sum of **Rs. 17,19,00,418/- (Rupees Seventeen Crore Nineteen Lakhs Four Hundred Eighteen Only)** received under the said Agreements to the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER being the consideration of the aforesaid property, the party of the first part i.e. THE OWNERS / VENDOR/ PROMOTER do and each of them doth hereby released, discharged, exonerate The Purchaser Society for ever, grant, sale, transfer, convey, assign, release, and assure unto the purchaser society all that piece and parcel of the Said Land bearing Gat No 96 of the revenue village Dudulgaon, totally admeasuring an area of 2289.00 sq. mtrs. along with TDR utilized on the above said land more particularly described in the schedule herein under written and the total consideration which includes the cost of the land paid by the bonafide members of the purchaser society to the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER herein, in pursuance in their separate independent individual agreements as per the details more particularly shown in the schedule herein under written, the payment and the receipt whereof the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER doth hereby admit and acknowledge and of and from the same and every part thereof, doth hereby release, discharge, acquit and exonerate the purchaser society and its member forever, and the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER does hereby grant, convey, transfer and assure for ever unto the purchaser society a cement concrete multistoried building constructed on the said property consisting of in all 80 flats, together with compounds, gate, bore wells, water, water tanks, electric pump, drains ways, paths amenities, rights, liberties, privileges, easement and appurtenances whatsoever to the said land hereditaments, buildings and premises, and/or any part thereof held or occupied therewith or reputed so to be. All the estate, right, title, interest of the party of the first part i.e. THE OWNERS /VENDOR/ PROMOTER into and upon the said



हवल-१८		
७१०४	८	१२८
२०२३		

Lands and premises described in the Schedule written hereunder to have and to hold the said premises hereinabove granted and conveyed unto and to the use of the Purchaser Society absolutely subject however to the payments of the rates, taxes and assessments, dues and duties now and hereafter to be chargeable upon the same and hereafter to become payable to the Government or to the Municipal Corporation of Pimpri Chinchwad of any other Public body in respect thereto.

3. That in pursuance of the said various agreements entered into with the members of the Purchasers Society and as agreed therein the Vendors / Owners in fulfillment of its obligation toward the said Flat Purchasers do hereby grant convey transfer and assure unto the Purchasers ALL THOSE pieces or parcels of land or ground which is more particularly described in the Schedule I hereunder written together with structures standing thereon (which said land, hereditaments and premises are hereinafter for brevity's sake referred to as "the said premises") TOGETHER WITH all and singular the structures building house standing thereon with edifices buildings court yards areas compounds sewers drains ditches shrubs ways paths passages, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said land or ground hereditaments and premises or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time here before usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto free from any encumbrances whatsoever AND ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Owners and its' predecessors-in-title in to out of or upon the said property or any part thereof TO HAVE AND TO HOLD all and singular the said land hereditaments and premises hereby granted conveyed, sold, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances UNTO AND TO THE USE and benefit of the Purchasers society forever SUBJECT TO the payment of all rents rates assessments taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Municipal Corporation or any other public body or local authority in respect thereof.
4. That the First Party i.e. Owners / Promoters do hereby for themselves and their respective successors and assigns covenant with the Purchasers Society THAT notwithstanding any act, deed, matter or thing whatsoever by the Owners / Promoters or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly or willingly suffered to the contrary THEY the Owners / Promoters now have in themselves good right full power and absolute authority to grant convey transfer and assure the said premises hereby granted conveyed transferred and assured or intended so to be unto and to the use of the Purchasers society in manner aforesaid
5. That it shall be lawful for the purchasers society from time to time and at all times hereafter peaceably and quietly to hold use, occupy, possess and



enjoy the said premises hereby granted conveyed transferred and assured with their appurtenances and receive the rents issues and profit thereof and of every part thereof to and for its own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Owners / Promoters or their successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Owners/Promoters well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates, title, charge and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Promoters or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them or any of them AND ALL THE ESTATE, right, title, interest, inheritance, property, possession, benefit, claim, demand, whatsoever at law and in equity of them in the said premises or any part thereof have and to hold the said property and premises hereby granted, conveyed assured and expressed with their appurtenances (all of which are hereafter referred to for the sake of brevity as the said premises/ the said property) unto and to the use and benefit of the said purchaser society subject to the payment of rates, taxes, assessments, dues or duties, payable to the government or to the Pimpri Chinchwad Municipal Corporation or to any other public body in respect thereof from the date of the completion of the construction work and the date of physical possession to respective flat purchasers.

6. **That first party i.e. THE OWNERS/VENDOR** do hereby declare that they now have no right, title and interest in the said property described in the schedule I written hereunder and in the buildings known as "**HILLSIDE RESIDENCY**". That **First party VENDOR / PROMOTER** herein have in pursuance of the agreements with each of the bonafied members of the **Purchaser Society** delivered possession of the flats to the respective unit purchasers which possession is hereby confirmed by the parties hereto and **The Purchaser Society** shall have no right to change the allotment of flats / allotted parking space and numbers specifically assigned to respective member of the purchaser society and further confirmed that each member of the society will use the common areas and facilities without encroaching upon the lawful rights of members as indicated in this indenture.
7. **That First party i.e. Vendor/Promoters** further assure that there are no encumbrances on the said land except the charge created / may be created by individual members of The Purchaser Society while they have taken the advance either from any financial institutions or banks on their respective concerned flats, if any.
8. That the First party hereby covenant with the purchaser society that notwithstanding any act, deed, matter or thing whatsoever by the vendors /Promoters or by any person or persons lawfully equitably claiming by, from under or in trust for them made done omitted, executed or knowingly suffered to the contrary, they the vendors have in themselves good right and



हवल-१८		
७१०४	१०	१२८
२०२३		

absolute power to grant, release, convey and assure the said land and the said buildings unto and to the use of the purchaser society in the manner herein contained.

9. That further the vendors/Promoters and other person/s having or lawfully or equitably claiming any estate, right, title or interest in law or equity in the said premises hereby granted or any part thereof by from under or in trust for them the vendors shall from time to time and at all times hereafter at the request and costs of the purchaser society, do execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the said land and the buildings already hereby granted unto and to the use of the purchaser society in the manner aforesaid as shall or may be reasonably required.
10. That as per the various agreements between the party of the First part and the members of the purchaser society, terraces attached to flats have been allotted to the respective flat purchasers and further parking's have been allotted to various purchasers for their exclusive use as per parking plans and separate allotment letter have been issued to respective flat holders. The details of which are annexed hereto and it is expressly agreed by and between the parties hereto that this conveyance deed is being executed subject to the said exclusive rights of the flat / unit holders. It is hereby further agreed and declared that the said rights of the exclusive use/s are subject to the right of society, its office bearers, and their agents to have excess therein and to carry out works of maintenance of common amenities like drainage, water and electricity, painting, plastering and repairing of RCC structure. It is hereby further agreed that the terraces, open spaces and parking spaces which are not allotted for the exclusive use of the members of the society, will be common amenities for the members of the society.
11. ALLOTMENT OF PARKING: that the Promoters had the exclusive right of allotment of the different parking spaces to one or more person/s of their choice. Further it was the necessity and requirement of the flat/unit purchasers that various parking space be distributed / allotted among them to have orderly and disciplined use and to avoid confusion, disputes and differences among them. Therefore the Promoters have allotted different parking's open/covered to various purchasers / members of purchasers society without taking any consideration and the same was subject to ratification by the ultimate body / co-op housing society to be form in the building. Accordingly the purchaser society by this deed confirmed the said parking's allotted to their members. That the purchaser society hereby indemnify and keep indemnifying the promoters against any actions, proceedings, cost, claims and demands in respect of such allotment of open/covered car parking's in the said project.

NOTE:- the parking plan annexed herewith and marked as **annexure A** is not a sanctioned plan by any government authority but made only for the



हवल-१८		
७९०४	९९	९२८
२०२३		

sake of convenience of the unit holders. ~~The society~~ or its members shall not take any objection to the said plan.

12. That the party of the First part have paid the non-agricultural tax, water bill up to the date of handing over the entire project to the purchasers Society. If any arrears are found due and payable in respect thereof, the party of the First part agrees to reimburse the same to the purchaser society.

13. That the party of the First part hereby agree to deliver separately to the purchaser society all the title deeds and documents relating to the said property including the following documents and papers

a) All title documents relating to the property i.e.

1. Property card and 7/12 Extract.
2. Copy of the sanctioned plan, commencement certificate.
3. Copy of the N.A order passed by the collector, Pune.
4. MSDCL deposit receipts.
5. Society registration certificate
6. Copy of Sale deed

b) That it is hereby declared that this conveyance is relating to premises consisting of land and the units in the said building in favour of purchaser which is Co-operative Housing society Ltd. registered under the Maharashtra Co-operative Societies Act 1960, and thereof entitled to exemption from payment of stamp duty and registration fee in respect of all the residential flats as stamp duty and registration fee is paid in respect of each flats as detailed in schedule hereinafter written.

14. That **the party of the First part i.e. THE OWNERS /VENDOR/ PROMOTER** hereby covenant with the Purchaser Society as follows :-

- (a) Notwithstanding any act, deed, matter or thing whatsoever by the Vendors/Promoters or by any person or persons, lawfully or equitably claiming by, from, through, under or in trust for them made done, committed, omitted or knowingly or willingly suffered to the contrary, they the Vendors have in themselves good right and full authority to grant and convey the Said Lands and premises unto the Purchaser Society in the manner aforesaid;
- (b) It shall be lawful for the Purchaser Society from time to time and at all times hereafter to peaceably and quietly hold possess and enjoy the Said Lands and premises hereinafter granted and conveyed with their appurtenances and receive the rights, advantages and profits thereof and every part thereof for their own use and benefit without any suit, eviction, interruption, claim or demand whatsoever by or from the Vendors or their heirs, executors, administrators and any person or persons lawfully or equitably claiming or to claim from or under any of them.



हवल-१८		
७१०४	१२	१२८
२०२३		

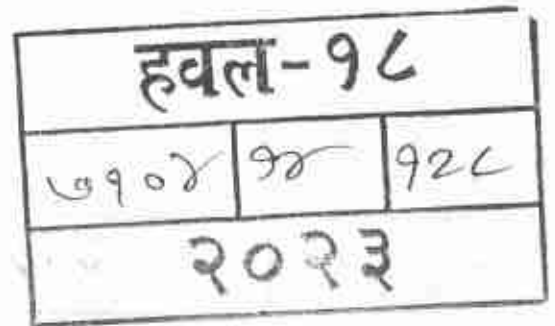
- (c) That the Said Lands and premises hereby granted and conveyed are free and clear and freely, clearly, absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of and against all former and other estate, titles, charges and or encumbrances (except Housing Loan taken by the Unit Purchasers) whatsoever had made, executed, occasioned or suffered by the Vendors or any person or persons lawfully or equitably claiming or to claim by or in trust for them and any of them.
- (d) That the Vendors/Promoters shall do and execute all further and other lawful and reasonable acts, deeds, things whatsoever for better and more perfectly and absolutely conveying the title of the Said Lands and premises unto the Purchaser Society.
- (e) That the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Said Lands and premises hereby granted or any part thereof from, under or in trust for them, the Vendors and their heirs, executors, administrators shall and will from time to time and at all times hereafter and at the request and cost of the Purchaser Society shall do and execute or cause to be done and executed all further and other lawful and reasonable acts, deeds, things and matters in law whatsoever for better and more perfectly and absolutely conveying the Said Lands and premises unto the use of the Purchaser Society in the manner aforesaid as shall or may be reasonably required by the Purchaser Society and their administrators, office bearers and assigns or their Counsel - in - law.
- (f) That from today, if there is any balance F.S.I. / T.D.R. or if available in future at the time of redevelopment of the building/s then only society will have right to think about the said F.S.I. / T.D.R., the Vendors / Owners will not have right on the said F.S.I. / T.D.R. or said plots.
15. That the party of the Second part i.e. THE PURCHASERS SOCIETY hereby covenant with the Purchaser Society as follows :-
- (a) That the First party i.e. The Vendors / Promoters have completed the construction of the buildings and the said project in all respects and the unit purchasers/ members of the said society are in possession of their respective flats/units and the society is in possession of the common areas and Open spaces etc. therefore the purchasers society or its members shall not held the First party responsible for any type of maintenance of the building/s, compound wall, water supply, drainage system, rain water harvesting or in any other matter.
- (b) That the Purchaser Society have become the full and absolute owner of the said land along with construction thereon as stated in the



हवल-१८		
७९०४	७३	९२८
२०२३		

schedule written herein under. That after the present deed of conveyance the purchasers Society shall cause to mutate their name into the 7/12 extract and all other government offices at their own cost and the party of the first part i.e. the vendor/promoters herein undertake to extend necessary co-operation in that behalf.

- (c) The Vendors / Owners has given name to the Building "**HILLSIDE RESIDENCY**" Co-Operative Housing Society Ltd.", and the Society has no right to change the name of the Building/s and no flat purchaser / Society Member allowed to write his or her name on the building, only Flat Purchaser / Society Member has right to write Flat Purchaser name and flat number list in inner side of the building and if in future F.S.I. is received the said F.S.I. shall be used by the society or the society will be the owner of that F.S.I. There will be no any right of the Vendors / Owners on the said F.S.I.
- (d) That the purchaser's society shall maintain all Lifts + Generator back up, drainage system, Fire Fittings System, Water Pump, Solar System, and rain water harvesting system and others at their own cost and efforts and as per the rules and regulations laid down by PCMC authorities and further shall not held the First party i.e. THE OWNERS /VENDOR/ PROMOTER responsible for the same. Also the purchaser's society shall make necessary changes in title in the office of the PCMC / MSEDCL in that regards.
- (e) That all Taxes, cesses, Assessment, Governmental or semi-governmental taxes, and such other charges whichever is levied after the completion of building is to be borne by the purchaser's societies alone and the First party shall not be liable for the same. The parties agreed that they should keep the other party indemnified from any such claim or liability.
16. All terms and words or phrases used in these presents shall have ordinary meaning consistent with the intention of parties and no word term or phrase shall have any meaning which appears with constant with this deed.
17. That it is recorded that no separate consideration is being paid by the Purchasers Society to the Promoters in respect of this Deed save and except the aggregate sum of consideration already received under various agreements mentioned above and on which said agreements the stamp duty has been paid and which said payment of stamp duty is herein adjusted as per provision of Article 25 read with second proviso to Explanation I of Schedule I of the Maharashtra (Bombay) Stamp Act, 1958.



THE SCHEDULE - I
OF THE PROPERTY ABOVE REFERRED TO

All the piece and the parcel of the land to the extent of area admeasuring 00 H 20.89 R i.e. 2089 sq.mtrs. from and out of Gat No 96 area admeasuring 02 H 22 R + Potkharaba 0 H 03 R totally admeasuring 02 H 25 R and assessed at Rs. 11 Paise 81, Lying Being and situated at revenue village DUDULGAON, situated within the registration division and District - Pune, sub-division and Taluka - Haveli, and within the Pimpri Chinchwad Municipal Corporation and within the jurisdiction of sub- registrar Haveli Pune and bounded as under:

- On or towards the East : By Gat No 78
On or towards the South : By Property of Mr. Babanrao G. Vahile of Gat
: no 96
On or towards the West : By 18 Mtrs D.P.Road & remaining property of
Gat No 96
On or towards the North : By Gat No 97

Together with all things lying or being under, upon, embedded in or attached to earth, right of way and all easementary rights pertaining thereto.

THE SCHEDULE - II
THE BUILDING / FLATS / UNITS OF THE "HILLSIDE RESIDENCY" ABOVE
REFERRED TO

That the Entire project consists of Single Building consisting of Two Wings A & B having 80 residential flats/ apartments more particularly described as follows:

No	Wing No	Total Floors	Flats on each floor	Total No of Flats
1	A	5	8	40
2	B	5	8	40

That the said project consisting of 80 residential units/Flats having total built up area of 3499.46 sq. mtrs together with all amenities, appearances and premises thereto.

THE SCHEDULE - III
COMMON AND RESTRICTED AREAS AND FACILITIES PROVIDED IN
BUILDING

- 1) That there is overhead water storage which is exclusively meant for water supply to the units/flats holders and the same shall be treated as restricted common areas and facility meant for the said building. Also there is separate under water storage tank.

Municipal water connection is provided to the underground water storage tank and with the help of electric pump, water is fetched in the over-head water storage tank. That underground water storage tank, electric motors and requisite plumbing shall be the common facilities meant for the building and it shall be the responsibility of purchaser's society to maintain the same at their own costs.



हवल-१८		
७१०४	१५	१२८
२०२३		

- 2) There are Stairs from ground floor to top floor leading to roof of the building, should be common area of the said building.
- 3) That there are two passenger lifts which is fixed by OTIS Elevators Co (India) Ltd. extending from ground floor up to top floor with common back up.
- 4) That Fire Fighting systems, rain water harvesting system shall be common areas and facilities, which each of the flat / unit purchaser of the building shall be entitled to utilize in common with others and which shall be maintained by the purchaser's societies at their own cost.
- 5) That Open space, Entrance Gate, Compound wall etc. shall be common areas and facilities, which each of the flat / unit purchasers and shall be entitled to utilize in common with others and which shall be maintained by the purchaser's society at their own cost.
- 6) That internal roads are common for every unit holder / Occupiers / member of the Purchasers Society and shall be kept open to sky without any interruption and disturbance.

No	Particulars	Quantity
1.	Overhead Water Tank/s	: As per sanctioned plan
2	Underground Water Tank	: As per sanctioned plan
3	Water Pump	: 2 nos
4	Staircase	: As per sanctioned plan
5	Lift	: 2 nos
6	Toilet at parking	: 1 nos
7	Common meter (Two Nos.)	: 3 Phase
8	Gate	: 2 Nos
9	Firefighting system + pump	: 1 nos
10	Solar Water system	: At actual
11	Over head Terrace area	: At actual
12	Boring with Pump	: 1 Nos
13	Parking areas	Checkers tiles
15	Parking and common areas	Trimix Concreate
16	Light	: Adequate
17	Water level control unit	: Provided
18	Rain water harvesting	: Provided

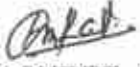


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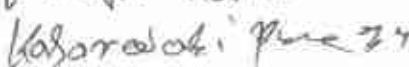
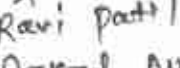
IN THE WITNESS WHEREOF, THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS HERETO AND UNTO THE DUPLICATE HEREOF THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED WITHIN BY WITHIN NAMED by within named the Party of the First Part i.e. THE VENDORS / OWNERS / PROMOTERS M/S. RAJSHREE LANDMARK L.L.P. Through its partners & Authorized Signatories		
NAME / SIGNATURE	PHOTO	L. H. THUMB
 Mr. SANDEEP BHARAT PARVADIYA		
 Mr. PRAVIN J. POKAR		

SIGNED AND DELIVERED WITHIN BY WITHIN NAMED by within named the Party of the Second Part i.e. THE PURCHASER SOCIETY i.e. HILLSIDE RESIDENCY CO-OPERATIVE HOUSING SOCIETY LIMITED Through their Authorized Signatories		
NAME / SIGNATURE	PHOTO	L. H. THUMB
 CHAIRMEN Mr. PRAKASH SHANTARAM BHOSALE		
 SECRETARY Mr. DEVENDRA RAJENDRA CHAUDHARI		

 TREASURER / MEMBER Mr. NILESH MOHAN RAUT		
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IN THE PRESENCE OF Witnesses:

- Signature : 
Name : 
Address : 
Kabarwadi Pune 24
- Signature : 
Name : 
Address : 
Wardad pune.



हवल-१८		
७९०४	१८	१२८
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हवल-१८		
७९०४	१८	१२८
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पिंपरी चिंचेड महानगरपालिका, पिंपरी - ४११०१८.

महाराष्ट्र महानगरपालिका अधिनियम २०१२

(यु.बी.सी.पी.आर - २०२०, परिशिष्ट - 'ए'))

भोगवटा पत्रक क्र. ३५ १२०२२

महाराष्ट्र महानगरपालिका अधिनियम २०१२, (जुना मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९) च कलम २५३ व २५४ अन्वये मीजे डुडुळगाव येथील गट नं. ९९ पै अर्जदार मे. राजश्री लेण्डमार्क एल.एल.पी. तर्फे भागीदार श्री.प्रविण जे.पोकार व संदीप भ.परवाडीया यांना इमारतीचे बांधकाम करण्यास कार्यालयीन आदेश मूळ बांधकाम परवानगी क्र.बीपी/डुडुळगाव/१४/२०१८, दि.२४/०५/२०१८, सुधारीत बांधकाम परवानगी क्र. बीपी/डुडुळगाव/३६/२०१८, दि.३०/१०/२०१८, जोते तपासणी दाखला क्र.बीपी/कावि/ डुडुळगाव/२९/२०१९, दि.२३/०१/२०१९ (इमारत - विंग बी), सुधारीत बांधकाम परवानगी क्र. बीपी/डुडुळगाव/१४/२०१९, दि.१५/०४/२०१९, सुधारीत बांधकाम परवानगी क्र. बीपी/डुडुळगाव/२१/२०२०, दि.२७/०८/२०२०, भाग पूर्णत्वाचा दाखला क्र. १०/२०२१, दि.०८/०१/२०२१ (इमारत - विंग बी), जोते तपासणी दाखला क्र.बीपी/कावि/डुडुळगाव/१००/१/२०२१, दि.०८/०१/२०२१ (इमारत - विंग - ए) अन्वये परवानगी देण्यात आलेली आहे. वरील प्रमाणे अर्जदार यांनी इमारतीचे बांधकाम पूर्ण केलेमुळे अर्जदार मे. राजश्री लेण्डमार्क एल.एल.पी. तर्फे भागीदार श्री.प्रविण जे.पोकार व संदीप भ.परवाडीया यांना (अर्व क्र. १०३३२१२२००१४१९९) दि.१९/०१/२०२२ पासून खालील नमुद केलेल्या इमारतीचा भोगवटा करणेस परवानगी देणेत येत आहे.

रेकॉर्ड ड्राईंगनुसार - इमारत - (विंग-ए)

मजले	निवासी गाळे क्र.	बांधकाम क्षेत्र (चौ.मी.)
पार्किंग	-	-
पहिला मजला	१०१, १०२, १०३, १०४, १०५, १०६, १०७, १०८	२८०.५८
दुसरा मजला	२०१, २०२, २०३, २०४, २०५, २०६, २०७, २०८	२९८.१६
तिसरा मजला	३०१, ३०२, ३०३, ३०४, ३०५, ३०६, ३०७, ३०८	२९८.१९
चौथा मजला	४०१, ४०२, ४०३, ४०४, ४०५, ४०६, ४०७, ४०८	२९८.२१
पाचवा मजला	५०१, ५०२, ५०३, ५०४, ५०५, ५०६, ५०७, ५०८	२९७.४०
एकूण	सदतिका - ४०	१४७२.५३

वाढीव बाल्कनी - २७७.१६ चौ.मी

एकूण निवासी बांधकाम क्षेत्र - १४७२.५३ चौ.मी., एकूण निवासी सदतिका - ४०

एकूण बांधकाम क्षेत्र - १७४९.६९ चौ.मी

वरील इमारतीचे काम ला.आर्कि. श्री.शेखर नहार व स्ट्रक्चरल इंजिनिअर श्री. रविंद्र कर्नाबट (लागू नमूने MESSI-626) व साईट इंजिनिअर श्री.संदीप परवाडीया यांचे सुपरव्हिजनच्या नियंत्रणात पूर्ण करण्यात आले आहे. तरी सदर इमारती भोगवटा खालील अटीवर सुरू करण्यास परवानगी देण्यात येत आहे.

हा दाखला आज दिनांक २८.०१.२०२२ रोजी माझे सहोदर व कार्यालयीन शिक्क्यानिशी दिला आहे. सोबत - नकाशाच्या प्रती.

अध्यक्ष प्रतिवर मा. क्षेत्रीय अधिकारी () यांचे स्वाक्षरी असे.

मा. क्षेत्रीय अधिकारी () यांचे 'ई' सेविय कार्यालय पिंपरी-मनपा

प्रत,

- १) मालक / विकसक :- मे. राजश्री लेण्डमार्क एल.एल.पी. तर्फे भागीदार श्री.प्रविण जे.पोकार व संदीप भ.परवाडीया मीजे डुडुळगाव येथील गट नं. ९९ पै
- २) ला.आर्कि. श्री.शेखर नहार, से.नं. २४, प्लॉट नं. १५७, काजगर चौक, तिगडी प्राधिकरण, पुणे - ४११०४४
- ३) सहा.मंडळाधिकारी, गांव- डुडुळगाव
- ४) करसंकलन विभाग याचेकडे माहितीसाठी व सजविसाठी रवाना करावी.



हवल-१८		
७१०४	१९	१२८
२०२३		



पिंपरी-चिंचवड महानगरपालिका, पिंपरी-४११०१८

महाराष्ट्र महानगरपालिका अधिनियम २०१२
(जुना मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या २६३(१) अन्वये)
भाग पुर्णत्वाचा दाखला क्र. १० /२०२१

महाराष्ट्र महानगरपालिका अधिनियम २०१२ (जुना मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९) चे कलम २६३ व २५४ अन्वये मोजे हुडुळगाव येथील गट नं. १६ पै मध्ये अर्जदार मे. राजश्री अॅण्डमार्क एल.एल.पी तर्फे भागीदार श्री. प्रविण जे. पोकार व संदीप भ. परवाडीया यांचा ला.आर्कि. श्री. शेखर नहार यांना इमारतीचे बांधकाम करण्यास कार्यालयीन आदेश मुळ बांधकाम परवानगी क्र.बीपी/हुडुळगाव/१४/२०१८, दि. २४/०५/२०१८, सुधा बांधकाम परवानगी क्र.बीपी/हुडुळगाव/३६/२०१८, दि. ३०/१०/२०१८, जोते तपासणी दाखला क्र. बीपी/काचि/हुडुळगाव/२९/२०१९, दि. २३/०१/२०१९, सुधा बांधकाम परवानगी क्र.बीपी/हुडुळगाव/१४/२०१९, दि. १५/०४/२०१९, सुधा बांधकाम परवानगी क्र.बीपी/हुडुळगाव/२१/२०२०, दि. २७/०८/२०२० वरील परवानगी प्रमाणे अर्जदारांनी यांनी काही इमारतीचे बांधकाम पूर्ण केले मुळे मे. राजश्री अॅण्डमार्क एल.एल.पी तर्फे भागीदार श्री. प्रविण जे. पोकार व संदीप भ. परवाडीया यांचा ला.आर्कि. श्री. शेखर नहार यांना दि. १२/११/२०२० पासून खालील तमुळ केलेल्या इमारतीचा भोगवटा करण्यास महाराष्ट्र महानगरपालिका अधिनियम २०१२ (जुना मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९) कलम २६३ (१) अन्वये खालील अटीस अधीन राहून परवानगी देण्यात येत आहे.

अ.क्र.	मजले	निवासी गळे क्र.	बांधकाम क्षेत्र चौ.मी.
१	पार्किंग	--	--
२	पहिला मजला	१०१,१०२,१०३,१०४,१०५,१०६,१०७,१०८	२८०.५८ चौ.मी.
३	दुसरा मजला	२०१,२०२,२०३,२०४,२०५,२०६,२०७,२०८	२९८.१६ चौ.मी.
४	तिसरा मजला	३०१,३०२,३०३,३०४,३०५,३०६,३०७,३०८	२९८.१६ चौ.मी.
५	चौथा मजला	४०१,४०२,४०३,४०४,४०५,४०६,४०७,४०८	२९८.२१ चौ.मी.
६	पाचवा मजला	५०१,५०२,५०३,५०४,५०५,५०६,५०७,५०८	२९७.४२ चौ.मी.
	बांदीव बाळकनी	--	२७७.१६ चौ.मी.
	एकुण	६०	१७४९.६९ चौ.मी.

निवासी गळे ४०,

निवासी बांधकाम क्षेत्र = १७४९.६९ चौ.मी.

हा दाखला आज दिनांक ०८ / ०१ / २०२१ रोजी माझे माझे व कार्यालयीन शिक्षकानिशी दिला आहे.

मेजि. अधिकारी अश्विनी
ई प्रभाग

पिंपरी-चिंचवड महानगरपालिका

पिंपरी १८.

प्रत- १) महा. मंडळाधिकारी

गाव - हुडुळगाव

२) ला.आर्कि. श्री. शेखर नहार

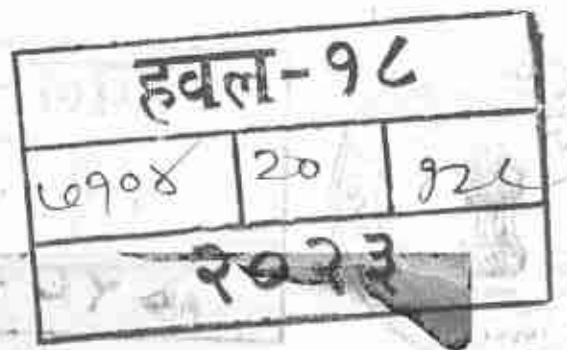
३) करमकलन विभाग यांच्याकडे माहितीसाठी व तजविजीसाठी रवाना

बांधकाम क्षेत्र रुपये -

अदारी रुपये

टिप- १) आपल्या इमारतीचे सादपाशी महानगरपालिकेच्या इतनेजला भाजकाने स्वयचर्चने जोडावयाचे आहे

२) म.न.पा.चा टप्पा क्र.५ व ६ पूर्ण झालेनंतर म.न.पा. मार्फत पाणीपुरवठा करणेत येईल तोपर्यंत विकसकानेच स्वतःमहप्रकल्पाम व्यवस्था करावी



1186
30/5/08



(वापुरी स्वच्छता अभियान-४ दिनांक २०/०५/२०२०)

(अपेक्षित बालकी इच्छाएं संदर्भ सहायता व प्रेता अर्जद्वारा है संभलीपत्र देण्यात येत आहे.)

(कम्प्यूटर सर्टिफिकेट)

सदर बांधकाम चालू करण्याचा दाखला आणि बांधकामाचे समतीपत्र महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ ची कलम ४५ यातील तरतुदीप्रमाणे आणि महाराष्ट्र महानगरपालिका अधिनियम २०१२ ची कलमे (सेवशस्त) २५३ व २४५ यातील तरतुदीप्रमाणे घातील अटीवर देण्यात येत आहे.

पिंपरी चिंचवड महानगरपालिका, पिंपरी -१८.

क्रमांक -बी.पी./डुडुळगाव ११४/२०१८

दिनांक: 28/05/2018

1. ક્રો. / શ્રીમતી / મે. ઓલવિન રિઝોલ્ટ્સ તરફ કુ.મુ.દા. મે રાજગી લેન્ડમાર્ક
 ઇલ. ઇલ. પી. ભાગીદાર પુલિંગ જો પેકાર વ. ઝી. સંદેપ પરવાડીયા
 વ્હારા : તા. આ. / જી. સ. ગ્રી. લોચર નહાર
 રાજગી ઝીલ નિશી (અધિકાર) ક્રો. ૪૪

पिंपरी चिंचवड महानगरपालिका यांजकटून

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ४९ आणि महाराष्ट्र महानगरपालिका अधिनियम कलमे (सेक्शन) २९३ व २९४ अन्वये पिंपरी - चिंचवड महानगरपालिकेच्या सीमंतीत मोजे - ५५६४७

पेयोल सर्वे नं. ४४. व. ९६ (खे.) सिटी सर्वे नं. -

प्लॉट नं.....मधील बांधकाम करण्यासाठी तुम्ही महानगरपालिकेला अर्ज दाखल केला तो दिनांक १४/३/२०१८

रोजी प्राप्त ज्ञाता, यावरून बांधकाम करण्यास खाली नमूद अटीवर व जादा अट क्र. 37..... ते 37.....नुसार तुम्हास संगतीपत्र देण्यात येत आहे.

- १) सोबतच्या मंजूर नकाशात दाखविल्याप्रमाणे प्रत्यक्ष जागेवर बांधकाम करणे बंधनकारक आहे.
- २) जोत्यापर्यंत काम आल्यानंतर नगररचना व विकास विभागाकडून सेटबॅक तपासून घ्यावेत. त्याशिवाय जोत्यावरील काम सुरू करू नये.
- ३) सोबतच्या नकाशावर नमूद करण्यात आलेल्या अटीवर हे संमतीपत्र देण्यात येत आहे.
- ४) ज्या मूळडावर नवीन इमारत बांधकाम करण्यात आले आहे त्या इमारतीच्या भोगवटा दाखला मागण्यापुर्वी विकसकाने इमारतीतमोर केपाउंड बॉलच्या आत व बाहेर झाडे लावून ती व्यवस्थित वाढविण्याच्या दृष्टीने योग्य ती व्यवस्था करावी त्या शिवाय भोगवटा दाखला मिळणार नाही. रस्त्यावरील झाडांना जरूर ते संरक्षण कुपण विकसकाने करावयाचे आहे तसेच महानगरपालिकेच्या प्रचलित नियमानुसार योग्य ती अंणामत रक्कम कोषागारात भरणे बंधनकारक आहे.
- ५) इमारतीचा भोगवटा दाखला देताना रस्त्यावरील व आतील बाजूस टाकण्यात आलेले इमारतीचा राडारोडा उचलून जाणा साफ केल्याशिवाय अर्जाचा विचार केला जाणार नाही.
- ६) नवीन बांधकाम सुरू करताना संबंधित जागेमध्ये झाडे असल्यास ती ट्री अर्थोरीटिची पूर्वपरवानगी घेतल्याशिवाय तोडू नयेत अन्यथा कायदेशीर कारवाई करण्यात येते, याची नोंद घ्यावी.
- ७) आपण संबंधित बांधकाम हे महाराष्ट्र महानगरपालिका अधिनियम २०१२ व महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ मधील तरतुदीचा भंग करून सक्षम अधिकाऱ्याची पूर्व परवानगी न घेता सुरू केल्याबद्दल/तसेच इकडील मंजूर नकाशाप्रमाणे बांधकाम न करता त्यात बदल व फेरफार करून या बांधकामाचे सुधारित नकाशास पुर्व परवानगी न घेता बांधकाम केल्याबद्दल इमारतीचे भोगवटा पत्रक न घेता भोगवटा केल्याबद्दल, आपणाविरुद्ध नियमानुसार दंडात्मक कार्यवाही करण्याचा म.न.पा. चा हक्क राखून ठेवला आहे.
- ८) बांधकाम साहित्य अथवा जुन्या बांधकामाचा निघालेला राडारोडा सार्वजनिक रस्त्यावर मनपा चे परवानगी शिवाय ठेवता येणार नाही जर हे साहित्य सार्वजनिक जागेवर ठेवल्याचे आढळल्यास त्यासाठी सुधारित विकास नियंत्रण नियमावलीतील तरतुदीनुसार निवासी वापरासाठी रु. २५/- वाणिज्य वापरासाठी रु. १५/- प्रति चौ.मी. प्रमाणे प्रति सप्ताहासाठी दंड आकारण्यात येईल.
- ९) पाणी पुरवठा, जलनिःसारण, उद्धान, अग्निशामक इत्यादि आवश्यक विभागाचे ना हरकत दाखले इकडे सादर करावेत.
- १०) इमारतीच्या सळमजल्यावर गाळेधारकाच्या नावे दर्शविलेली टपालपेटी सुयोग्य ठिकाणी बसविणे बंधनकारक राहील.
- ११) विकास आराखड्यातील रस्ता रुंदीने बाधीत क्षेत्र नियमानुसार महानगरपालिकेच्या ताब्यात देणे बंधनकारक आहे.
- १२) इमारतीच्या सलोह कांक्रिट (आर.सी.सी.) कामाच्या सर्व बाजूकरीता आधार व आकारासाठी लाकडांचा वापर करू नये त्यासाठी लोखंडी आधारचा वापर करणे बंधनकारक राहील.



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- १३) इडिपन सोसायटी जॉयंट स्टुडनरल इजिनियर्स, पुणे ३० या संस्थेकडून मान्यताप्राप्त सटनरल इजिनियर्सची इमारतीच्या कामासाठी नेमणूक करण्यात यावी तसेच सदरचे काम स्वीकारल्याबाबतचे स्टुडनरल इजिनियर्स यांचे पत्र या विभागाकडे सादर करणे आवश्यक आहे. सदरचे पत्र सादर केल्याशिवाय इमारतीच्या बांधकामास सुरुवात करू नये.
- १४) भूखंडाच्या संबंधित सहामाही अखेरचा कर भरल्याचा करसंकलन विभाग मनपा यांचे कडील दाखल / पावती सादर केल्याशिवाय बांधकाम चालू करू नये.
- १५) मंजूर रेखांकनातील खुली जागा विकास नियंत्रण नियमावलीप्रमाणे नियम क्र. ११.३.१.५नुसार तरतुदीचे अधिन विकसित करणे बंधनकारक आहे त्याशिवाय भाग अथवा संपूर्ण भोगवटा दाखला दिला जाणार नाही.
- १६) विकास आराखडावरील रस्ता बाधित क्षेत्र नियमानुसार महापालिकेच्या ताब्यात देणे बंधनकारक आहे. रस्ता रुंदीने बाधित क्षेत्र म.न.पा.चे नावे ताबूत ७/१२ चा उतारा/सुधारित मालमत्तापत्रक व मोजणी नकाशा, भाग अथवा पूर्ण भोगवटापत्रक घेणेपुर्वी या कार्यासपाकडे सादर करणे आवश्यक आहे. तसेच सदरहू रस्तारुंदीने बाधित क्षेत्राचा विकास मनपाच्या विनिर्देशाप्रमाणे विकासक यांनी स्वतःकरणे आवश्यक आहे अथवा मनपाच्या त्यावेळेच्या प्रचलित दराने विकास खर्च भरणे आवश्यक आहे.
- १७) प्रस्तुत प्रकारातील जागेचा मोजणी नकाशा व्हिवाटीनुसार असून हद्दीबाबत वाद निर्माण झालेस त्यास म.न.पा. जबाबदार राहणार नाही. परवरभूमापन कार्यासपाकडील सुधारित मोजणी नकाशा / मालमत्ता पत्रक सादर केल्याशिवाय बांधकामास भोगवटा दाखला देण्यात येणार नाही.
- १८) प्रस्तुत प्रकारातील भूखंडाचे एकत्रिकरण नगर भूमापन कार्यासपाकडून घेऊन, त्याप्रमाणे सुधारित मालमत्तापत्रक व मोजणी नकाशा भोगवटापत्रक घेण्यापूर्वी या विभागास सादर करणे आवश्यक आहे.
- १९) ३०० चौ.मी. वरील क्षेत्राचे भूखंडावरील इमारतीसाठी (दाटवस्ती क्षेत्र वगळून) रेन वॉटर हार्व्हिंग व्यवस्था करणे बंधनकारक आहे.
- २०) भूखंडातूनचचे पोहोच रस्ता व अस्तपासचे क्षेत्रातील पाण्याचा निचरा होणे सार्वजनिक आरोग्याचे दृष्टीने आवश्यक आहे. त्यासाठी विकास नियंत्रण नियमावलीतील नियम क्र. १.१ नुसार योग्य ती उपाययोजना करण्याची सर्वस्वी जबाबदारी विकासक / अर्जदार यांचेवर राहिल. याबाबत संबंधित गाळेधारक रहिवासी यांची कोणत्याही प्रकारे तक्रार / हरकत निर्माण झाल्यास त्यांचे संपूर्णतः निराकरण करण्याची जबाबदारी विकासक / अर्जदार यांचेवर राहिल. त्याची मनपास कोणत्याही प्रकारे तोषी लागू देणार नाही. या अटीवर सदरहू बांधकाम चालू करण्याचे संमतीपत्र मंजूर करण्यात येत आहे.
- २१) साईटवरील सर्व बांधकाम मंजुरासाठी स्वच्छ पिण्याचे पाणी व स्वच्छतागृहांची सोय उपलब्ध करणे विकासकावर बंधनकारक आहे.
- २२) इमारतीमध्ये पुरविण्यात आलेल्या पॅकिंगचे क्षेत्र गाळेधारकासाठी विनामोबदला उपलब्ध करून देणे विकासकावर बंधनकारक राहिलेस याबाबत कोणतीही तक्रार आल्यास त्याचे निराकरण करण्याची जबाबदारी विकासकाची राहिल.
- २३) मा. उपविभागीय अधिकारी / तहसिलदार यांचेकडून वर्ग १ साठी जमिनीची विनिश्चिती दाखला तसेच वर्ग २ साठी आवश्यक तो ना हरकत दाखला महानगरपालिकेस सादर केल्याशिवाय बांधकाम परवानगी देणेत येऊ नये.
- २४) म्हादस खात्याच्या सदनिका, पुर्णत्त्वानंतर म्हादकाचे हस्तातरीत झाल्यावरच उर्वरीत इमारतींना भाग / संपूर्ण भोगवटा दाखला देण्यात येईल.
- २५) भूखंडावरील एकूण बांधकाम क्षेत्र (F.S.I.+NON F.S.I.) ५,००० चौ.मी. पेक्षा जास्त होत असल्यास पर्यावरण विभागाचा ना हरकत दाखला सादर केल्याशिवाय बांधकामास सुरुवात करू नये.
- २६) यु.एन.सी. बाबत विकासक यांनी सादर केलेले हमीपत्रास अधिन राहून बांधकाम परवानगी देणेत येत आहे.
- २७) सर्व बांधकाम व्यवसायिक / विक्रेता / बागा मालक यांनी इमारत व इतर बांधकाम कामगार (रोजगार विनियमन व सेव शक्ती) अधिनियम १९१६ व कंघाटी कामगार (नियम आणि निर्भूलन) अधिनियम १९७० अनुषंगाने सर्व कामगारांना आरोग्य सुरक्षितता व त्यांचे कल्याण (Welfare) विषयक कायदातील तरतुदींची पूर्तता करून घेणे बंधनकारक आहे.
- २८) बांधकाम/व्यवसायिक/विक्रेता/बागा मालक यांनी बांधकामावर काम करणाऱ्या कामगार (Insurance) वर्गाचा विमा काढणे बंधनकारक असून त्या बाबतची कागदपत्रे सादर केल्याशिवाय जोते तपासणी दाखला देणेत येणार नाही.
- २९) मा. जिन्हाधिकारी, पुणे यांची छनिकर्ण शाखा नदरे निर्मात्र केलेल्या परिपत्रक क्र. छनिकर्म/कावि/८७७/२०१६ दि. ३१/०३/२०१६ नुसार विकासकाने बांधकामासाठी लागणारे गौण छनिक हे अधिकृतरीत्या जाहिर केलेल्या व परवानगी दिलेल्या दगड, छटी, मुळम, माती, वाळू, पारवानाधारक यांचेकडून खरेदी करणे बंधनकारक राहिल.
- ३०) भूखंडातील बांधकामाचे क्षेत्र (Construction area) ५००० चौ.मी. पेक्षा जास्त असल्यास (Ministry of Environment Forest and Climate Change) याचे कडील दि. ९ डिसेंबर २०१६ चे (Notification) मधील अटी व शर्तीचे पालन करणे बंधनकारक राहिल.

कार्यकारी अधिकारी
पिंपरी चिंचवड महानगरपालिका

सह शहर अभियंता
पिंपरी चिंचवड महानगरपालिका

- प्रत माहितीसाठी (१) सहा. मंडळधिकारी, पिंपरी-चिंचवड महानगरपालिका, मनपा / पिंपरी बाघेरे / पिंपरीनगर / चिंचवड/भोसरी / कासारवाडी / आकुडी / निगडी प्रधिकरण / सांगवी / पिंपळे गुरव / पिंपळे निलख / पिंपळे सौदागर / वाकड / रावेत / रहाटणी / येरगाव.
- २) करसंकलन विभाग, मुख्य कार्यालय
- ३) मा. मुख्याधिकारी, पुणे गृहनिर्माण व क्षेत्रविकास महामंडळ, आगरकरनगर, पुणे ४११ ००१. (MHADA)
- ४) मा. उपसंचालक, नगररचना व विकास विभाग, पि.चि.मनपा, पिंपरी - १८