18/23183
Monday,October 23 ,2023
5:05 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 27280 दिनांक: 23/10/2023

गावाचे नाव: माण
दस्तऐवजाचा अनुक्रमांक: मलस-23183-2023
दस्तऐवजाचा प्रकार : खरेदीखत
सादर करणाऱ्याचे नाव: एवेनिक एंटरप्राजेस प्रा लि

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1500.00
पृष्ठांची संख्या: 75	
एकूण:	रु. 31500.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
5:24 PM ह्या वेळेस मिळेल.

MLS

दुय्यम निबंधक मुळशी (पौड)

बाजार मुल्य: रु.75960000 /-
मोबदला रु.93000000/-
भरलेले मुद्रांक शुल्क : रु. 5580000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1500/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023233411727 दिनांक: 23/10/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009944578202324E दिनांक: 23/10/2023
बँकेचे नाव व पत्ता:

मुळ दस्तऐवज परत केला

कृपया सदर मुळ दस्त
श्री./श्रीमती.......................
यांचेकडे देण्यात यावा

(दस्त हजर करणार यांची स्वाक्षरी)
दिनांक:--

27/10/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. मुळशी
दस्त क्रमांक : 23183/2023
नोदंणी :
Regn:63m

गावाचे नाव : माण

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	93000000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	75960000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: मौजे माण ता मुळशी जि पुणे येथील स.नं. 35/2/ब यांसी एकुण क्षेत्र 15400 चौ मी पैकी लिहून देणार यांचे हिस्स्याचे क्षेत्र 10226 चौ मी पैकी या दस्ताने खरेदी देत असलेले क्षेत्र 4000 चौ मी असे एकुण क्षेत्र 6000 चौ मी ही मिळकत((Survey Number : 35/2/ब ;)) 2) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: मौजे माण ता मुळशी जि पुणे येथील स.नं. 35/2/अ यांसी एकुण क्षेत्र 15408 चौ मी पैकी लिहून देणार यांचे हिस्स्याचे क्षेत्र 10274 चौ मी पैकी या दस्ताने खरेदी देत असलेले क्षेत्र 2000 चौ मी((Survey Number : 35/2/अ ;))
(5) क्षेत्रफळ	1) 40.00 आर.चौ.मीटर 2) 20.00 आर.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:-दिगंबर दत्तोबा पढे वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पर्वती व्हिला, माजरी कावडेवाडी रोड, मांजरी बु पुणे., रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-412307 पॅन नं:-ADGPU4968E 2): नाव:-मंगलदास ज्ञानदेवराव मुरकुटे वय:-56; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: २३३/2, तुळशी नंदन, बाणेर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पिन कोड:-411008 पॅन नं:-ABHPM7283P
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अडेनिन एंटरप्रायजेस प्रा लि च्या वतीने अधिकृत स्वाक्षरीकर्ता नचिकेत महेंद्र वेवले व अनिकेत महेंद्र वेवले तर्फे कुलमुखत्यार म्हणून कु सुरेश गरीब पुजारी वय:-39; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस नं. ११०१, प्लॉट नं. 2, सेक्टर नं १९ डी वाशी नवी मुंबई , रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:-AAFCE9588H
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/10/2023
(10)दस्त नोंदणी केल्याचा दिनांक	23/10/2023
(11)अनुक्रमांक,खंड व पृष्ठ	23183/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5580000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(ii) within the limits of any Municipal Council, Nagarpancheyat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

THE SEAL OF THE SUB-REGISTRAR OF MULSHI
दुय्यम निबंधक मुळशी

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	EDENIC ENTERPRISES PRIVATE LIMITED	eChallan	00040572023102394993	MH009944578202324E	4000000.00	SD	0005211519202324	23/10/2023
2	EDENIC ENTERPRISES PRIVATE LIMITED	eChallan	00040572023102395934	MH009946189202324E	1580000.00	SD	0005211535202324	23/10/2023
3		DHC		1023233411727	1500	RF	1023233411727D	23/10/2023
4	EDENIC ENTERPRISES PRIVATE LIMITED	eChallan		MH009944578202324E	30000	RF	0005211519202324	23/10/2023

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

मी नक्कल केली
मी वाचली
मी [illegible]

अस्सल बर हुकूम नक्कल

दुय्यम निबंधक (मुळशी)

THE SEAL OF THE SUB-REGISTRAR OF MULSHI

CHALLAN
MTR Form Number-6

GRN MH009946189202324E	**BARCODE**	**Date** 23/10/2023-16:15:05	**Form ID** 25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAFCE9588H
Office Name	MLS_MULSHI 1 SUB REGISTRAR	**Full Name**	EDENIC ENTERPRISES PRIVATE LIMITED
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	SR. No 35/2/A and 35/2/B
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Sale of NonJudicial Stamp	1580000.00	**Road/Street**	Village Maan,Taluka Mulshi,
		Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 5 7
		Remarks (If Any)	
			PAN2=AGPM7283P~SecondPartyName=MANGALDAS NAMDEORAO MURKUTE and OTHERS~
		Amount In Words	Fifteen Lakh Eighty Thousand Rupees Only
Total	15,80,000.00		
Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**	
Cheque-DD Details		Bank CIN Ref. No.	00040572023102395934 CKY3935631
Cheque/DD No.		Bank Date RBI Date	23/10/2023-16:16:48 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID : Mobile No. : 9130013294

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.

[Stamp: OFFICE OF THE SUB-REGISTRAR OF MULSHI, मुळशी (पौड) ... MULSHI (PAUD)]
[Stamp/handwritten: प्रत्यक्ष ... 3963 / 910 ... २०२३]

 Print Date 23-10-2023 04:33:43

CHALLAN
MTR Form Number-6

GRN	MH009944578202324E	BARCODE		Date	23/10/2023-16:01:28	Form ID	25.1

Department Inspector General Of Registration		**Payer Details**	
Type of Payment Stamp Duty Registration Fee		**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAFCE9688H
Office Name MLS_MULSHI 1 SUB REGISTRAR		**Full Name**	EDENIC ENTERPRISES PRIVATE LIMITED
Location PUNE			
Year 2023-2024 One Time		**Flat/Block No.**	SR. No 35/2/A and 35/2/B
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	4000000.00	**Road/Street**	Village Maan,Taluka Mulshi,
0030063301 Registration Fee	30000.00	**Area/Locality**	Pune
		Town/City/District	
		PIN	4 1 1 0 5 7
		Remarks (If Any)	
		PAN2=ABHPM7263P~SecondPartyName=MANGALDAS NAMDEORAO MURKUTE and OTHERS~	
		Amount In Words	Forty Lakh Thirty Thousand Rupees Only
Total	40,30,000.00		
Payment Details STATE BANK OF INDIA		**FOR USE IN RECEIVING BANK**	

Cheque-DD Details		Bank CIN	Ref. No.	00040572023102394993	CKY3934480
Cheque/DD No.		Bank Date	RBI Date	23/10/2023-16:03:50	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9130013294

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 नोदणी करावयाच्या दस्तासाठी लागु आहे . नोदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही .

 Print Date 23-10-2023 04:25:04

CHALLAN
MTR Form Number-6

GRN	MH009945189202324E	**BARCODE**		**Date**	23/10/2023-16:15:05	**Form ID**	25.1

Department	Inspector General Of Registration	**Payor Details**	
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAFCE9588H
Office Name	MLS_MULSHI 1 SUB REGISTRAR	**Full Name**	EDENIC ENTERPRISES PRIVATE LIMITED
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	SR. No 35/2/A and 35/2/B

Account Head Details	**Amount In Rs.**		
		Premises/Building	
0030046401 Sale of NonJudicial Stamp	1580000.00	**Road/Street**	Village Mean,Taluka Mulshi,
		Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 5 7
		Remarks (If Any)	
		PAN2=ABHPM7283P~SecondPartyName=MANGALDAS NAMDEORAO MURKUTE and OTHERS~	
DEFACED ₹1580000.00 DEFACED			
		Amount In Words	Fifteen Lakh Eighty Thousand Rupees Only
Total	15,80,000.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**		
Cheque-DD Details		Bank CIN / Ref. No.	00040572023102395934	CKY3935631
Cheque/DD No.		Bank Date / RBI Date	23/10/2023-16:18:48	Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	

Department ID : Mobile No. : 5130013294

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 दस्तासाठी सदर चलन लागु नाही .

मलस
२३९५३ / ३ / ६०
२०२३

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-18-23183	0008211535202324	23/10/2023-17:05:03	IGR034	1580000.00
			Total Defacement Amount		**15,80,000.00**

 Print Date 23-10-2023 05:07:56

CHALLAN
MTR Form Number-6

GRN MH009944578202324E	**BARCODE**	**Date** 23/10/2023-16:01:28	**Form ID** 25.1

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	AAFCE9588H
Office Name	MLS_MULSHI 1 SUB REGISTRAR	**Full Name**	EDENIC ENTERPRISES PRIVATE LIMITED
Location	PUNE		
Year	2023-2024 One Time	**Flat/Block No.**	SR. No 35/2/A and 35/2/B

Account Head Details	**Amount In Rs.**		
		Premises/Building	
0030046401 Stamp Duty	4000000.00	**Road/Street**	Village Maan,Taluka Mulshi,
0030063301 Registration Fee	30000.00	**Area/Locality**	Pune
		Town/City/District	
		PIN	4 1 1 0 5 7
		Remarks (If Any)	
		PAN2=ABHPM7283P~SecondPartyName=MANGALDAS NAMDEORAO MURKUTE and OTHERS~	
DEFACED ₹4030000.00 DEFACED			
		Amount In Words	Forty Lakh Thirty Thousand Rupees Only
Total	40,30,000.00		

Payment Details	STATE BANK OF INDIA	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	00040572023102394993	CKY3934480
Cheque/DD No.		Bank Date	RBI Date	23/10/2023-16:03:50	Not Verified with RBI
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9130013294

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.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-16-23183	0005211519202324	23/10/2023-17:04:55	IGR034	30000.00
2	(iS)-16-23183	0005211519202324	23/10/2023-17:04:55	IGR034	4000000.00
			Total Defacement Amount		**40,30,000.00**

Document **H**andling **C**ha₹ges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1023233411727	Receipt Date	23/10/2023

Received from EDENIC ENTERPRISES PRIVATE LTD, Mobile number 8983219479, an amount of Rs.1500/-, towards Document Handling Charges for the Document to be registered on Document No. 23183 dated 23/10/2023 at the Sub Registrar office S.R. Mulshi of the District Pune Gramin.

DEFACED
₹ 1500
DEFACED

Payment Details

Bank Name	SBIN	Payment Date	23/10/2023
Bank CIN	10004152023102311066	REF No.	329629130190
Deface No	1023233411727D	Deface Date	23/10/2023

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

THE SEAL OF THE SUB REGISTRAR OF MULSHI(PAUD)
दुय्यम निबंधक, मुळशी (पौड)
मुळशी (पौड)
MULSHI(PAUD)

मलस		
२३१८३	५	६७
२०२३		

Pre-Registration summary(नोंदणी पूर्व गोषवारा)

मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)		
Valuation ID : 202310203907		20 October 2023, 12:56:12 PM मळस
मूल्यांकनाचे वर्ष	2023	
जिल्हा	पुणे	
तालुका	मुळशी	
गावाचे नाव	मौजे - [illegible]	
क्षेत्राचे नाव	Influence Area	
मूल्य विभाग/उपमूल्य विभाग	9/9.1	
मिळकतीचा प्रकार	खुली	
मिळकतीचे क्षेत्र	6000 चौ. मीटर	Layout Plot
वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर	Rs.12660/-	
	प्रथम विक्री	
Applicable Rules :	,16 क	

1. 6000चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =12660/-

6000चौ. मीटर क्षेत्रासाठी मूल्य = 6000 * 12660

=75960000/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=75960000 + 0

= **Rs.75960000/-**

= **₹ सात कोटी एकोणसाठ लाख साठ हजार /-**

म ळ स

२०२३

Home | Print

CONVEYANCE DEED

This **CONVEYANCE DEED** ("**Deed**") made at Pune this 23rd day of October 2023

BETWEEN

Mr. MANGALDAS NAMDEORAO MURKUTE, Age 56, PAN – ABHPM7283P residing at S.No.231/2, Tulsi Nandan, Baner Pune – 411 008, hereinafter referred to as the "**Vendor No. 1**" (which term or expression unless repugnant to the context shall be deemed to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART**;

AND

Mr. DIGAMBAR DAGADOBA UNDRE, Age 54, PAN - ADGPU4968E residing at – Manjari Khurd, Parvati Villa, Manjari Wagholi Road, Manjari Khurd Pune – 412 307 hereinafter referred to as the "**Vendor No. 2**" (which term or expression unless repugnant to the context shall be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**;

AND

Edenic Enterprises Private Limited, a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having CIN: U45309MH2020PTC341603, PAN AAFCE9588H, having its Registered Office at Office No. 1101, The Ambiance Court, Plot No. 2, Sector 19 D, Vashi, Mumbai City, 400703 represented through its authorised directors (i) Nachiket Mahendra Yeole, having PAN ADMPY5554G, and (ii) Aniket Mahendra Yeole, having PAN ADMPY5553B, hereinafter collectively referred to as the "**Purchaser**" (which term or expression unless repugnant to the context shall be deemed to mean and include its successors in interest and assigns) of the **THIRD PART**.

The Vendor No. 1 and the Vendor No. 2 are hereinafter collectively referred to as the "**Vendors**".

The Vendors and the Purchaser are individually referred to as "**Party**" and collectively referred to as "**Parties**".

WHEREAS:

A. The Vendors hereby represents as follows:

1. The Vendors are the owners of their respective portion of property bearing Survey No. 35/2/A admeasuring 1 Hectare 54.08 Ares ("**Property 1**") and Survey No. 35/2/B admeasuring 1 Hectare 54 Ares ("**Property 2**") situate, lying and being at Village

Maan, Taluka Mulshi, District Pune in the following manner and delineated in Red colour on the Plan annexed hereto as **Annexure "1"**:

Entitlement	Property 1	Property 2
Vendor No. 1 and Vendor No. 2	103.2 Ares (102.74 Ares as per 7/12 extract)	62.66 Ares

II. By and under an Agreement to Sale dated October 24, 1996 registered at Serial No. 4780 of 1996 (i) Sahebrao Babu Chavan, (ii) Popat Babu Chavan, (iii) Narayan Babu Chavan along with confirmation of (i) Bhagubai Maruti Jadhav, (ii) Radhabai Kisan Gorgalle, (iii) Phulabai Vasant Jadhav, and (iv) Leelabai Balu Gorgalle agreed to sell, transfer, convey and assign their right, title and interest in the following properties in favour of the Vendor No. 1 for the consideration and on the terms and conditions contained therein;

Survey No./Hissa No.	Area
35/2/A(part) i.e the Property 1	60 Ares
35/2/B(part) i.e. the Property 2	60 Ares

III. By and under an Agreement to Sale dated September 3, 1997 registered at Serial No. 4342 of 1997 (i) Shankar Dagdu Chavan (for himself and as karta and manager of HUF), (ii) Vankar Dagdu Chavan (for himself and as karta and manager of HUF), (iii) Balasaheb Dagdu Chavan (for himself and as karta and manager of HUF), (iv) Sitabai Khandu Jadhav, (v) Janabai Balu Jadhav, (vi) Mangal Shrikant Borhade, (vii) Sangeeta Dagdu Chavan *alias* Sangeeta Ramdas Matkar, (viii) Mathabai Dagdu Chavan agreed to sell, transfer, convey and assign all their right, title and interest in the Property 1 and Property 2 in favour of Sukhada Deepak Gorade for the consideration and on the terms and conditions contained therein;

IV. By and under a Sale Deed dated September 21, 2002 registered at Serial No. 5237 of 2002 (i) Sahebrao Babu Chavan (for himself and as karta and manager of HUF), (ii) Popat Babu Chavan (for himself and as karta and manager of HUF), (iii) Narayan Babu Chavan (for himself and as karta and manager of HUF), (iv) Bhagubai Maruti Jadhav, (v) Radhabai Kisan Gorgalle, (vi) Phulabai Vasant Jadhav, (vii) Leelabai Balu Gorgalle sold, transferred, conveyed and assigned all their right, title and interest in the following properties in favour of the (i) Vendor No. 1, and (ii) Vendor No. 2 for the consideration and on the terms and conditions contained therein and Mutation Entry No. 5161 dated October 10, 2002 confirms the same;

Survey No./Hissa No.	Area
35/2/A(part) i.e. the Property 1	60 Ares
35/2/B(part) i.e. the Property 2	60 Ares

V. By and under a Sale Deed dated September 21, 2002 registered at Serial No. 5238 of 2002 (i) Sahebrao Babu Chavan (for himself and as karta and manager of HUF), (ii) Popat Babu Chavan (for himself and as karta and manager of HUF), (iii) Narayan Babu Chavan (for himself and as karta and manager of HUF), (iv) Bhagubai Maruti Jadhav, (v) Radhabai Kisan Gorgalle, (vi) Phulabai Vasant Jadhav, (vii) Leelabai Balu Gorgalle sold, transferred, conveyed and assigned all their right, title and interest in the following properties in favour of the (i) Vendor No. 1 and (ii) Vendor No. 2 for the consideration and on the terms and conditions contained therein and Mutation Entry No. 5162 dated October 10, 2002 confirms the same;

Survey No./Hissa No.	Area
35/2/A(part) i.e Property 1	17.4 Ares
35/2/B(part) i.e. Property 2	17 Ares

VI. By and under a Sale Deed dated March 31, 2003 registered at Serial No. 1491 of 2003 (i) Shankar Dagdu Chavan (for himself and as karta and manager of HUF), (ii) Vankar Dagdu Chavan (for himself and as karta and manager of HUF), (iii) Balasaheb Dagdu Chavan (for himself and as karta and manager of HUF), (iv) Sitabai Khandu Jadhav, (v) Janabai Balu Jadhav, (vi) Mangal Shrikant Borhade, (vii) Sangeeta Dagdu Chavan *alias* Sangeeta Ramdas Matkar, (viii) Mathabai Dagdu Chavan sold, transferred, conveyed and assigned all their right, title and interest in the following properties in favour of the Vendors in the following manner and on the terms and conditions contained therein and Mutation Entry No. 5250 dated April 4, 2003 confirms the same;

Survey No./Hissa No.	Total Area	Entitlement of Vendor No. 1 and Vendor No. 2
35/2/A(part) i.e. Property 1	77.4 Ares	25.8 Ares
35/2/B(part) i.e. Property 2	77 Ares	25.66 Ares

VII. By and under a Confirmation Deed dated March 31, 2003 registered at Serial No. 1489 of 2003 (i) Shankar Dagdu Chavan (for himself and as karta and manager of HUF), (ii) Vankar Dagdu Chavan (for himself and as karta and manager of HUF), (iii) Balasaheb Dagdu Chavan (for himself and as karta and manager of HUF), (iv) Sitabai Khandu Jadhav, (v) Janabai Balu Jadhav, (vi) Mangal Shrikant Borhade, (vii) Sangeeta Dagdu Chavan *alias* Sangeeta Ramdas Matkar, (viii) Mathabai Dagdu Chavan confirmed the Deed of Assignment dated March 27, 2003 registered at Serial No. 1395 of 2003 in respect of Property 1 and Property 2 and on the terms and conditions contained therein;

VIII. Thereafter, by and under an NA order dated March 25, 2004 bearing No. PMA/NA/SR/30/2003 the Vendors obtained permission for wayside Motel in respect of an area admeasuring 30,360.91 square meters out of the Property 1 and the Property 2;

IX. Accordingly, the Property 1 and Property 2, collectively referred to as "**Larger Property**" came to be owned by the Vendors in the following manner and delineated in Red colour on the Plan annexed hereto as **Annexure "1"**:

Entitlement	**Property 1**	**Property 2**
Vendor No. 1 and Vendor No. 2	103.2 Ares (102.74 Ares as per 7/12 extract)	62.66 Ares

X. By and under the Right of Way Agreement dated August 24, 2016 registered at Serial No. 7726 of 2016 Mr. Mohan Maruti Risvadkar has granted the access from the Hinjewadi-Maan Highway road from Survey No. 35/1/A(part) to the said Property on the terms and conditions contained therein; It has further been represented by Vendors that they shall provide the purchaser consistent width of ____ft road approaching the Property.

XI. There is an existing nallah passing through the Larger Property as shown in the Plan annexed hereto as Annexure "1"; The Vendors have represented that the Property (defined hereinafter) is affected by the Green belt to the extent of 7 meters set back and more particularly delineated in purple colour on the Plan annexed hereto as Annexure "1". The Vendors have further represented that in the event and/or during Plan sanctioning, if the aforesaid Nallah set back area exceeds 7 meters, then the consideration payable hereunder to the Vendors shall stand reduced on pro-rata basis, as set out herein and the obligation of the Purchaser to pay such consideration shal stand extinguished;

XII. The Larger Property is abutting the existing Hinjewadi - Maan road as shown in the plan annexed hereto as Annexure "1";

XIII. The Vendors have prepared a layout of the Larger Property;

XIV. The Vendors have identified a portion of 6,000 square meters in the Larger Property (said "**Property**") out of the Property 1 and the Property 2 and more particularly described in the **Schedule** II hereunder written and delineated in Green colour on the Plan annexed hereto as Annexure "1";

Survey No.	**Area**	**Owned by**
35/2/A(part) (i.e. Property 1)	20 Ares out of 103.2 Ares (102.74 Ares as per 7/12 extract)	Vendor No. 1 and Vendor No. 2
35/2/B(part) (i.e. Property 2)	40 Ares out of 62.66 Ares	
Total	**60 Ares i.e. 6,000 square meters**	-

XV. The Property is in uninterrupted and peaceful possession of the respective Vendors;

XVI. The Property is freehold and the tenure of the Property is Occupant Class-I;

XVII. The Property is not an inam land and/or a new tenure;

XVIII. There are neither any *inter se* disputes between the Vendors and the adjacent land owners of the Property nor there are any third party disputes with respect to the Property;

XIX. The Vendors nor anyone on their behalf have otherwise created any adverse rights or third party rights, in respect of the Property or any part thereof;

XX. All taxes, land revenue, water charges, etc. payable to the State or Central Government and any other concerned authority in respect of the Property are paid till date and there are no dues payable to any of the aforesaid authorities;

XXI. The Larger Property is not affected by the any land ceiling (agricultural and urban) laws;

XXII. The Property is not under any reservation or set back under the development plan and not reserved for any public purpose;

XXIII. The Property is not subject to any litigation or proceedings (including any proceedings under the Income Tax Act, 1961) in any court or tribunal or arbitration or revenue proceedings or quasi-judicial proceedings nor is there any attachment or injunction on the Property either before or after judgment or in custody/symbolic or physical possession of the Court Receiver or any other receiver appointed by order of competent court, there is no money decree passed against the Vendors in respect of the Property and there is/are no prohibitory order or order of attachment of any department of income tax for taxes or of any department of the Government, Central or State or Local Body, Public Authority for taxes, levies and cesses with respect to or affecting the Property or any part thereof;

XXIV. There is/are no prohibitory orders or injunction issued by any judicial or quasi-judicial authority whereby the Vendors are in any way prevented or hindered from selling, transferring and/or conveying its right, title and interest with respect to the Property as envisaged herein;

XXV. There are no lispendens, liens, notices for acquisitions or easement or outstanding on the Property or any part thereof;

XXVI. All the antecedent title deeds and documents in respect of the Property are duly stamped and registered;

XXVII. There are no easementary rights created under any document or any covenant or by prescription in respect of and/or upon the Property or any part thereof;

XXVIII. There are no income tax, wealth tax, or other taxation proceedings whether for recovery or otherwise initiated by any taxation authorities or local authorities pending whereby the Property or any part thereof is in any way affected and/or jeopardized;

XXIX. There are no trespassers or tenants or occupants or licensee or any rights created in favour of the third parties with respect to the Property or any part thereof;

XXX. The Purchaser had issued public notices on February 27, 2021 in Times of India (English edition) and Prabhat times (Marathi edition) inviting claims and objections in order to investigate the ownership rights of the Vendors to the Property. Pursuant to the issuance of the same, the Purchaser has not received any claims and objections in respect thereof;

XXXI. The Property is neither affected by HT/LT line nor affected by any height restrictions. The Property does not have a gas pipeline, village road or nallah or any other aspect which hinders the development thereof; and

XXXII. The Property is not affected by any development control norms of aviation regulations;

B. Based on the aforesaid representations of the Vendors and further negotiations between the Parties, the Vendors have agreed to sell, transfer and convey the Property to the Purchaser and the Purchaser has agreed to purchase and acquire the Property on the terms and conditions hereinafter appearing;

NOW THIS DEED WITNESSETH THAT in consideration of the sum of Rs. 9, 30, 00,000/- (Rupees Nine Crore Thirty Lakh only) ("**Consideration**"), paid by the Purchaser to the Vendors in the following manner:

a) Out of the total consideration of Rs. 9, 30, 00,000/- (Rupees Nine Crore Thirty Lakh only) a sum of Rs. 3,75,00,000/- (Rupees Three Crore Seventy Five Lakh only) has been paid to the Vendors before execution of this present and balance sum of Rs. 5,55,00,000/- (Rupees Five Crore Fifty Five Lakh only), shall be paid to the Vendors in the following manner:

PAYMENT SCHEDULE OF VENDOR NO.1
SHRI. MANGALDAS NAMDEO MURKUTE

AMOUNT	DATE	CH.NO./ UTR NO.	PARTICULARS
1,00,00,000/-	20/10/2023	SBI BANK	Paid by RTGS done before execution of this present
46,90,000/-	08/11/2023	837696	Paid by cheque drawn on State Bank of India
3,10,000/-	08/11/2023		1% amount deducted against TDS
1,60,00,000/-	23/02/2024	837697	Paid by cheque drawn on State Bank of India
Rs.3,10,00,000/-			**Full and Final amount of Rs. Three Crore Ten Lacs Rupees paid.**

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PAYMENT SCHEDULE OF VENDOR NO.2
SHRI. DIGAMBAR DAGADU UNDRE

AMOUNT	DATE	CH.NO./ UTR NO.	PARTICULARS
1,75,00,000/-			Paid by RTGS done before execution of this present
1,00,00,000/-	20/10/2023	SBI BANK	Paid by RTGS done before execution of this present
1,18,80,000/-	08/11/2023	837698	paid vide Cheque drawn on State Bank of India
6,20,000/-	08/11/2023		1% amount deducted against TDS
2,20,00,000/-	23/02/2024	837699	paid vide Cheque drawn on State Bank of India
Rs.6,20,00,000/-			**Full and Final amount of Rs. Six Crore Twenty Lacs Rupees paid.**

b) Sum of Rs.9,30,000/- (Rupees Nine Lakh Thirty Thousand only) has been deducted by the Purchaser towards payment of TDS which shall be deposited with the Income Tax Authorities, and the same shall be evidenced by the TDS Certificate to be provided by the Purchaser to the Vendors.

c) The receipt whereof the Vendors admits and acknowledges and of and from the same and every part thereof the Vendors hereby forever acquit, release and discharge the Purchaser **THE** Vendors hereby grant, sell, convey, transfer and assures unto the Purchaser free from any encumbrances, with clear and marketable title the Property along with the right to use the Access Road in accordance with the terms and conditions of the Right of Way Agreement dated August 24, 2016 registered at Serial No. 7726 of 2016;

TOGETHER WITH all and singular the structure, buildings, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passage, commons, gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the Property or any part thereof belonging or in any way appertaining to or with the same or any part thereof now at or any time hereinbefore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereof free from any encumbrances whatsoever

AND THAT the representations of the Vendors contained in the recitals above form an integral part of this Deed

AND THAT all past dues, debts, taxes, liabilities, penalties, obligations, charges which are payable for the period prior to the execution hereof shall be paid by the Vendors only and the Purchaser shall pay from the date of execution hereof **AND** the Purchaser shall reserve the right to recover money from past obligations

AND ALSO TOGETHER WITH all the original deeds, documents, writings and other evidences of title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever, at law and in equity of the Vendors into or of upon the Property or any part thereof as listed in **Schedule III**

AND THAT the Vendors have put the Purchaser in quiet, peaceful and vacant possession of the Property along with right to use/the access road in accordance with the terms and conditions of the Right of Way Agreement dated August 24, 2016 registered at Serial No. 7726 of 2016.

AND ALL THE ESTATE right, title, interest, claims and demand whatsoever at law and in equity of the Vendors into out of or upon the Property or any part thereof

AND TO HAVE AND TO HOLD all and singular the Property hereby granted conveyed, sold, transferred and assured or intended or expressed so to be with them and every of their rights members and appurtenances

UNTO AND TO THE USE and benefit of the Purchaser its successors in interest and assigns absolutely and forever

AND THAT the rights of the Vendors individually, collectively of their own and also on their behalf shall stand transferred completely in favour of the Purchaser and they shall not have any further right, title, interest and claim in respect of the Property and/or the Purchaser

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 Gram Panchayat / Municipal Corporation or any other public body or local authority in respect thereof **AND** the water and electricity connections, if any, pertaining to the Property shall stand transferred in the name of the Purchaser

AND the Vendors hereby for themselves and their executors, administrators, successors-in-office and assigns covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors 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

AND THAT the Vendors now have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the Property hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid

AND THAT upon execution hereof, the Purchaser, their successors-in office, their agents, customers, etc. shall be entitled to the benefit of perpetual, irrevocable, unconditional, uninterrupted and unobstructed access from the Access Road in accordance with the terms

and conditions of the Right of Way Agreement dated August 24, 2016 registered at Serial No. 7726 of 2016 without any objections of the Vendors or any person on behalf of the Vendors

AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, occupy, possess and enjoy the Property, hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vendors, and/or its executors, administrators, successors-in-office and assigns or any of them or by any person lawfully or equitably claiming or by from under or in trust for it

AND THAT free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the Vendors, well and sufficiently saved, defended, kept harmless and indemnify the Purchaser of, from and against all former and other estates, title, charges, taxes, nazarana, stamp duty arrears etc. and encumbrances whatsoever either already or to be hereafter had made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming from under or in trust for the Vendors **AND THAT** the Vendors shall always be responsible and liable for any right, title, interest claimed by any third party and shall also be liable to settle all such claims, disputes at its own costs and keep the Purchaser indemnified in respect thereof

AND THAT after the execution of the present Conveyance Deed, if there is any shortfall/difference in the area of the Property, than what is represented by the Vendors, then in such an event the Vendors shall be liable to refund and compensate pro-rata consideration received by them to the Purchaser, and the Vendors shall indemnify and hold harmless to the fullest extent by law, the Purchaser, its successors and assigns against all direct, indirect and inconsequential loss, harm, injury, costs and expenses that may be suffered or incurred by the Purchaser

AND FURTHER that the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Property hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser or its successors in interest or assigns or nominees or their Counsel in law for assuring the Property and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Purchaser in the manner aforesaid

AND simultaneously on execution of these presents the Vendors have executed an irrevocable Power of Attorney in favour of the Purchasers granting various powers more particularly enumerated therein for doing various acts in connection with the Property

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AND THAT the Vendors hereby record their consent for mutating the Revenue Records in the name of the Purchaser as the owner of the Property

AND LASTLY the Purchaser shall be liable for payment of stamp duty and registration charges on this Deed

AND the details and particulars of the Permanent Account Number of the Parties as required under Rule 114B of the Income Tax Rules, 1962 are as under:

Parties	PAN No.
Mangaldas Namdeo Murkute (Vendor No. 1)	ABHPM7283P
Digambar Dagadu Undre (Vendor No. 2)	ADGPU4968E
Edenic Enterprises Private Limited (Purchaser)	AAFCE9588H

SCHEDULE I

Property 1

All that piece and parcel of the land bearing Survey No. 35/2/A admeasuring 1 Hectare 54.08 Ares situate at Village Maan, Taluka Mulshi, District Pune and bounded as follows:

On or towards East:	Nala and Maan Hinjewadi Village border
On or towards South:	Part of Survey No.33/3/C
On or towards West:	800' × 40' Internal road carved out of 35/1/2, New Survey No.35/1/A and additional Access Road
On or towards North:	Maan Hinjewadi village road

Property 2

All that piece and parcel of the land bearing Survey No. 35/2/B admeasuring 1 Hectare 54 Ares situate at Village Maan, Taluka Mulshi, District Pune and bounded as follows:

On or towards East:	Nala and Maan Hinjewadi Village border
On or towards South:	Part of Survey No.33/3/C
On or towards West:	800' × 40' Internal road carved out of 35/1/2, New Survey No.35/1/A and additional Access Road
On or towards North:	Maan Hinjewadi village road

Schedule II

Property

All that piece and parcel of land admeasuring 6,000 square meters out of layout comprising of the land bearing Survey Nos. 35/2/A and 35/2/B along with right to access road from Survey No. 35/1/A(part) situate at Village Maan, Taluka Mulshi, District Pune and bounded as follows:

On or towards East:	Nala and Maan Hinjewadi Village border
On or towards South:	Part of Survey No.35/2/A and Survey No.35/2/B (Prasun Associates)
On or towards West:	800' × 40' Internal road carved out of 35/1/2, New Survey No.35/1/A and additional Access Road
On or towards North:	Part of Survey No.35/2/A and Survey No.35/2/B and additional Access Road

SCHEDULE III

List of documents

1. Exchange Deed dated August 24, 2014 registered at Serial No. 6921 of 2014.
2. Agreement to Sale dated October 24, 1996 registered at Serial No. 4780 of 1996.
3. Sale Deed dated September 21, 2002 registered at Serial No. 5237 of 2002.
4. Sale Deed dated September 21, 2002 registered at Serial No. 5238 of 2002.
5. Sale Deed dated March 31, 2003 registered at Serial No. 1491 of 2003.
6. Right of Way Agreement dated August 24, 2016 registered at Serial No. 7726 of 2016.
7. Agreement to Sale dated September 3, 1997 registered at Serial No. 4342 of 1997.
8. Deed of Assignment dated March 27, 2003 registered at Serial No. 1395 of 2003.
9. Confirmation Deed dated March 31, 2003 registered at Serial No. 1489 of 2003.

IN WITNESS WHEREOF, the Parties have executed this Deed of Conveyance as of the date written herein above.

I) **SIGNED, SEALED, AND DELIVERED**

by the within named the "**Vendor No. 1**"
Mr. Mangaldas Namdeo Murkute

Mr. Mangaldas Namdeorao Murkute

II) **SIGNED, SEALED, AND DELIVERED**

by the within named the "**Vendor No. 2**"
Mr. Digambar Dagadu Undre

Mr. Digambar Dagadboundre

III) **SIGNED, SEALED AND DELIVERED**

by the within named the "**Purchaser**"
Edenic Enterprises Private Limited,
having CIN: U45309MH2020PTC341603,
PAN AAFCE9588H,
represented through its authorized directors
(i) Nachiket Mahendra Yeole,

(ii) Aniket Mahendra Yeole,

IN THE PRESENCE OF:-

1) Signature

Name Kiran Jadhav

Address New Sangvi

2) Signature

Name Neetu Yadav

Address Pimple Gurav pune

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RECEIPT

RECEIVED OF AND FROM THE WITHIN-NAMED PURCHASER A SUM OF **RS. 9,30,00,000/- (RUPEES NINE CRORE THIRTY LAKH ONLY)** AS PER THE FOLLOWING DETAILS BEING THE ENTIRE PAYMENT TOWARDS THE CONSIDERATION WITHIN MENTIONED TO HAVE BEEN PAID BY THEM TO US:

PAYMENT SCHEDULE
1)SHRI. MANGALDAS NAMDEO MURKUTE

AMOUNT	DATE	CH.NO./ UTR NO.	PARTICULARS
1,00,00,000/-	20/10/2023	SBI BANK	Paid by RTGS done before execution of this present
46,90,000/-	08/11/2023	837696	Paid by cheque drawn on State Bank of India
3,10,000/-	08/11/2023		1% amount deducted against TDS
1,60,00,000/-	23/02/2024	837697	Paid by cheque drawn on State Bank of India
Rs.3,10,00,000/-			**Full and Final amount of Rs. Three Crore Ten Lacs Rupees paid.**

I SAY RECEIVED

SHRI. MANGALDAS NAMDEO MURKUTE
(VENDOR NO.1)

PAYMENT SCHEDULE
2)SHRI. DIGAMBAR DAGADU UNDRE

AMOUNT	DATE	CH.NO./ UTR NO.	PARTICULARS
1,75,00,000/-			Paid by RTGS done before execution of this present
1,00,00,000/-	20/10/2023	SBI BANK	Paid by RTGS done before execution of this present
1,18,80,000/-	08/11/2023	837698	paid vide Cheque drawn on State Bank of India
6,20,000/-	08/11/2023		1% amount deducted against TDS
2,20,00,000/-	23/02/2024	837699	paid vide Cheque drawn on State Bank of India
Rs.6,20,00,000/-			**Full and Final amount of Rs. Six Crore Twenty Lacs Rupees paid.**

I SAY RECEIVED

SHRI. DIGAMBAR DAGADU UNDRE
(VENDOR NO.2)

THE SEAL OF THE SUB-REGISTRAR OF MULSHI
मुळशी (पौड)
MULSHI(PAUD)

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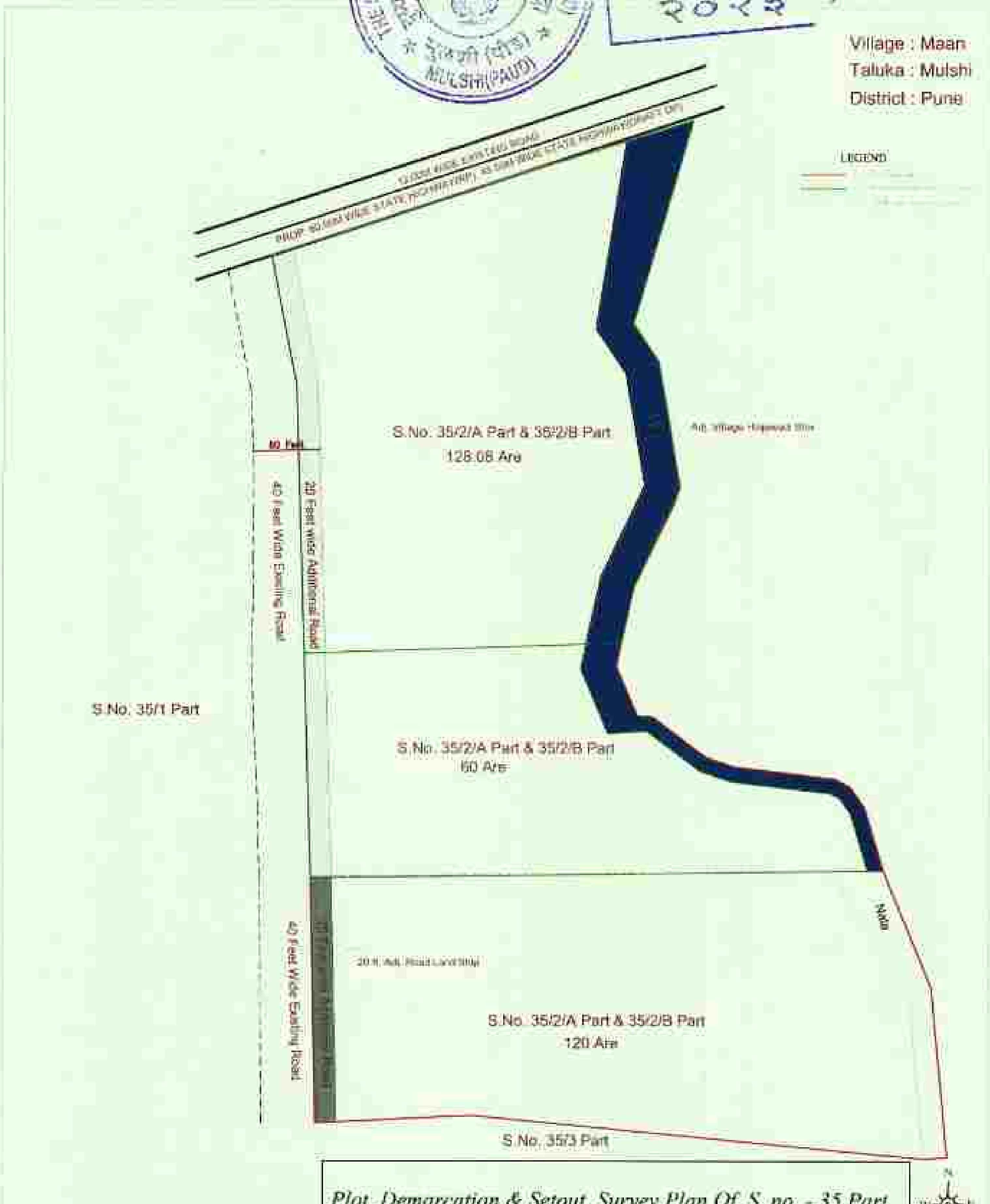

Plot Demarcation & Setout Survey Plan Of S. no. - 35 Part

At :- Man Taluka :- Mulshi District :- Pune

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गाव नमुना सात [अधिकार अभिलेख पत्रक]

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम [illegible] यातील नियम ३,५,६ आणि ७]

गाव :- माण ([illegible]) तालुका :- मुळशी जिल्हा :- पुणे

ULPIN : [illegible] भूमापन क्रमांक व उपविभाग : [illegible]

भूधारणा पद्धती : भोगवटादार वर्ग -१ शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	६२२	[illegible]				([illegible])	कुळाचे नाव व खंड
		[illegible]				([illegible])	
अकृषिक क्षेत्र		——सामाईक क्षेत्र——	[illegible]	[illegible]			इतर अधिकार
बिन शेती [illegible]							
	६२७	[illegible]	[illegible]	[illegible]		([illegible])	प्रलंबित फेरफार : नाही.
बिन शेती [illegible]							
आकारणी	[illegible]	[illegible]				([illegible])	शेवटचा फेरफार क्रमांक : [illegible] व दिनांक : [illegible]
		[illegible]				([illegible])	
		——सामाईक क्षेत्र——	[illegible]	[illegible]			
जुने फेरफार क्र. : [illegible]							सीमा आणि भूमापन चिन्हे :

OFFICE OF THE SUB-REGISTRAR OF MULSHI
दुय्यम निबंधक, मुळशी (पौड)
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२०२३

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- माण (५५६०२६) तालुका :- मुळशी जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग ३५/३/ब

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकाचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					हे.आर.चौ.मी	हे.आर.चौ.मी			हे.आर.चौ.मी	
२०१७-१८	खरीप							बिनशेती	१५५४८.००००	
२०१८-१९	खरीप							बिनशेती	१५५४८.००००	
२०१९-२०	खरीप							बिनशेती	१५५४८.००००	

टीप :- * असलेली नोंद मोबाईल ॲप द्वारे घेण्यात आलेली आहे

ई महाभूमि

THE SEAL OF THE SUB-REGISTRAR OF MULSHI
दुय्यम निबंधक, मुळशी (पौड)

म ल स
[illegible]
२०२३

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

गाव :- मारुंजी (५५६७९६) तालुका :- मुळशी जिल्हा :- पुणे

ULPIN : [illegible] भूमापन क्रमांक व उपविभाग : ३५/३/४

भूधारणा पद्धती : भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	६२३	[illegible]				(११८२)	कुळाचे नाव व खंड
		दिनकर दगडोबा शेंडे				(११८२)	
आकृषिक क्षेत्र		------सामाईक क्षेत्र------	१०२.२६.५०	३.२९			इतर अधिकार
जिरायत १४४.७०.००							
	६२४	[illegible]	४०.८२.४४	१.१९		(११८२)	प्रलंबित फेरफार : नाही.
जिरायत ५.४१	४७६२	[illegible]				(११८२)	शेवटचा फेरफार क्रमांक : ११८२ व दिनांक :
आकारणी		[illegible]				(११८२)	२७/०४/२०२२
		------सामाईक क्षेत्र------	०.६१.३१	०.०२			

जुने फेरफार क्र. : [illegible] (१७२५) (८८४८) | सीमा आणि भूमापन चिन्हे :

हा सात-बारा उतारा अधिनियम दिनांक [illegible] रोजी डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही शिक्क्याची आवश्यकता नाही.
डिजिटल स्वाक्षरीत दि. [illegible] पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/dsa/ या संकेत स्थळावर [illegible] वापरावा.

ई महाभूमि

THE SEAL OF THE SUB-REGISTRAR OF MULSHI
दुय्यम निबंधक, मुळशी (पौड)

मलस
५७०३ / ५७७०
२०२३

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- बाम (५५६०३३)   तालुका :- मुळशी   जिल्हा :- पुणे

भूमापन क्रमांक व उपविभाग   ७४/२/४

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
					आर.चौ.मी	आर.चौ.मी			आर.चौ.मी	
२०१७-१८	खरीप							पड	१.७७००	
२०१८-१९	खरीप							पड	१.७७००	
२०१९-२०	खरीप							पड	१.७७००	

टीप :- * सदरची नोंद मोबाइल ॲप द्वारे घेण्यात आलेली आहे

ई महाभूमि

मलस
३०/३ ९५/६०
२०२३

वाचले :- १) श्री. मंगलदास मुरकुटे व इतर ३, रा. बाणेर, ता. हवेली, जि. पुणे
यांचा दि. २३.४.२००३ रोजीचा अर्ज, प्रतिज्ञापत्र व क्षतीपत्र
२) सहाय्यक संचालक, नगर रचना पुणे ३० यांचेकडील क्र.एनएबीपी / स. नं. ३५/२अ-२ब/माण /ता.मुळशी / ससंपु / १२९१ दिनांक ७.७.२००३
३) मा. आयुक्त, पुणे विभाग पुणे यांचेकडील परिपत्रक क्रमांक मह-२/जमिन/जनरल /आरआर/७७२/०३, दि.२२/९/२००३.
४) अर्जदार यांनी मा.आयुक्त, पुणे विभाग पुणे यांचे दि.२२/९/२००३ चे परिपत्रकानुसार विहित केलेल्या नमुन्यात सादर केलेले क्षतीपत्र व प्रतिज्ञापत्र.

जिल्हाधिकारी कार्यालय पुणे
महसूल शाखा
क्र. पमअ /एनए /एसआर / ३०/ २००३
पुणे - दिनांक २५ . ३. २००४

ADDITIONAL COLLECTOR PUNE

विषय :- मौजे माण , तालुका - मुळशी
येथील स. नं. ३५/२अ, ३५/२ब मधील ३०३६०.९१ चौ.मी.क्षेत्रावर वाणिज्य प्रयोजना करीता अकृषिक परवानगी..

आदेश

श्री. मंगलदास मुरकुटे व इतर ३, रा. बाणेर, ता. हवेली, जि. पुणे यांनी दिनांक २३.४.२००३ रोजी अर्ज करुन मौजे माण , तालुका - मुळशी येथील स. नं. ३५/२अ, ३५/२ब मधील ३०३६०.९१ चौ.मी. क्षेत्रावर वेसाईड मोटेल वापरासाठीचे रेखांकन मंजुर करुन अकृषिक परवानगी मिळणेकामी विनंती केलेली आहे.

मौजे माण, तालुका - मुळशी येथील स. नं. ३५/२अ, ३५/२ब हे क्षेत्र महानगरपालिका हद्दीबाहेर असलेने अर्जदार यांनी प्रस्तावित केलेले आराखडे मा.सहाय्यक संचालक नगर रचना, पुणे ३० यांचेकडे छाननीसाठी पाठविण्यात आले होते. संचालक नगर रचना, पुणे ३० यांनी त्यांचेकडील क्र.एनएबीपी / स. नं. ३५/२अ, ३५/२ब / माण/ता. मुळशी / ससंपु / १२९१ दिनांक ७.७.२००३ अन्वये छाननी करुन मौजे माण, ता. मुळशी येथील स नं. ३५/२अ, ३५/२ब ही जागा मंजूर पुणे जिल्हा प्रादेशिक योजनेनुसार शेती तथा ना विकास विभागात समाविष्ट असल्याने उक्त जागेमध्ये अर्जदार यांनी प्रस्तावित केलेला वेसाईड मोटेलचा वापर अनुज्ञेय होईल असे कळविले आहे.

अर्जदार यांनी विहीत केलेल्या नमुन्यात प्रतिज्ञापत्र व क्षतीपत्र दाखल केलेले आहे. तसेच सहा.संचालक नगर रचना पुणे ३० यांनीही विषयांकीत आराखडे हिरव्या रंगाने आवश्यक त्या दुरुस्त्या मंजुर करणेची शिफारस केलेली आहे. त्यावरुन मी, अपर जिल्हाधिकारी पुणे, महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये प्राप्त झालेल्या अधिकारान्वये अर्जदार यांना मौजे माण , तालुका - मुळशी , स.नं. ३५/२अ, ३५/२ब मधील ३०३६०.९१ चौ.मी. क्षेत्रावर निवासी वापरासाठी खालील अटी व शर्तीवर अकृषिक परवानगी देत आहे.

— २ →

मलस
३७७३ / २६ / ६०
२०२३

अटी व शर्ती

१. सदरची परवानगी महाराष्ट्र जमीन महसूल अधिनियम १९६६ व त्याखालील नियमान्वये देणेत येत आहे.

२. अर्जदार यांनी जमीनीचा वापर त्यावरील इमारतीसह ज्या कारणासाठी दिला आहे त्या कारणरसाठीच करावा. जमीनीचा इमारतीसह वापर अन्य कारणासठी जिल्हाधिकारी यांचे परवानगी शिवाय करु नये. यासाठी इमारतीचा वापर जो होईल, ते जमीनीचा वापर केलेचे ठरविले जाईल.

३. जमीनीचा अकृषिक वापर या आदेशाचे दिनांकापासून सुरु झाला असे समजणेत येत आहे.

४. जमीनीचा अकृषिक वापर आदेशापूर्वीच सुरु केलेचे निदर्शनास आलेस अर्जदार महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४५ चे तरतुदीस पात्र राहतील.

५. अर्जदार यांनी इमारतीचे बांधकाम सोबतचे मंजूर केलेल्या रेखांकन/ इमारत नकाशाप्रमाणे केले पाहिजे व त्यामध्ये कोणत्याही प्रकारचा फेरबदल इकडील परवानगी शिवाय करु नये.

६. अर्जदार यांनी प्रतीवर्षी रक्कम रुपये ९११/- अकृषिक सारा रु. ००.०३/-प्रती चौ.मी. या दराने व त्यावरील लोकलफंड सेस ज्याकारणासाठी अकृषिक परवानगी दिली त्यासाठी शासनास भरावा.

७. सदरची हमी पत्राची मुदत ३१.७.२००६ पर्यंत राहील. त्यानंतर अकृषिक साऱ्याची रक्कम फेरतपासणीस पात्र राहील. अकृषिक आकारणीबाबत शासन सुधारित दर ज्यावेळी निर्धारित करेल त्यावेळी फेरआकरणी करण्यात येवून फरकाची रक्कम असल्यास ती वसुल करणेत येईल. तसेच शासन निर्धारित करेल ती रक्कम भरणेस संबधीतांवर बंधनकारक राहील.

८. सदरची अकृषिक परवानगी नागरी जमीन कमाल धारणा कायदा १९७६, मुंबई शेतजमीन व कुळकायदा १९४८, महाराष्ट्र ग्रामपंचायत कायदा, महानगरपालीका कायद्याचे तरतूदीस पात्र राहून देणेत आली आहे.

९. अर्जदार यांनी सदरच्या आदेशापासून एक महिन्याचे आत नगर भुमापन अधिकारी यांचेकडे मोजणी फी भरुन अकृषिक क्षेत्राची मोजणी करुन घ्यावी.

१०. सदरच्या आदेशातील अकृषिक क्षेत्र व अकृषिक सारा यामध्ये नगर भुमापन अधिकारी यांचेकडून प्रत्यक्ष मोजणी नंतर जो फेरबदल होईल तो करण्यास पात्र राहील.

११. अर्जदार यांनी महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ चे परिशिष्ट ४ व ५ मधील सर्व अटी व शर्तीचा उल्लेख करुन सनद करुन घ्यावी.

१२. अर्जदार यांनी दिनांक २५.३.२००४ रोजी आगाऊ अकृषिक सारा, जि.प. व ग्रा.प ची रक्कम रु. ८१९९/- सरकारी कोषागारात चलन क्र. ८ नुसार जमा केली आहे.

१३ सदर आदेशातील अटी व शर्तींचा भंग केल्यास अर्जदार महाराष्ट्र जमीन महसुल अधिनियम १९६६ व त्याखालील नियमानूसार दंडास पात्र राहतील.

१४. अर्जदार यांनी अर्जासोबत सादर केलेली माहीती चुकिची अथवा दिशाभुल करणारी आढळल्यास प्रस्तुतची परवानगी रद्द समजणेत येईल.

१५. वरील जागेचा वापर व नियोजित इमारतीचा वापर फक्त वे साईट मोटेल वापरासाठी करण्यात यावा व बांधकाम मंजूर नकाशाप्रमाणे असावे.

१६. स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील व मागील बाजूची अंतरे जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली ठेवावी.

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Aniket

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१७. नियोजित बांधकामाचे, भूखंडातील अस्तित्वातील अन्य बांधकाम धरुन एकूण क्षेत्र भूखंडाच्या निव्वळ क्षेत्राच्या नकाशावर दर्शविल्या इतके प्रत्यक्ष जागेवर कायम राहिले पाहिजे.

१८. नियोजित बांधकामातील आवश्यक असणा-या मजल्यांची संख्या नकाशावर दर्शविल्यापेक्षा जास्त असू नये.

१९. नियोजित इमारतीसाठी आवश्यक असणा-या पाण्याची सोय व सांडपाण्याची व मैला निर्मुलनाची व्यवस्था नसल्यास प्रत्यक्ष वापरापूर्वी अर्जदाराने केली पाहिजे.

२०. नियोजित बांधकामात मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्व परवानगी घेणे आवश्यक आहे.

२१. प्रकाश व वायुविजन यासाठी ठेवलेल्या खिडक्यांचे क्षेत्र हे तया संबंधित खोलीच्या क्षेत्राच्या १/८ पेक्षा कमी असू नये.

२२. नियोजित बांधकामामुळे भूखंडावर असलेल्या कोणाच्याही वहिवाटीचे हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार / मालकाने घेतली पाहिजे.

२३. ७/१२ उता-यातील मालकी हक्का व्यतिरीक्तचे जादा क्षेत्रावर कोणतेही बांधकाम अनुज्ञेय होणार नाही. तसेच मालकी हक्काने त्या क्षेत्राचे हस्तांतर करता येणार नाही.

२४. रस्ता रुंदी खालील क्षेत्र विकासासाठी सुयोग्य विकास प्राधिकरणास विना तक्रार हस्तांतरीत होणे आवश्यक आहे.

२५. वरील अटी व शर्ती पैकी कोणत्याही अटीचा अगर शर्तीचा भंग केल्यास सदरचा आदेश रद्द समजणेत येईल.

25/02/2004
अपर जिल्हाधिकारी पुणे.

प्रति,

श्री. मंगलदास मुरकुटे व इतर ३,
रा. बाणेर, ता. हवेली, जि. पुणे.

THE SEAL OF THE SUB-REGISTRAR OF MULSHI (PAUD)

नगर रचना आणि मूल्यनिर्धारण विभाग

पुणे शाखा, पुणे

Email: adtp_pune@rediffmail.com दूरध्वनी क्र. ०२० २६१२०४३५

नवीन प्रशासकीय इमारत, विंग बी, ३रा मजला, पूर्व बाजू, विधान भवन समोर, पुणे-४११ ००१

जा.क्र.वि.यो. पुणे/ मौ.माण/ग.नं. ३५पै.व इतर/कलम २०(४)/अधि.भाग नकाशे/सस-पु/ ७१ दि१९/०१/२०२३

प्रति,

मा.महानगर आयुक्त तथा

मुख्य कार्यकारी अधिकारी,

पुणे महानगर प्रदेश विकास प्राधिकरण,

पुणे.

विषय :- विकास योजना पुणे.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २० (४) अन्वये अधिसूचना.

मौ. माण, ता. मुळशी येथील गट नं. ३५ (पैकी) ३६,३७,३८ व ३९ मधील १३ हेक्टर ८ चौ.मी. (१३.०००८ हेक्टर) क्षेत्र, 'शेती तथा नाविकास ' विभागातून वगळून 'रहिवास' विभागात समाविष्ट करणेबाबत.

संदर्भ :- १) आपले कार्यालयाची अधिसूचना क्र. प्रा. यो. पुणे/मौ. माण/ता. मुळशी/ग.नं.३५पै. व इतर कलम २० ४ सहसंपुवि/१३३१ दि. २३/०९/२०२२

२) या कार्यालयाचे पत्र क्र. १३ दि. ०४/०१/२०२३

३) मा. सहसंचालक, नगर रचना पुणे विभाग यांचे पत्र क्र.४७, दि.०९/०१/२०२३.

महोदय,

विषयांकित प्रकरणी मौ. माण ता. मुळशी येथील ग.नं. ३५पै. ३६,३७,३८ व ३९ मधील १३ हे. ८ चौ.मी. क्षेत्र शेती तथा नाविकास विभागात समाविष्ट करणेबाबत संदर्भ क्र. २ अन्वये कलम २०(४) ची अधिसूचना निर्गमित केली आहे. त्याअनुषंगाने संदर्भ क्र. ३ अन्वये मा. सहसंचालक, नगर रचना पुणे विभाग, पुणे यांचेकडून उक्त फेरबदल दर्शविणारे भाग नकाशे अधिप्रमाणित करून या कार्यालयास सादर केले आहे. तरी त्या अधिप्रमाणित भाग नकाशांची प्रत आपणास माहितीस्तव तथा पुढील कार्यवाहीस्तव सोबत जोडून पाठविले आहे.

सोबत :- वरीलप्रमाणे

आपला,

(अभिजित केतकर)

सहायक संचालक, नगर रचना,

पुणे शाखा, पुणे

प्रत:- श्री. मोहन मारोती रिसवडकर, रा.९०१ लॉईड चेंबर, ब्लॉक नं.२ मंगळवार पेठ पुणे- ११

PART PLAN NO.ADTP PUNE / 56 / 2022.

REGIONAL PLAN OF PUNE (SANCTIONED)

VILLAGE PLAN SHOWING G.NO. 35(PT), 36,37,38 & 39 AT - VILLAGE:- MAN,
TAL:- MULSHI, DIST. :- PUNE & ITS SURROUNDING AREA.

SCALE - 1:2000

REFERENCES

- AGRICLUTURAL & NOV. DEV. ZONE
- WATER BODIES
- PROPOSED R P ROADS
- PROPOSED R P ROADS (IN 10KM FRIENGE AREA.)
- SANCTIONED MODIFICATION
- DELETED FROM AGRICULTURAL ZONE & INCLUDED IN RESIDENTIAL ZONE U/S 20(4) OF M.R.&T.P. ACT,1966 VIDE GOVT. NOTIFICATION NO. RP PUNE/MAAN/ TAL-MULASHI/G.NO.35(PT) & ORS/SEC.20(4)/JDTP/1331, DATED 23/09/2022, ON CONDITIONS MENTIONED IN THE SAID NOTIFICATION.

ASSISTANT DIRECTOR OF TOWN PLANNING
PUNE BRANCH PUNE

Joint Director of Town Planning
Pune Division, Pune

दस्त क्र. [illegible]
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PART PLAN NO.ADTP PUNE / 96 / 2022

REGIONAL PLAN OF PUNE (SANCTIONED)

(SECTOR- PMR)

PART PLAN SHOWING G.NO. 35(PT), 36,37,38 & 39 , AT - VILLAGE:- MAAN ,
TAL:- MULSHI, DIST. :- PUNE & ITS SURROUNDING AREA

SCALE - 1:1,50,000

DELETED FROM AGRICULTURAL ZONE & INCLUDED IN RESIDENTIAL ZONE U/S 20(4)

REFERENCES

- RESIDENTAIL
- AGRICLUTURAL & NOV. DEV. ZONE
- WATER BODIES
- INDUSTRIAL
- PROPOSED R P ROADS
- SANCTIONED MODIFICATION
- DELETED FROM AGRICULTURAL ZONE & INCLUDED IN RESIDENTIAL ZONE U/S 20(4) OF M.R.&T.P. ACT,1966 VIDE GOVT. NOTIFICATION NO. RP PUNE/MAAN/ TAL-MULASHI/G.NO.35(PT) & ORS/SEC.20(4)/JDTP/1331, DATED.23/09/2022, ON CONDITIONS MENTIONED IN THE SAID NOTIFICATION.

ASSISTANT DIRECTOR OF TOWN PLANNING
PUNE BRANCH PUNE

Joint Director of Town Planning
Pune Division, Pune

THE SEAL OF THE SUB-REGISTRAR OF
दुय्यम निबंधक, मुळशी (पौड)

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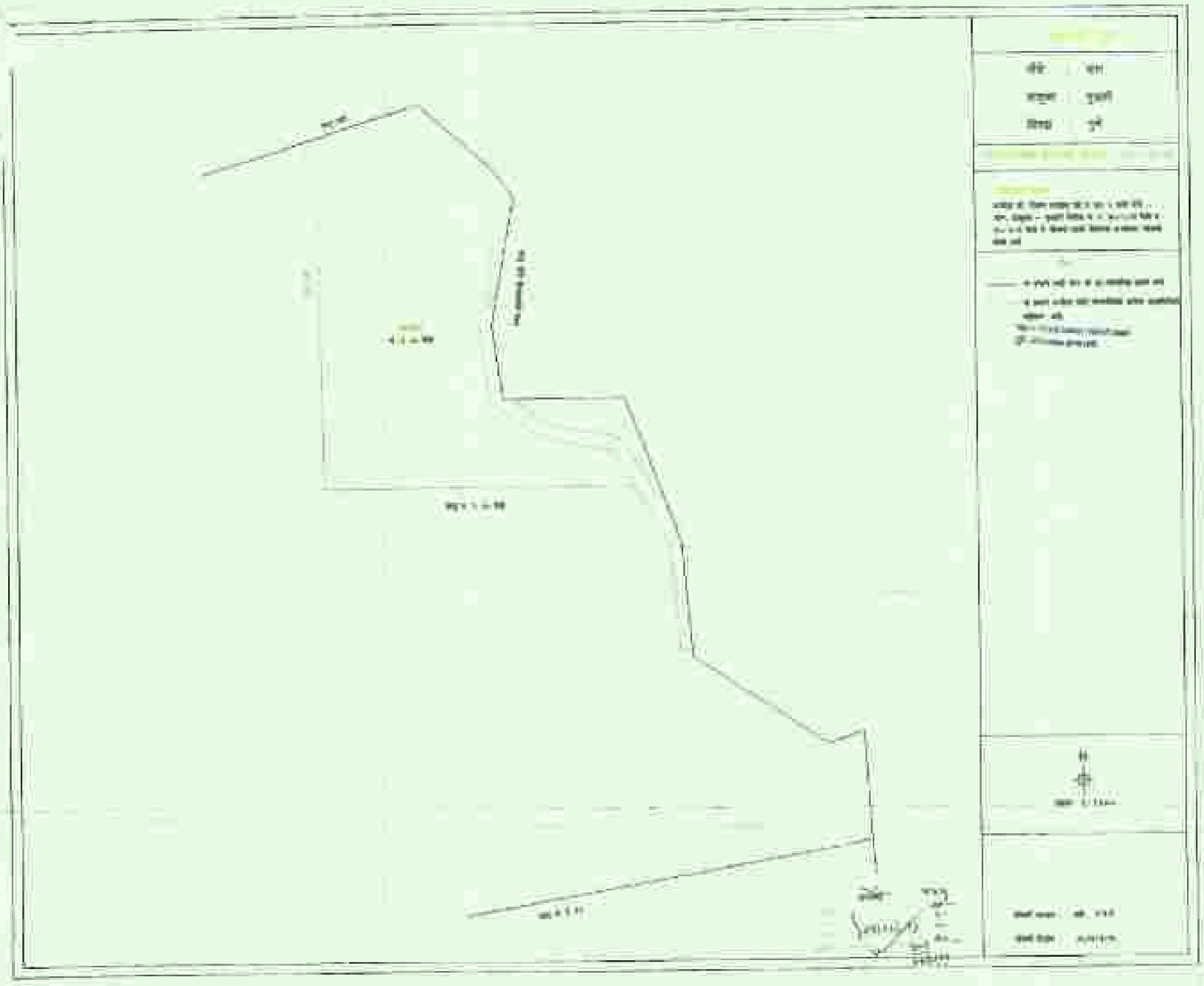
३९१३ / ३९६०
२०२३



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सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that EDENIC ENTERPRISES PRIVATE LIMITED is incorporated on this Eighth day of July Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45309MH2020PTC341603.

The Permanent Account Number (PAN) of the company is **AAFCE9588H** *

The Tax Deduction and Collection Account Number (TAN) of the company is **MUME13701C** *

Given under my hand at Manesar this Eighth day of July Two thousand twenty .

Digital Signature Certificate
Mr Parvinder Singh
DEPUTY REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

---

Mailing Address as per record available in Registrar of Companies office:

EDENIC ENTERPRISES PRIVATE LIMITED
OFFICE NO. 1101, THE AMBIANCE COUERT,, PLOT NO. 2, SECTOR
19 D, VASHI,, MUMBAI, Mumbai City, Maharashtra, India, 400703

* as issued by the Income Tax Department

THE SEAL OF THE SUB-REGISTRAR OF MULSHI

मलस 3953/2023

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड

e - Permanent Account Number (e-PAN) Card

AAFCE9588H

नाम / Name	EDENIC ENTERPRISES PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	08/07/2020

Signature Not Verified

Digitally signed by Income Tax PAN Services Unit, NSDL e-Governance
Date: 2021.01.0[illegible] [illegible]:55:22 GMT+05:30
Reason: NSDLeGovMessage
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  [illegible]
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 [illegible] (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000
  [illegible] 10,000 [illegible]
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card"
  [illegible] Google Play Store [illegible] 'Enhanced QR Code Reader for PAN Card' है।

-- Cut --

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

OFFICE OF THE SUB-REGISTRAR OF MULSHI
मुळशी (पौड)
MULSHI (PAUD)

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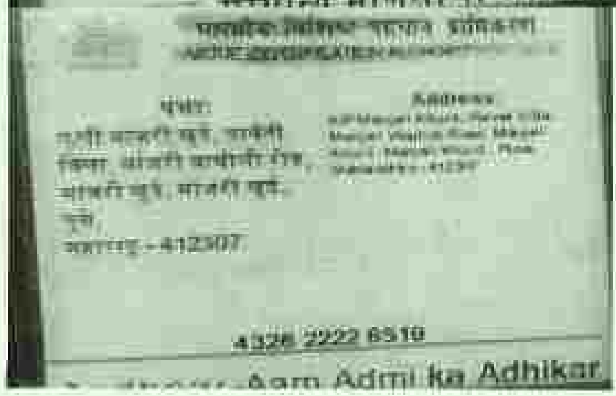

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आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0649/05181/05003

To
Nachiket Mahendra Yeole

Plot No- 711/119,
Sindh Co Op Hsg Society,
Aundh,
VTC: Pune City, PO: Ganeshkhind,
Sub District: Pune City, District: Pune,
State: Maharashtra, PIN Code: 411007,
Mobile: 8888373737

53138202

KF531382025FI

आपका आधार क्रमांक / Your Aadhaar No. :

9548 4848 6827

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

Issue Date: 16/12/2012

Nachiket Mahendra Yeole
DOB: 24/06/1996
Male

9548 4848 6827

मेरा आधार, मेरी पहचान

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें ।

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है ।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है ।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, **mAadhaar App** के साथ।

- **Aadhaar** is valid throughout the country.
- **Aadhaar** helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in **Aadhaar**.
- Carry Aadhaar in your smart phone – use **mAadhaar App**.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Print Date: 27/06/2021

Address: Plot No- 711/119, Sindh Co Op Hsg Society, Aundh, Pune City, Pune, Maharashtra, 411007

9548 4848 6827

1947 | help@uidai.gov.in | www.uidai.gov.in

THE SEAL OF THE SUB-REGISTRAR OF MULSHI (PAUD)
दुय्यम निबंधक, मुळशी (पौड)

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आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0649/05181/05005

To
Aniket Mahendra Yeole

Flat No-711/119,
Sindhi Co Op Hsg Society,
Aundh,
VTC: Pune City, PO: Ganeshkhind,
Sub District: Pune City, District: Pune,
State: Maharashtra, PIN Code: 411007,
Mobile: 8868037373

KP5913816803FI

आपका आधार क्रमांक / Your Aadhaar No. :

8175 7758 3037

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Issue Date: 01/12/2012

Aniket Mahendra Yeole
DOB: 09/10/1990
Male

8175 7758 3037

मेरा आधार, मेरी पहचान

THE SEAL OF THE SUB-REGISTRAR OF MULSHI (PAUD)

२०२३

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें ।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है ।
- **आधार** कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है ।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
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- **Aadhaar** is valid throughout the country.
- **Aadhaar** helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in **Aadhaar**.
- Carry Aadhaar in your smart phone – use **mAadhaar** App.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

AADHAAR

Address: Plot No-711/118, Sindh Co Op Hsg Society, Aundh, Pune City, Pune, Maharashtra, 411007

8175 7758 3037

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THE SEAL OF THE SUB-REGISTRAR OF MULSHI (PAUD)

मलस

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ANIKET MAHENDRA YEOLE
MAHENDRA JAGANNATH YEOLE
03/10/1997
Permanent Account Number
ADMPY5553B
Signature

THE SEAL OF THE SUB-REGISTRAR OF MULSHI (PAUD)
दुय्यम निबंधक, मुळशी (पौड) यांचा शिक्का

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२०२३		

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NACHIKET MAHENDRA YEOLE
MAHENDRA JAGANNATH YEOLE
24/08/1996
Permanent Account Number
ADMPY5554G
Signature

THE SEAL OF THE SUB-REGISTRAR OF MULSHI(PAUD)

दुय्यम निबंधक मुळशी (पौड)

२०२२

4/3564

पावती

Original/Duplicate

Wednesday,March 02 ,2022

नोंदणी क्रं. :39म

5:50 PM

Regn.:39M

पावती क्रं.: 3661 दिनांक: 02/03/2022

गावाचे नाव: पाषाण

दस्तऐवजाचा अनुक्रमांक: हवल4-3564-2022

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: इवेनिक एंटरप्रायजेस प्रायव्हेट लिमिटेड तर्फे डायरेक्टर नचिकेत महेंद्र येवले -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 300.00
पृष्ठांची संख्या: 15	
एकूण:	रु. 400.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 6:10 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, हवेली-4

सह दुय्यम निबंधक
हवेली क्र. ४, पुणे.

बाजार मुल्य: रु.0.1 /-

मोबदला रु.0.1/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2502202214971 दिनांक: 02/03/2022

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013703113202122E दिनांक: 02/03/2022

बँकेचे नाव व पत्ता:

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THE SEAL OF THE SUB-REGISTRAR OF MULSHI (PAUD)

CHALLAN
MTR Form Number-6

GRN	MH013703113202122E	BARCODE		Date	25/02/2022-16:32:30	Form ID	48(f)

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	HVL4_HAVELI 4 JOINT SUB REGISTRAR	Full Name	MR SURESH GALIB PUJARI
Location	PUNE		
Year	2021-2022 One Time	Flat/Block No.	PUNE
Account Head Details	**Amount In Rs.**	Premises/Building	
0030046401 Stamp Duty	500.00	Road/Street	PUNE
0030063301 Registration Fee	100.00	Area/Locality	PUNE
		Town/City/District	
		PIN	4 1 1 0 0 5
		Remarks (If Any)	
		SecondPartyName=MR NACHIKET MAHENDRA YEOLE~	
		Amount In Words	Six Hundred Rupees Only
Total	600.00		

Payment Details	BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02202292022022506498	128119840
Cheque/DD No.		Bank Date	RBI Date	25/02/2022-16:32:30	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF INDIA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 9130013294

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 JOINT SUB REGISTRAR HAVELI-IV

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Page 1/1

Print Date 25-02-2022 04:33:22

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Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2602202214971	Date	25/02/2022
Received from SURESH GALIB PUJARI, Mobile number 9130013294, an amount of Rs.300/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Haveli 4 of the District Pune.			
Payment Details			
Bank Name	BKID	Date	25/02/2022
Bank CIN	10004152022022512619	REF No.	128118982
This is computer generated receipt, hence no signature is required.			

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हवल – ४
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IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

1. **MR. NACHIKET MAHENDRA YEOLE**
   Age About: 25 Years Occupation: Business
2. **MR. ANIKET MAHENDRA YEOLE**
   Age About: 24 Years Occupation: Business

   Both Residing at: Plot No 711/119, Sind Co-op Hsg Society, Aundh, Ganeshkhind, Pune - 411007.

   Directors of
   M/S EDENIC ENTERPRISES PRIVATE LIMITED
   Having its office at:
   "THE AMBIENCE COURT"
   Office No 1101, 11th Floor, Plot No-2,
   Sector N 19D, Vashi, Navi Mumbai – 400705,

SEND GREETINGS –

WHEREAS I am going to acquire lands, properties, flats, shops in Maharashtra. For that purpose I required to execute various deeds / documents in respect of the said lands, properties, flats, shops in my favor. And I have to remain present before Concerned Sub –Registrar office to admit the execution of the said documents

AND WHEREAS that due to my pre occupation it not possible for me to personally remain present before the Sub – Registrar's office.

AND WHEREAS for the sake of convenience it has become necessary to appoint an attorney to do all the acts required for the same.

NOW KNOW THESE PRESNET WITNESSTH THAT:

We **MR. NACHIKET MAHENDRA YEOLE And MR. ANIKET MAHENDRA YEOLE.** do hereby nominate, constitute and appoint **MR. SURESH GALIB PUJARI**, Age 38 years, Occupation Service, Residing at Amar Serenity E-402, Pashan Pune 411021, to be my true and lawful attorney in my name and on my behalf to carry out and

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perform by signature or otherwise any or all of the following acts, deeds, matters and things in respect of the said plot and all matters incidental thereto.

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1. To present documents executed by me before Sub Registrar or Registrar of Assurances for registration and admit execute thereof.

2. To appear before the Collector or any other Local, Revenue and Municipal Authorities purpose to sign all applications, writings, deeds, confirmations, indemnities, documents, letters etc; as may be necessary.

3. To approach and represent us before the any Government authorities including all Revenue authorities and all departments thereof, the City Survey Authorities, Town Planning Authorities or to any other authorities appointed under the law for the tine being in force.

4. To apply to the relevant officers and departments of the aforesaid authorities for certified copies of the plan to obtain satisfaction of the areas, survey, measurements, demarcations of boundaries, area certificates, extracts etc; and to make such applications of writs and such applications letters of documents as may be required by such authorities or any of them for any work regarding survey measurements, demarcation of boundaries, area certificate, etc; of the such property.

AND I DO HEREBY agree and undertake to ratify and confirm whatever the attorney may lawfully do or cause to be done by virtue of these presents notwithstanding any express power in that behalf is given herein above and the said acts, deeds, matters and things will be presumed to done by me and I undertake to ratify all of them.

IT IS MADE SPECIFICALLY CLEAR THAT the Powers conferred upon the attorney are limited to aforesaid purpose and the same shall not extend to any other purpose.

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Executed at Pune on 28th Day of February, 2022.

 MR. NACHIKET MAHENDRA YEOLE **EXECUTANT,** Director and Authorized Signatory of Edenic Enterprises Private Limited,		
 MR. ANIKET MAHENDRA YEOLE **EXECUTANT,** Director and Authorized Signatory of Edenic Enterprises Private Limited,		
 I Accept the Authority **MR. SURESH GALIB PUJARI** **ATTORNTY**		

I Know the Executants

Advocate

हवल-४

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आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ई - स्थायी लेखा संख्या कार्ड

e - Permanent Account Number (e-PAN) Card

AAFCE9588H

नाम / Name	EDENIC ENTERPRISES PRIVATE LIMITED
निगमन/गठन की तारीख Date of Incorporation / Formation	08/07/2020

Signature Not Verified

- Permanent Account Number (PAN) facilitates Income Tax Department in linking of various documents, including payment of taxes, assessment, demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. [illegible]
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962). [illegible]
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. [illegible]
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". [illegible] Google Play Store [illegible] "Enhanced QR Code Reader for PAN Card" है।

Cut

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [illegible]

THE SEAL OF THE JOINT SUB REGISTRAR HAVELI-IV

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Anniket

THE SUB REGISTRAR OF MULSHI

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आयकर विभाग — भारत सरकार

INCOME TAX DEPARTMENT — GOVT. OF INDIA

NACHIKET MAHENDRA YEOLE

MAHENDRA JAGANNATH YEOLE

24/05/1996

Permanent Account Number

ADMPY5554G

Signature

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No: 0849/05181/05000

To,
Nachiket Mahendra Yeole

Plot No- 111/118,
Sindh Co Op Hsg Society
Aundh,
VTC: Pune City, PO: Ganeshkhind,
Sub District: Pune City, District: Pune,
State: Maharashtra, PIN Code: 411007
Mobile: [illegible]

आपका आधार क्रमांक / Your Aadhaar No. :

9548 4848 6827

मेरा आधार, मेरी पहचान

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- [illegible]

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है ।
- [illegible]
- [illegible]
- [illegible] mAadhaar App [illegible]

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारत सरकार
Government of India

Nachiket Mahendra Yeole

9548 4848 6827

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: Plot No- 111/118, Sindh Co-Op Hsg Society, Aundh, Pune City, Pune, Maharashtra, 411007

9548 4848 6827

1947 — help@uidai.gov.in — www.uidai.gov.in

THE SEAL OF THE JOINT SUB REGISTRAR
★ HAVELI-IV ★

हवल-४

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

ANIKET MAHENDRA YEOLE

MAHENDRA JAGANNATH YEOLE

05/10/1997

Permanent Account Number

ADMPY5553B

Signature

SUB-REGISTRAR OF MULSHI (PAUD)

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आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No: 0649/05181/06005

To,
Aniket Mahendra Yeole

Plot No P11/118,
Sindh Co Op Hsg Society,
Aundh,
VTC: Pune City, PO: Ganeshkhind,
Sub District: Pune City, District: Pune,
State: Maharashtra, PIN Code: 411007,
Mobile: 8806037373

आपका आधार क्रमांक / Your Aadhaar No. :

8175 7758 3037

मेरा आधार, मेरी पहचान

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें ।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है ।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है ।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

भारत सरकार
Government of India

Aniket Mahendra Yeole
DOB: 05/10/1997
Male

8175 7758 3037

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: Plot No P11/118, Sindh Co Op Hsg Society, Aundh, Pune City, Pune, Maharashtra, 411007

8175 7758 3037

1947 | help@uidai.gov.in | www.uidai.gov.in

THE SEAL OF THE JOINT SUB REGISTRAR HAVELI-IV

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THE SEAL OF THE SUB-REGISTRAR OF MULSHI (PAUD)

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THE SEAL OF THE JOINT SUB REGISTRAR HAVELI-IV

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सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that EDENIC ENTERPRISES PRIVATE LIMITED is incorporated on this Eighth day of July Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45309MH2020PTC341603.

The Permanent Account Number (PAN) of the company is **AAFCE9588H** *

The Tax Deduction and Collection Account Number (TAN) of the company is **MUME13701C** *

Given under my hand at Manesar this Eighth day of July Two thousand twenty .

Digital Signature Certificate
Mr Parvinder Singh
DEPUTY REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

---

Mailing Address as per record available in Registrar of Companies office:

EDENIC ENTERPRISES PRIVATE LIMITED
OFFICE NO. 1101, THE AMBIANCE COUERT,, PLOT NO. 2, SECTOR
19 D, VASHI,, MUMBAI, Mumbai City, Maharashtra, India, 400703

* as issued by the Income Tax Department

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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

9548 4848 6827
मेरा आधार, मेरी पहचान

9548 4848 6827
मेरा आधार, मेरी पहचान

THE SEAL OF THE JOINT SUB REGISTRAR HAVELI-IV

हवल-४

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4/3564
बुधवार,02 मार्च 2022 5:50 म.नं.

दस्त गोषवारा भाग-1

हवल4 [illegible]
दस्त क्रमांक: 3564/2022

दस्त क्रमांक: हवल4 /3564/2022

बाजार मुल्य: रु. 00/-   मोबदला: रु.00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. हवल4 यांचे कार्यालयात
अ. क्र. 3564 वर दि.02-03-2022
रोजी 5:49 म.नं. वा. हजर केला.

पावती:3661   पावती दिनांक: 02/03/2022

सादरकरणाराचे नाव: इकेनिक एंटरप्रायजेस प्रायव्हेट लिमिटेड तर्फे डायरेक्टर नचिकेत महेंद्र मेवानी -

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 300.00
पृष्टांची संख्या: 15	
एकुण:	400.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, हवेली-4   सह दुय्यम निबंधक, हवेली-4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांची नोंदणी करण्याच्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

शिक्का क्र. 1 02 / 03 / 2022 05 : 49 : 11 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 02 / 03 / 2022 05 : 50 : 04 PM ची वेळ: (फी)

प्रतिज्ञापत्र

आम्ही लिहून देणार व लिहून घेणार सत्य प्रतिज्ञेवर लिहून देतो की सदर दस्तास [illegible] ही असल व खरी [illegible] [illegible] अन्वये [illegible] ८२ अन्वये [illegible] कारवाईस आम्ही जबाबदार राहू

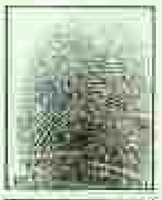
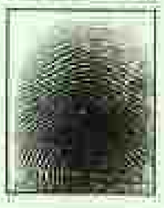
लिहून घेणार   लिहून देणार

02/03/2022 5 56:52 PM

दस्त क्रमांक :हवल4/3564/2022

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

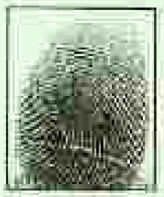
दस्त क्रमांक:3564/2022

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:डॉमिनिक एंटरप्रायझेस प्रायव्हेट लिमिटेड तर्फे डायरेक्टर निकिल महेंद्र बेलणे - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घोले रोड शिवाजी नगर पुणे, महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-29 स्वाक्षरी:-		
2	नाव:डॉमिनिक एंटरप्रायझेस प्रायव्हेट लिमिटेड तर्फे डायरेक्टर अनिकेत महेंद्र बेलणे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पुणे , महाराष्ट्र, पुणे. पॅन नंबर:	कुलमुखत्यार देणार वय :-25 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:विनायक कुडाळकर - - वय:35 पत्ता:पुणे पिन कोड:411011	स्वाक्षरी		
2	नाव:रोहन मसाणे - वय:22 पत्ता:खडकी पिन कोड:411003	स्वाक्षरी		

वरील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 सुरेश गालिब पुजारी :-
प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घोले रोड शिवाजी नगर पुणे, महाराष्ट्र, PUNE.

सह दुय्यम निबंधक हवेली-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR SURESH GALIB PUJARI	eChallan	02202292022022506498	MH013703113202122E	500	[illegible]	[illegible]0978202122	02/03/2022
2	MR SURESH GALIB PUJARI	eChallan		MH013703113202122E	100	RF	0006740978202122	02/03/2022
3		DHC		2502202214971	300	RF	2502202214971D	02/03/2022

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

दस्त गोषवारा भाग-2

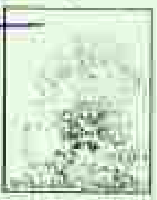
हवल4

दस्त क्रमांक:3564/2022

03/03/2022 11 45:16 AM

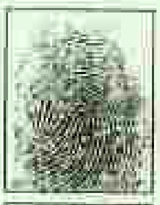
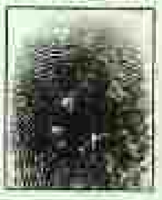
दस्त क्रमांक :हवल4/3564/2022

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरेश गालिब पुजारी - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: धोले रोड शिवाजी नगर पुणे, महाराष्ट्र, PUNE. पॅन नंबर:	कुलमुखत्यार देणार वय :-39 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:03 / 03 / 2022 11 : 44 : 34 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विनायक कुंभारकर - - वय:35 पत्ता:पुणे पिन कोड:411011			
2	नाव:रोहन ससाणे - वय:22 पत्ता:शिवाजीनगर पिन कोड:411003			

खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	[illegible] प्रायव्हेट लिमिटेड तर्फे डायरेक्टर अनिकेत महेंद्र बेकरी - - प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: धोले रोड शिवाजी नगर पुणे, महाराष्ट्र, पुणे.
2	[illegible] प्रायव्हेट लिमिटेड तर्फे डायरेक्टर अनिकेत महेंद्र बेकरी - - प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: पुणे, महाराष्ट्र, पुणे.

शिक्का क्र.4 ची वेळ:03 / 03 / 2022 11 : 45 : 13 AM

सह दुय्यम निबंधक हवेली-4

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MR SURESH GALIB PUJARI	eChallan	02022292022022506498	MH013703113202122E	500.00	SD	0006740978202122	02/03/2022
2	MR SURESH GALIB PUJARI	eChallan		MH013703113202122E	100	RF	0006740978202122	02/03/2022
3		DHC		2502202214971	300	RF	2502202214971D	02/03/2022

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

3564 /2022

Know Your Rights as Registrants

THE SEAL OF THE SUB-REGISTRAR OF MULSHI (PAUD)

मलस		
२३९६३	५६	६०
२०२३		

प्रमाणित करण्येत येते की, या दस्तऐवजामध्ये

एकुण ९५ पृष्ठे आहेत.

(श्रीमती एस. ए. मंगे)

सह दुय्यम निबंधक, हवेली क्र. ४,

३५६०८ पहिले क्रमांकाचे पुस्तकात

क्रमांकावर नोंदविला.

(श्रीमती एस. ए. मंगे)

सह दुय्यम निबंधक, हवेली क्र. ४, पुणे

दिनांक ०३/०३/२०२२

THE SEAL OF THE JOINT SUB REGISTRAR * HAVELI-IV *

हवल-४		
३५६०८	९५	९५
२०२२		

दस्त क्र. २३६३४/६० २०२३

घोषणापत्र

मी, श्री. सुरेश पुजारी याद्वारे घोषित करतो की, दुय्यम निबंधक मुळशी (पौड) पुणे यांचे कार्यालयात खरेदीखत या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. नादिरा पेवल व अखिलन पेवल यांनी दस्त क्र. 3564 HVL 4 दि. 03/03/2022 रोजी दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिल याची मला जाणीव आहे.

दिनांक : 23/10/2023

(सही)

कुलमुखत्यारधारकाचे नाव व सही

18/23183
सोमवार,23 ऑक्टोबर 2023 5:05 म.नं.

दस्त गोषवारा भाग-1

मलस	पान ६०
दस्त क्रमांक: 23183/2023	

दस्त क्रमांक: मलस /23183/2023

बाजार मुल्य: रु. 7,59,60,000/-   मोबदला: रु. 9,30,00,000/-

भरलेले मुद्रांक शुल्क: रु.55,80,000/-

दु. नि. सह. दु. नि. मलस यांचे कार्यालयात
अ. क्रं. 23183 वर दि.23-10-2023
रोजी 5:03 म.नं. वा. हजर केला.

पावती:27280   पावती दिनांक: 23/10/2023

सादरकरणाराचे नाव: एडेनिक एंटरप्राजेस प्रा लि

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1500.00
पृष्टांची संख्या: 75	
एकुण:	31500.00

दस्त हजर करणाऱ्याची सही:

दुय्यम निबंधक मुळशी (पौड)
MLS

MLS
दुय्यम निबंधक मुळशी (पौड)

दस्ताचा प्रकार: खरेदीखत

मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा त्यालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मुल्याचे निर्धारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दरानुसार प्रभाव क्षेत्रात.

शिक्का क्रं. 1 23 / 10 / 2023 05 : 03 : 02 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 23 / 10 / 2023 05 : 04 : 37 PM ची वेळ: (फी)

प्रतिज्ञापत्र
सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या
तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण
मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या
कागदपत्रांची आणि दस्ताची सत्यता, वैधता कायदेशीर बाबींसाठी
खालील दस्त निष्पादक व कबुलीजबाब देणार हे संपूर्णपणे जबाबदार राहतील

लिहून देणार   लिहून घेणार

THE SEAL OF THE SUB-REGISTRAR OF MULSHI
दुय्यम सह रजिस्ट्रार यांचा शिक्का
MULSHI

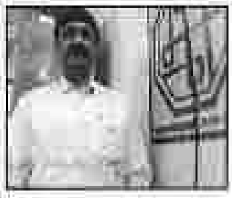
23/10/2023 5 07:20 PM

दस्त गोषवारा भाग-2

मलस ५९६०
दस्त क्रमांक:23183/2023

दस्त क्रमांक :मलस/23183/2023

दस्ताचा प्रकार :-खरेदीखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:दिगंबर दगडोबा उंडे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: पर्वती निवास, मांजरी वाघोली रोड, मांजरी बु पुणे., रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ADGPU4988E	लिहून देणार वय :-54 स्वाक्षरी:-		
2	नाव:मंगलदास नामदेवराव मुरकुटे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: २३१/2, तुळशी नंदन, बाणेर, पुणे, रोड नं: -, महाराष्ट्र, पुणे. पॅन नंबर:ABHPM7283P	लिहून देणार वय :-56 स्वाक्षरी:-		
3	नाव:एडेनिक एंटरप्रायजेस प्रा लि च्या तर्फे अधिकृत स्वाक्षरीकर्ता नचिकेत महेंद्र येवले व अनिकेत महेंद्र येवले तर्फे कु मु म्हणून सुरेश मालीब पुजारी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस नं. ११०२, प्लॉट नं. 2, सेक्टर नं १९ डी वाशी नवी मुंबई, रोड नं: -, महाराष्ट्र, THANE. पॅन नंबर:AAFCE9588H	लिहून देणार वय :-39 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत खरेदीखत चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:23 / 10 / 2023 05 : 06 : 43 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	ठसा प्रमाणित
1	नाव:विनायक कुडाळकर वय:35 पत्ता:कोथरूड पुणे पिन कोड:411038	स्वाक्षरी		
2	नाव:विजय सदाशिव भोसले वय:39 पत्ता:कात्रज पुणे पिन कोड:411046	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:23 / 10 / 2023 05 : 07 : 04 PM

दुय्यम निबंधक मुळशी (पौड)

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	EDENIC ENTERPRISES PRIVATE LIMITED	eChallan	00040572023102394983	MH009944578202324E	4000000.00	SD	0005211519202324	23/10/2023
2	EDENIC ENTERPRISES PRIVATE LIMITED	eChallan	00040572023102395834	MH009946189202324E	1580000.00	SD	0005211535202324	23/10/2023
3		DHC		1023233411727	1500	RF	1023233411727D	23/10/2023
4	EDENIC ENTERPRISES PRIVATE LIMITED	eChallan		MH009944578202324E	30000	RF	0005211519202324	23/10/2023

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

23183 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

दुय्यम निबंधक मुळशी (पौड)
MULSHI (PAUD)

ह ल स
३९८३ | ६० | ६०
२०२३

प्रमाणित करण्यात येते की या दस्ता मध्ये
एकुण......६०....... पृष्ठे आहेत

दुय्यम निबंधक मुळशी (पौड)

पहिल्या क्रमांकाच्या पुस्तकाचे
३९८२ नंबरी नोंदला

दुय्यम निबंधक मुळशी (पौड)
दिनांक २३।१०। २०२३

THE SEAL OF THE SUB-REGISTRAR OF MULSHI
दुय्यम निबंधक यांचा शिक्का